

LAFCO

Santa Barbara Local Agency Formation Commission

105 East Anapamu Street ♦ Santa Barbara CA 93101

805/568-3391 ♦ FAX 805/647-7647

www.sblafco.org ♦ lafco@sblafco.org

February 3, 2011 (Agenda)

Local Agency Formation Commission

105 East Anapamu Street, Room 403

Santa Barbara CA 93101

Adoption of a Sphere of Influence for the Santa Rita Hills Community Services District

Dear Members of the Commission:

RECOMMENDATION

It is recommended the Commission after consideration of this report and any testimony:

- A. Determine that adopting a Sphere of Influence for the Santa Rita Hills CSD that follows the existing District boundary has no environmental impact.
- B. Approve the determinations set forth below and adopt a Sphere of Influence for the Santa Rita Hills CSD that includes only the territory within the existing District boundary.

DISCUSSION

Introduction and Background

The Santa Rita Hills Community Services District (CSD) is the newest special district formed in Santa Barbara County, having been created on June 5, 2009.

LAFCO's enabling statute, at Government Code Section 5642 states:

In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies to advantageously provide for the present and future needs of the county and its communities, the commission shall develop and determine the sphere of influence of each local governmental agency within the county and enact policies designed to promote the logical and orderly development of areas within the sphere.

(Emphasis added)

Commissioners: Bob Short, Chair ♦ Lupe Alvarez ♦ Doreen Farr ♦ Jeff Moorhouse ♦ Bob Orach ♦ Cathy Schlottmann
Janet Wolf ♦ Joe Armendariz ♦ John Fox ♦ Steve Lavagnino ♦ Roger Welt **Executive Officer:** Bob Braitman

AGENDA ITEM NO. 9

Relationship of Municipal Service Review to Sphere of Influence

The law that requires LAFCOs to develop and determine Spheres of Influence dates from 1971. Government Code Section 56430 requiring LAFCOs to prepare Municipal Service Reviews was enacted in 2000 and states:

In order to prepare and to update spheres of influence in accordance with Section 56425, the Commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission.

The Municipal Service Review and Recommended Sphere of Influence for the Santa Rita Hills CSD are enclosed as Attachment A and describe the services to be provided by the District. Attachment B is a resolution of the Commission to adopt the District Sphere of Influence.

Recommended Sphere Determinations

The boundaries of the recommended Sphere are identical to the Santa Rita Hills CSD and consist of approximately 1,590 acres as shown on the enclosed map.

In adopting the sphere of influence of each local agency, LAFCO is required by Section 56425 to prepare a written statement of its determinations in specific areas. The staff proposes that the Commission approve the following Sphere of Influence determinations:

1. Present and planned land uses in the area, including agricultural and open-space lands

Land within the District is largely vacant or devoted to vineyards or grazing. Several parcels have cattle and horses grazing. Four have operating vineyards that produce wine grapes for local vintners. One parcel grows lavender. There are three existing single-family homes and another under construction.

The General Plan designates the area for agriculture. Most of the parcels are zoned 100-AG (Agricultural General, 100 acre minimum) lot size. Two parcels are within a Land Conservation Act (Williamson Act) contract.

2. The present and probable need for public facilities and services in the area

Lack of sufficient access has been a factor in preventing many of the owners of making the desired beneficial use of their property as permitted by the zoning. The District was formed as a funding and governance mechanism for the construction and provision of roads, electrical power and telecommunications services.

3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide

The road system within the District is inadequate for beneficial use of some of the parcels as permitted by current zoning. The District was created to address and resolve this inadequate access.

4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The District is distant and isolated from any community, being about five miles from the City of Lompoc. It is located at the east end of Sweeney Road, a County roadway. Parcels within the District are part of a social and economic community of interest.

Environmental Documentation:

The proposed Sphere is identical to the existing District. Adopting a sphere coterminous with the existing District boundaries may not even be a “project” under CEQA and would, at any rate, have insignificant environmental impacts.

Alternative Commission Actions

The Commission has latitude in adopting spheres of influence for local agencies. Alternatives for the Santa Rita Hills CSD sphere include the following.

Option 1 – Adopt this report and APPROVE a sphere as follows.

- A. Determine that adopting a Sphere of Influence for Santa Rita Hills CSD that adheres to the existing District boundary has no environmental impact.
- B. Approve the determinations set forth above and adopt a Sphere of Influence for the Santa Rita Hills CSD of territory within the existing District boundary.

Option 2 – CONTINUE this proposal to a future meeting for additional information.

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RECOMMENDED ACTION:

Approve OPTION 1.

Please contact the LAFCO office if you have any questions.

Very truly yours,



BOB BRAITMAN
Executive Officer

Attachments:

- A. Municipal Service Review and Sphere of Influence for the Santa Rita Hills Community Services District (February 2011)
- B. Proposed LAFCO resolution to adopt the District Sphere of Influence.

**SANTA RITA HILLS
COMMUNITY SERVICES
DISTRICT**

**MUNICIPAL SERVICE REVIEW AND
SPHERE OF INFLUENCE**

Report to the
**Santa Barbara Local Agency
Formation Commission**

February 2011

1. INTRODUCTION

This report regarding the Santa Rita Hills Community Services District was prepared by the Santa Barbara Local Agency Formation Commission (“LAFCO”) in accordance with Section 56430 of the California Government Code. It responds to the requirement that LAFCO conduct a Municipal Service Review (MSR) to study the delivery of municipal services and update spheres of influence.

The MSR evaluates services provided by the District and issues regarding its sphere of influence. MSR Guidelines prepared by the State Office of Planning and Research were referred to in developing information, performing analysis and organizing this study.

This report describes service delivery and related issues for LAFCO to consider and presents determinations as required by law. The decision to approve or disapprove any determinations or policies rests entirely with the Commission.

Written determinations regarding the MSR and sphere of influence update are provided for the Commission’s consideration. This report is an informational document and does not substitute for discretionary decisions that can only be made by the Commission.

This Report is subject to reconsideration and revision as directed by the LAFCO staff or by the Commission during the course of its deliberations.

2. MUNICIPAL SERVICE REVIEW

Description of District

The District was formed June 5, 2009 and operates pursuant to the Community Services District Act (Government Code, Section 61000 et seq.).

It is located in northern Santa Barbara County, and includes about 1,590 acres about five miles east of the City of Lompoc at the east end of Sweeney Road, north of Santa Rosa Road. It includes the Lakeview Estates Tract.

A five-member board of directors, elected at-large, governs the District. A General Manager is responsible for administrative functions. A District organizational chart is included.

A map of the District boundary is enclosed. It does not have a Sphere of Influence.

District Services

The District is authorized within its boundaries to acquire, construct, improve, and maintain streets, roads, rights-of-way, bridges, culverts, drains, curbs, gutters, sidewalks and any incidental works, to convert overhead electric and communications facilities to underground locations, and to install underground electric and communications facilities.

As a newly formed public agency the District has embarked upon the process of design and eventual construction of such improvements.

Other Governmental Agencies within the District

Local agencies that overlap the District are the Santa Barbara County Fire Protection District, County Service Area 32 (Law Enforcement), Lompoc Cemetery District, Santa Barbara Coastal Vector Control District, Lompoc Valley Medical Center and Santa Ynez River Water Conservation District.

3. MSR DETERMINATIONS

This portion of the report addresses the factors specified in LAFCO's governing statute for the MSR for the Santa Rita Hills CSD.

Growth and population projections for the affected area

The District includes 39 legal parcels. No further subdivision is proposed or permitted by the existing zoning and general plan designations for the area. Few of the parcels have existing homes; it is anticipated that with improved access a greater number of homes will be constructed in the future.

Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies

Lack of sufficient access has been a factor in preventing many of the owners of making the desired beneficial use of their property as permitted by the zoning. The District was formed as a funding and governance mechanism for the construction and provision of roads, electrical power and telecommunications services.

No specific capital projects for these governmental services have been identified.

Financial ability of agencies to provide services

It appears the District will have sufficient funding to plan desired improvements. In approving the CSD formation the voters authorized a special tax and appropriations limit not to exceed \$3,000,000 for fiscal year 2008-2009 with the tax levy for any year to be determined by the board of directors based on revenues needed to pay reasonable and necessary expenses. The special tax is to be applied equally to each legal lot.

In approving the CSD formation the voters also specified that any significant construction costs will be financed by benefit assessments approved by landowners in the District.

Status of, and opportunities for, shared facilities

Given its distance from other public agencies, there are no obvious opportunities for shared facilities in the future operations of the District.

Accountability for community service needs, including governmental structure and operational efficiencies

The Board of Directors is elected by and accountable to the voters who reside in the District. The number of eligible voters will increase as additional homes are constructed.

Regular Board meetings are held monthly in the County Administration Building in Lompoc. The District sends mailings to all residents and property owners.

4. SPHERE OF INFLUENCE ADOPTION

Description of Proposed Sphere of Influence

The District does not presently have a sphere of influence. It is recommended that the District sphere be coterminous with its boundaries. A map of the District is included.

This recommendation is based on the conditions of the formation including the condition that the District does not have the authority to provide services outside its boundaries.

Sphere of Influence Determinations

It is recommended the Commission adopt the following determinations

The present and planned land uses in the area, including agricultural and open-space lands

Land within the District is largely vacant or devoted to vineyards or grazing. Several parcels have cattle and horses grazing. Four have operating vineyards that produce wine grapes for local vintners. One parcel grows lavender. There are three existing single-family homes and another under construction.

The General Plan designates the area for agriculture. Most of the parcels are zoned 100-AG (Agricultural General, 100 acre minimum) lot size. Two parcels are within a Land Conservation Act (Williamson Act) contract.

The present and probable need for public facilities and services in the area

Lack of sufficient access has been a factor in preventing many of the owners of making the desired beneficial use of their property as permitted by the zoning. The District was formed as a funding and governance mechanism for the construction and provision of roads, electrical power and telecommunications services.

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide

The road system within the District is inadequate for beneficial use of some of the parcels as permitted by current zoning. The District was created to address and resolve this inadequate access.

The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency

The District is distant and isolated from any community, being about five miles from the City of Lompoc. It is located at the east end of Sweeney Road, a County roadway. Parcels within the District are part of a social and economic community of interest.

5. ACKNOWLEDGEMENTS & REFERENCES

The Santa Barbara LAFCO staff prepared this Municipal Service Review. Responsibility for any errors or omissions rests with those who prepared the report.

The Santa Rita Hills CSD provided the basic information and documents upon which the evaluation is based. The District staff was instrumental in providing data.

Available Documentation

The “Information for Municipal Service Reviews” submitted by the District and the supporting documents referred to therein are available in the LAFCO office.

6 . R E C O M M E N D A T I O N S

In consideration of information gathered and evaluated during the Municipal Service Review it is recommended the Commission approve Sphere of Influence Determinations as set forth in this report and adopt a Sphere of Influence for the Santa Rita Hills Community Services District that is conterminous with the existing District boundaries.

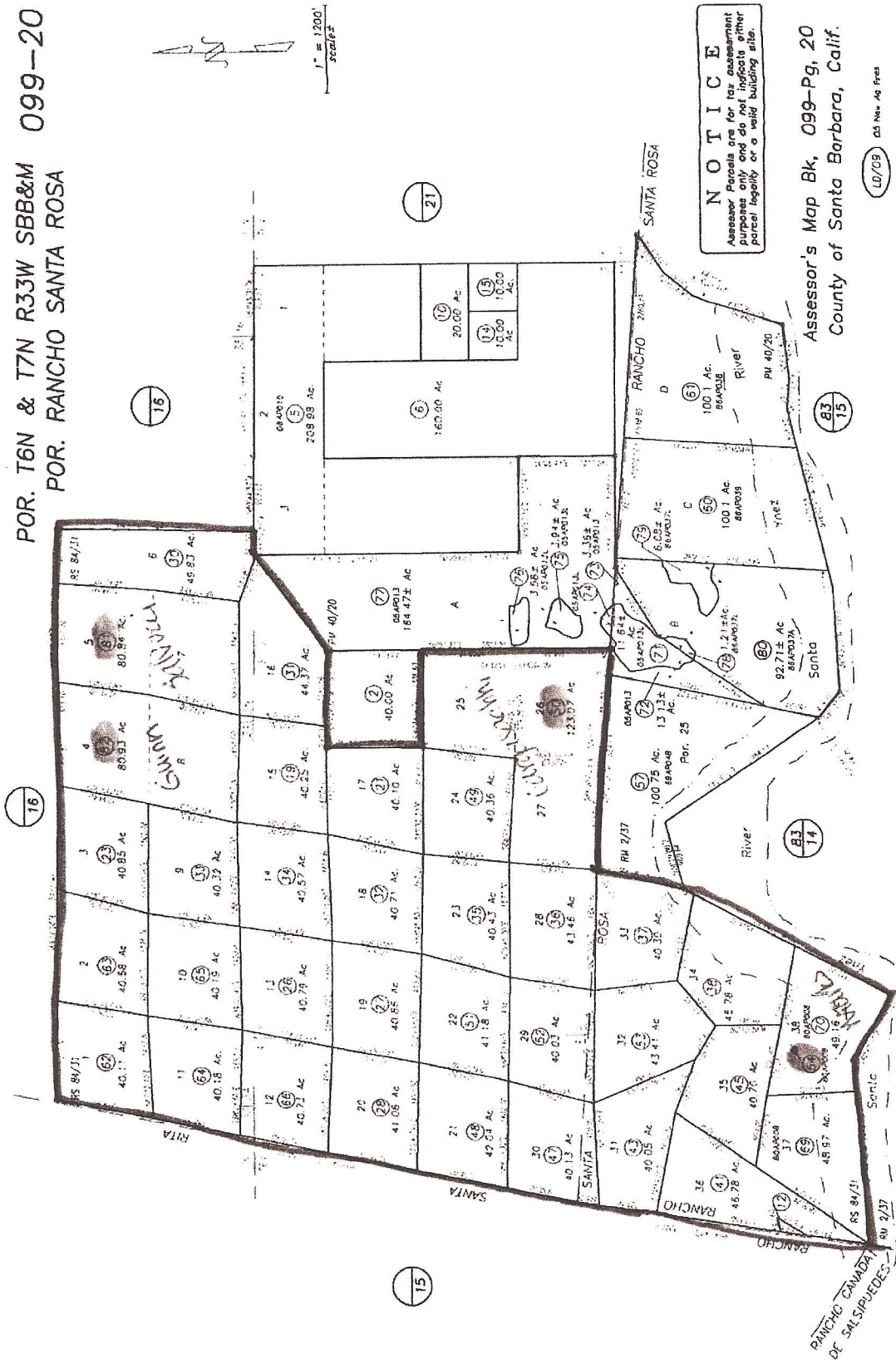
Santa Rita Hills CSD
Board of Directors

District Counsel
Mike Seitz

District General Manager
John Wallace

District Secretary
Casey Fowler

POR. T6N & T7N R33W SBB&M 099-20
POR. RANCHO SANTA ROSA



NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Assessor's Map Bk, 099-Pg, 20
County of Santa Barbara, Calif.

LD/09 03 New Ag Fees

07/09/1913 R.M. Bk. 2 . Pg. 37-38 , Tract Por. of "Santa Rosa Rancho and Adjoining Lands"

RESOLUTION OF THE
SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
MAKING WRITTEN DETERMINATIONS AND CEQA FINDINGS
AND ADOPTING THE SPHERE OF INFLUENCE
OF THE SANTA RITA HILLS COMMUNITY SERVICES DISTRICT

WHEREAS, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act (Government Code Section 56425 et seq.) the Commission is required to adopt a sphere of influence for each city and special district, and

WHEREAS, Government Code Section 56430 directs the Commission to conduct a review of municipal services not later than the time it considers an action to establish or update a sphere of influence, and

WHEREAS, the Commission has conducted a municipal service review for the Santa Rita Hills Community Services District, and

WHEREAS, in the manner required by law, the Executive Officer has given notice of the public hearing by the Commission on the proposed sphere of influence; and

WHEREAS, the Commission has heard, discussed and considered all relevant evidence, including but not limited to, the Executive Officer report and recommendation, applicable general and specific plans and all testimony, correspondence and exhibits received during the public hearing, all of which are included herein by reference.

NOW THEREFORE, IT IS RESOLVED, DETERMINED AND ORDERED as follows:

1. The project before the Commission is adoption of the Santa Rita Hills Community Services District's Sphere of Influence.
2. The Commission finds this action to be exempt from CEQA because the sphere of influence boundary is coterminous with the District boundary.
3. The Sphere of Influence is hereby adopted to be coterminous with the District boundaries as shown on the attached map labeled "Exhibit A."
4. This resolution was adopted on February 3, 2011 and is effective on the date signed by the Chair.

AYES:

NOES:

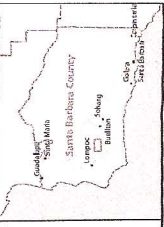
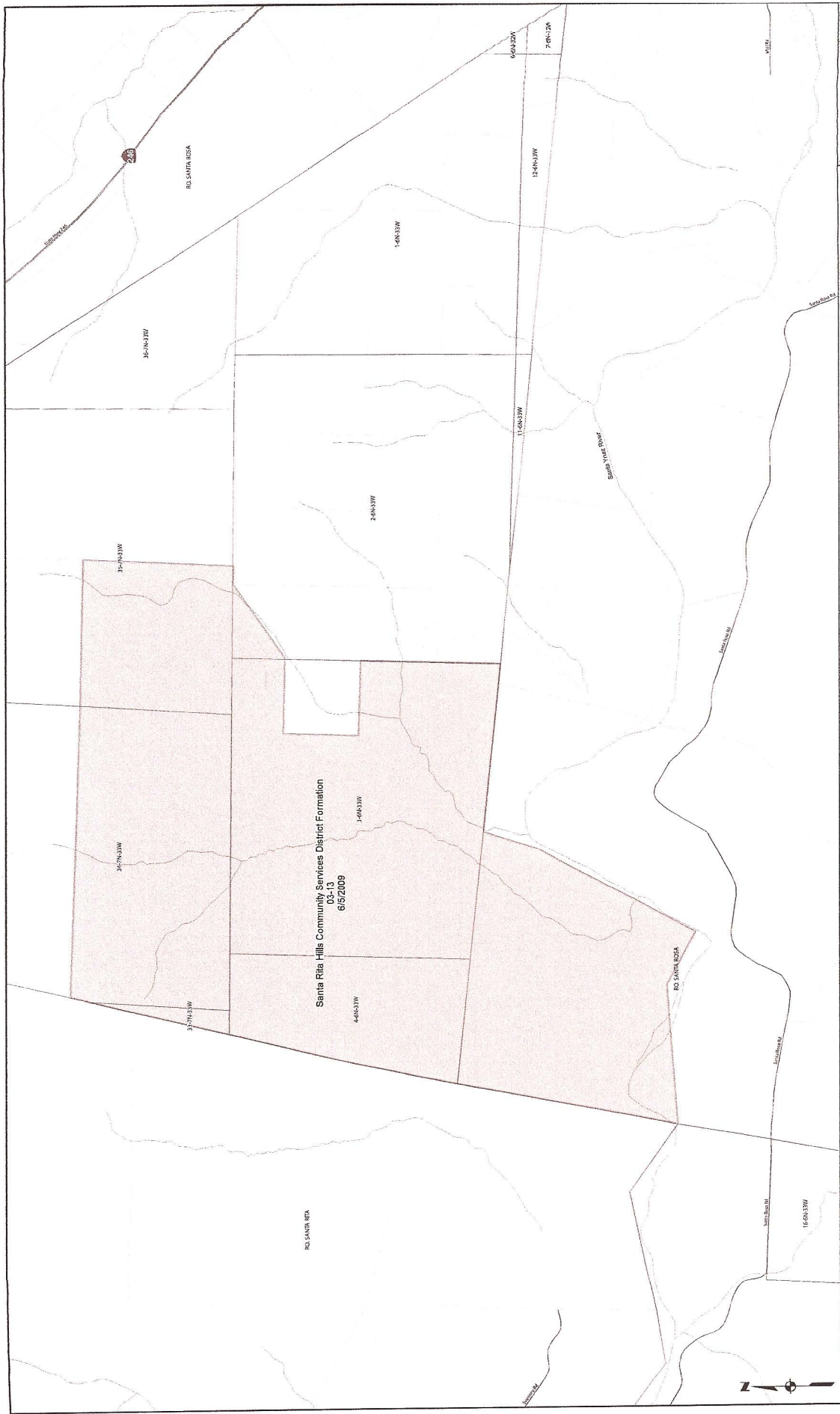
ABSTAINS:

ABSENT:

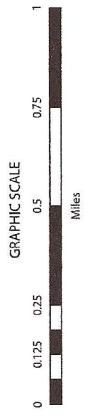
Dated: _____

Chair
Santa Barbara Local Agency Formation Commission

Attachment B



- Legend**
- Parcel Boundary
 - Formation
 - Annexation
 - Detachment
 - Freeways
 - Highways
 - Roads
 - Streams
 - Sections



Santa Rita Hills Community Services District

Santa Barbara County, California. Compiled by the Office of the County Surveyor in September of 2009



This map was prepared by the Office of the County Surveyor, Santa Barbara County, California, based on information provided by the Santa Rita Hills Community Services District. The Office of the County Surveyor is not responsible for any errors or omissions on this map. The Office of the County Surveyor is not responsible for any errors or omissions on this map. The Office of the County Surveyor is not responsible for any errors or omissions on this map.