

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

December 10, 2015 (Agenda)

LAFCO 14-1: Summit View Homes Reorganization: Annexation to the City of Lompoc and the Mission Hills Community Services District, and Detachment from the Santa Barbara County Fire Protection District and the Mosquito and Vector Management District of Santa Barbara County, and associated sphere of influence revisions

PROPONENT: City Council of the City of Lompoc, by resolution.

ACREAGE & LOCATION The site is a 10.05-acre parcel located immediately north of the City of Lompoc. It is bordered by Garden Gate Lane to the north, Harris Grade to the west, existing residential structures to the east, and Purisima Road to the south. All of the other corners of this intersection are already within the City Limits (**Exhibits A and B**).

PURPOSE: To obtain municipal services from the City of Lompoc and the Mission Hills Community Services District (MHCS D) to allow development the 10.05-acre parcel into forty-eight (48) new parcels. Forty-four of the proposed new parcels would be for single family residential use, three (3) of the proposed new lots would be for open space use, and one (1) of the proposed new parcels would be for a private road use.

PROJECT INFORMATION

Description of Project

The proposed reorganization will allow the development forty-eight (48) new parcels on the 10.05-acre parcel. Forty-four of the proposed new parcels would be for single family residential use, three (3) of the proposed new lots would be for open space use, and one (1) of the proposed new parcels would be for a private road use. The City of Lompoc would provide municipal services the proposed development, with the exception of water and wastewater. Because of topographical constraints (the Santa Ynez River), these services would be provided by the MHCS D.

Project Information

1. Land Use, Planning and Zoning - Present and Future:

The proposal is not included within the City of Lompoc's Sphere of Influence. It is however within the sphere of influence of the Mission Hills Community Services District.

CHANGE OF ORGANIZATION ITEM NO. 1

The 10.5 –acre site is currently vacant in an unincorporated area of Santa Barbara County. The Santa Barbara County Comprehensive Plan Land Use Designation for the site is Design Residential (DR) and the zoning is DR-4.6. The DR zoning is applied to areas appropriate for one-family, two-family, and multi-family dwellings. According to the Santa Barbara County Comprehensive Plan, this zone is “intended to ensure comprehensively planned and well-designed residential development, while allowing flexibility and encouraging innovation and diverse design, and requiring that substantial open space be maintained within the new residential developments.” The DR zoning designation is assigned to a maximum density.

The Summit View Homes project would involve the development of 44-residential lots and three open space lots. The residential lots would range in size, with the average lot size totaling 6,785 square feet and the largest approximately 12,940 square feet. One of the two open space lots would be designated for storm water detention and infiltration.

A General Plan Amendment would be required by the City of Lompoc to amend the General Plan Land Use Map to include the property with a designation of Low-Density Residential (LDR). The project site would also require a Rezoning to amend the City's Zoning Map to include the annexation site with a designation of Planned Development – Residential (PD_R). The proposed development would also require approval of a vesting tentative subdivision map and design review for the proposed site architecture. The City has rezoned the site PD-R and the proposed project conforms to this proposed zoning designation.

3. Regional Housing Needs Allocation

Pursuant to Government Code Section 56584.07, the City and the County have reached an agreement to transfer a portion of the County's Regional Housing Needs Allocation to the City. This agreement is included as part of the property tax exchange negotiations. The County will transfer forty-four (44) housing units, inclusive of one (1) very low category unit and one (1) low income category unit, equal to 100 percent of the housing units proposed to be developed. The City accepted the same, without objection.

4. Environmental Justice:

The annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

5. Topography, Natural Features and Drainage Basins

Although the Purisima Hills area to the north of the City Limits does include some steeper slopes, the site slopes gently (less than 10%, with the majority of the site sloping less than 5%) from the north to the south. The site would require some grading, but minimal retaining walls would be needed. There are no significant topographical or other natural features that would affect development of the site. Generally, the area surrounding the site is a hillside that slopes towards the Santa Ynez River.

6. Population:

There are no existing dwelling units within the reorganization area. If annexed, the proposed project would result in 44-single family units.

7. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The City's "Plan for Providing Services Within the Affected Territory" as required by the Government Code is attached (**Exhibit C**). The Environmental Impact Report for the Summit View Homes Project also evaluates the need, cost, adequacy and availability of governmental services.

As part of the property tax agreement between the City and the County, upon recordation of the annexation, the City shall assume for maintenance of Harris Grade Road from the intersection of Harris Grade Road, northwesterly to and including the intersection of Harris Grade Road and Onstott Road.

In addition, upon recordation of the annexation, the City will assume the right-of-way entitlements and have responsibility for the maintenance of Purisima Road from the intersection of Harris Grade Road and Purisima Road, easterly up to a point approximately 600 feet east of the intersection of Encanto Street and Purisima Road, to a point that aligns approximately with the easterly City limit of the south side of Purisima Road.

8. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 072040. The overall tax rate will not be affected by this change. The 2014-2015 assessed value is \$1,478,647.

The City Council of the City of Lompoc on August 18, 2015 adopted a resolution agreeing to a negotiated exchange of property tax revenues for the annexation area. The Board of Supervisors, on August 25, 2015 adopted a resolution agreeing to the same amount of property tax exchange for the annexation area (**Exhibits D and E**). The agreements also took into account property tax revenues from the Santa Barbara County Fire Protection

District and the Mosquito and Vector Management District of Santa Barbara County. After recordation of the annexation, the City agreed to pay the County 50.0% of the Fire Impact Fees imposed and collected by the City as a result of the development of the Summit View Homes Reorganization area.

The subject territory, upon annexation to the City, shall be liable for payment of its share of existing City indebtedness and be subject to all existing City taxes and assessments. The same condition would apply for the annexation to the Mission Hills Community Services District.

The subject territory, upon detachment from the Detachment from the Santa Barbara County Fire Protection District and the Mosquito and Vector Management District of Santa Barbara County, shall be exempt from liability for payment to said Districts of all or any part of principal, interest and any other amounts that shall become due on account of all or any part of outstanding or authorized but presently unissued bonds or obligations of said Districts, and the levying or fixing and the collection of any (1) taxes or assessments, or (2) service charges, rentals, or rates, or (3) both, as may be necessary to provide for such payment, pursuant to Government Code Section 56886(c).

9. Environmental Impact of the Proposal:

The City of Solvang, as the lead agency, prepared an Environmental Impact Report for the Summit View Homes Project, which was previously distributed to the members of the Commission. The EIR found no Class I impacts. And that there are no Class II impacts that require LAFCO to implement any mitigation measures. The City's Notice of Determination is attached (**Exhibit F**).

10. Landowner and Annexing Agency Consent:

The property owners have given written consent to the boundary change; the consent forms are attached (**Exhibit G**).

The City of Lompoc, as the applicant, consents to the waiver of conducting authority proceedings (**Exhibit H**).

11. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The map and legal description will not be recorded until approved by the County Surveyor.

The proposal is uninhabited; fewer than 12 registered voters reside in the territory.

GENERAL ANALYSIS

As part of the property tax agreement between the City and the County, upon recordation of the annexation, the City shall assume for maintenance of Harris Grade Road from the intersection of Harris Grade Road, northwesterly to and including the intersection of Harris Grade Road and Onstott Road.

Upon recordation of the annexation, the City will assume the right-of-way entitlements and have responsibility for the maintenance of Purisima Road from the intersection of Harris Grade Road and Purisima Road, easterly up to a point approximately 600 feet east of the intersection of Encanto Street and Purisima Road, to a point that aligns approximately with the easterly City limit of the south side of Purisima Road.

In addition, upon recordation of the annexation, the City will pay to the County 50.0% of the Fire Impact Fees imposed and collected by the City as a result of the development or property within the Summit View Homes Reorganization area, within 60 calendar days after the City receives the Fire Impact Fees from the developer.

Pursuant to Government Code Section 56584.07, the City and the County have reached an agreement to transfer a portion of the County's Regional Housing Needs Allocation to the City. This agreement is included as part of the property tax exchange negotiations. The County will transfer forty-four (44) housing units, inclusive of one (1) very low category unit and one (1) low income category unit, equal to 100 percent of the housing units proposed to be developed. The City accepted the same, without objection.

Lastly, detachment from County Service Area 32(CSA 32) should be added to the reorganization proposal. In 2009 the CSA Law was amended to delete the automatic detachment of areas that are annexed to Cities. CSA 32 helps the County to fund extended police services for the unincorporated area of Santa Barbara County. After the reorganization is complete, the City of Lompoc will provide police services to the Summit Hills development. Since the reorganization proposal did not include detachment from CSA 32, it is recommended that detachment be made a condition of approval and that the reorganization proposal be amended.

ALTERNATIVES FOR COMMISSION CONSIDERATION

After reviewing this report and any testimony or materials that are presented, the Commission can take one of the following actions:

CHANGE OF ORGANIZATION ITEM NO. 1

OPTION 1 – APPROVE the proposal and resolution as follows:

- 1) Consider reorganization involving Annexation to the City of Lompoc and the Mission Hills Community Services District, and Detachment from the Santa Barbara County Fire Protection District and the Mosquito and Vector Management District of Santa Barbara County, and associated sphere of influence revisions (Summit View Homes), and consider adoption of a resolution that will take the following actions:
 - a) Find that the Commission's actions are within the scope of the Environmental Impact Report (State Clearinghouse No. 2012071088) ("EIR") prepared by the lead agency City of Lompoc and available at LAFCO's Santa Barbara office and at www.sblafco.org and certified by the City on May 21, 2013, and that the Commission has reviewed and considered that EIR and the environmental effects of the Project as shown in the EIR prior to approving these actions.
 - b) Approve the proposal, known as the Summit View Homes Reorganization: Annexation to the City of Lompoc and the Mission Hills Community Services District, and Detachment from the Santa Barbara County Fire Protection District and the Mosquito and Vector Management District of Santa Barbara County, and associated sphere of influence revisions, subject to the following terms and conditions:
 - c) That the proposal boundaries be amended to include of Harris Grade Road from the intersection of Harris Grade Road, northwesterly to and including the intersection of Harris Grade Road and Onstott Road.
 - d) That the proposal boundaries be amended to include Purisima Road from the intersection of Harris Grade Road and Purisima Road, easterly up to a point approximately 600 feet east of the intersection of Encanto Street and Purisima Road, to a point that aligns approximately with the easterly City limit of the south side of Purisima Road.
 - e) That the proposal be amended to detach the reorganization territory from County Service Area No 32.
 - f) The territory shall be liable for existing bonded indebtedness of the City of Lompoc and the Mission Hills Community Services District.

- g) The territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the City of Lompoc and the Mission Hills Community Services District.
- h) Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- i) Waive conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 – Adopt this report and DENY the proposal.

OPTION 3 - CONTINUE this proposal to a future meeting for additional information.

EXHIBITS

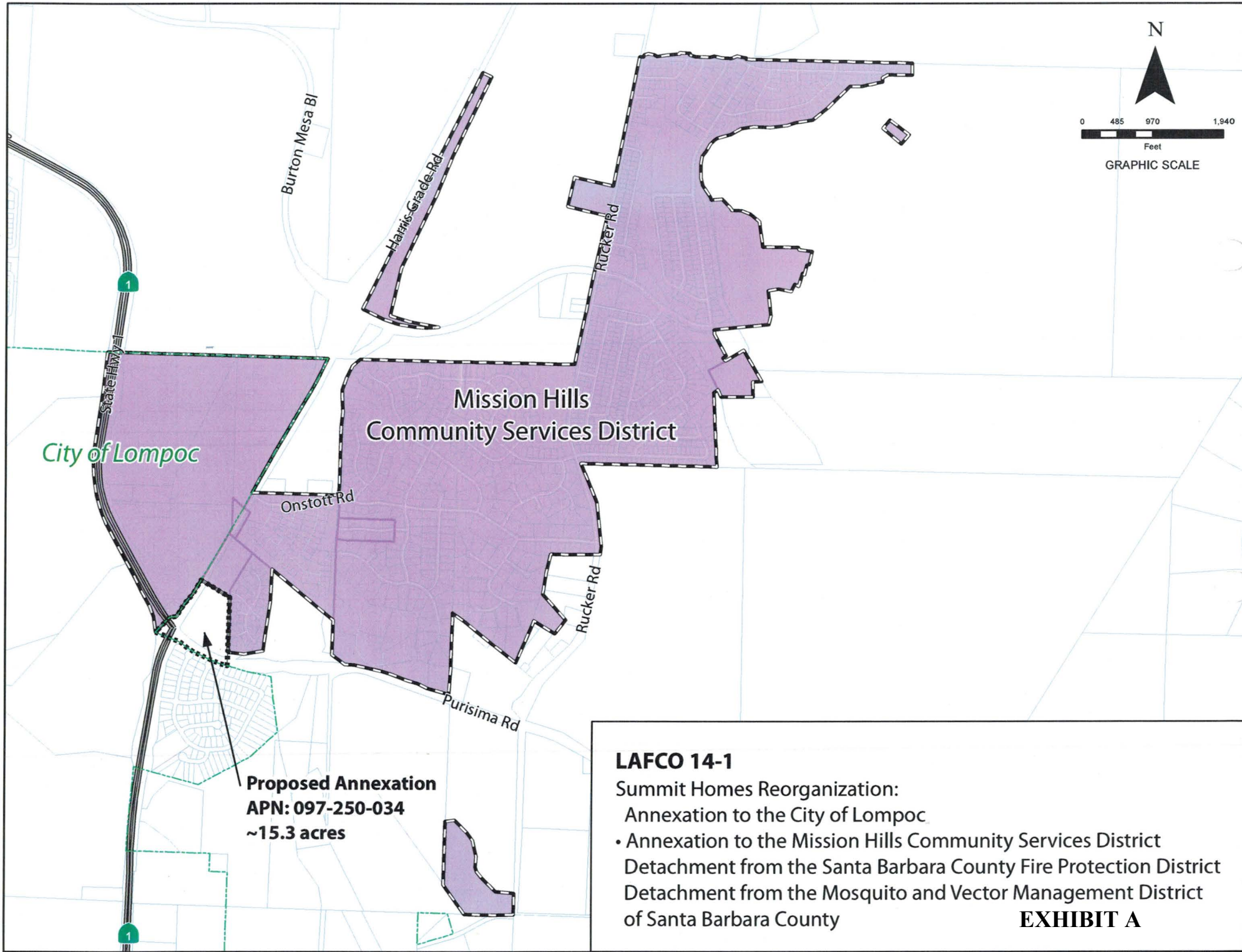
- Exhibit A and B – Maps of the Proposed Reorganization Area
- Exhibit C – City Plan for Providing Services
- Exhibit D – Property Tax Exchange Resolution – City of Lompoc
- Exhibit E – Property Tax Exchange Resolution – Board of Supervisors
- Exhibit F - Notice of Determination
- Exhibit G – Landowner Consent Form
- Exhibit H – City Agreement to Waive Conducting Authority Proceedings
- Exhibit I – Proposed Resolution Approving the Reorganization

RECOMMENDED ACTION:

Approve OPTION 1.



PAUL HOOD
Executive Officer
LOCAL AGENCY FORMATION COMMISSION



City of Lompoc

Mission Hills
Community Services District

Proposed Annexation
APN: 097-250-034
~15.3 acres

LAFCO 14-1

Summit Homes Reorganization:

- Annexation to the City of Lompoc
- Annexation to the Mission Hills Community Services District
- Detachment from the Santa Barbara County Fire Protection District
- Detachment from the Mosquito and Vector Management District of Santa Barbara County

EXHIBIT A

Mission Hills Community Services District

City of Lompoc

Proposed Annexation
APN: 097-250-034
~15.3 acres

GARDENGATE LN

HARRIS-GRADE RD

ARBORVIEW LN

SWEETSAGE CT

PURISIMA RD

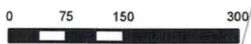
MARAVILLA

ENCANTO

CARRIZO

STATE-HWY-1

N



Feet
GRAPHIC SCALE

LAFCO 14-1

Summit Homes Reorganization:

- Annexation to the City of Lompoc
- Annexation to the Mission Hills Community Services District
- Detachment from the Santa Barbara County Fire Protection District
- Detachment from the Mosquito and Vector Management District of Santa Barbara County

EXHIBIT B

Pursuant to Government Code Section 65584.07, the City and County will need to reach an agreement to transfer a portion of the County's Regional Housing Needs Allocation to the City. The City intends to work with the County to develop this agreement at the time when the City and County prepare the tax exchange agreement as required by law.

13. Population

A. Describe the number and type of existing dwelling units within the proposal area.

There are no existing dwelling units within the proposed annexation area. The area proposed for annexation consists of a single 10.05-acre parcel that is currently vacant.

B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family 44 Multi-family 0

14. Government Services and Controls – Plan for Providing Services (per §56653)

A. Describe the services to be extended to the affected territory by this proposal.

Upon annexation of the affected territory, public and utility services would be provided as follows:

- Water -- The Mission Hills Community Services District (MHCS D) would provide water services to the project. The project site is within the MHCS D sphere of influence, though it is not currently within the MHCS D service area.

The project's water demand, and the ability for the MHCS D to satisfy that demand, is discussed in detail in the project EIR. In summary, the project would result in approximately 128 new residents. This would increase water demand by an estimated 24,192 gallons per day, which equates to 8.8 million gallons per year, or 27 acre-feet per year (AFY). The water supply for the MHCS D is the Lompoc uplands groundwater basin, which is not in a state of overdraft and currently has a surplus of approximately 900 AFY. Hence, the MHCS D can safely accommodate the proposed project and a "can and will serve" letter has been received.

- Wastewater -- The Mission Hills Community Services District (MHCS D) would provide wastewater services to the project. The project site is within the MHCS D sphere of influence, though it is not currently within the MHCS D service area.

The project's wastewater treatment demand, and the ability for the MHCS D to satisfy that demand, is discussed in detail in the project EIR. In summary, the project would generate an additional 128 residents. Based on a rate of 75 gallons of wastewater generation per capita per day for Lompoc residents, the proposed project would generate approximately 9,600 gallons of wastewater per day. Wastewater would be treated at the LaPurissima Wastewater Treatment Plant

(LPWTP) operated by the MHCSD. The LPWTP currently treats approximately 0.285 MGD and has a capacity of 0.57 MGD. The remaining capacity of the LRWRP is approximately 0.285 MGD, or 285,000 gallons. Hence, the LPWTP would have sufficient capacity to treat the additional 9,600 gallons per day of wastewater generated by the proposed project and a "can and will serve" letter has been received.

- Solid Waste -- The City of Lompoc would provide solid waste services to the proposed project. The City of Lompoc provides all weekly garbage and recycling collection services in the City and owns and operates the City of Lompoc Sanitary Landfill.

The project's solid waste disposal demand, and the ability for the City of Lompoc to satisfy that demand, is discussed in detail in the project EIR. In summary, the proposed project would generate approximately 0.33 tons of solid waste per day, or 121.6 tons of solid waste per year. Considering that the City of Lompoc has a diversion rate of 64%, solid waste generated by the proposed project would be approximately 0.12 tons per day, or 43.78 tons per year. The remaining daily capacity of the Lompoc Sanitary Landfill is 280 tons. The additional 0.12 tons per day would only represent 0.04% of the remaining daily capacity and thus the proposed project can safely be served.

- Electricity, Natural Gas and Telephone – The City of Lompoc would provide electricity to the proposed project site. Lompoc Electric provides standard electrical service to residential, commercial and industrial land uses within the City. Natural gas would be provided by the Southern California Gas Company, and numerous telephone companies including AT&T and Comcast are available to the subject property.
- Fire Protection -- Fire protection and emergency medical services in the City of Lompoc are provided by the Lompoc Fire Department.

The project's demand for fire protection services, and the ability for the City of Lompoc to satisfy that demand, is discussed in detail in the project EIR. In summary, the project site would be served by the City of Lompoc Fire Department. The Fire Department would be able to serve the project site and maintain their five minute response time goal. In addition, if back-up assistance is necessary, the project site would continue to be served by the County of Santa Barbara as part of a mutual aid agreement between the City of Lompoc and County of Santa Barbara. The proposed project would be required to provide emergency access and meet applicable fire codes and would be subject to review by the Lompoc Fire Department.

- Police Protection -- Law enforcement services within the City of Lompoc are provided by the Lompoc Police Department. The Department has its own dispatch

center and handles emergency (i.e., 911) telephone calls, non-emergency telephone calls, and dispatches police, fire, and ambulance service.

The project's demand for police protection services, and the ability for the City of Lompoc to satisfy that demand, is discussed in detail in the project EIR. In summary, an additional 0.2 police officers would be needed to serve the 128 new residents resulting from the proposed project, based on the target ratio of 1.5 officers per 1,000 residents. The additional 0.2 officers needed would further diminish the currently inadequate service ratio of 1.17 officers per 1,000 residents to 1.15 officers per 1,000 residents. However, the proposed project would be required to pay impact fees that would result in funding equivalent to the provision of additional police officers and/or equipment.

- Parks and Recreation -- The City of Lompoc provides parks and other recreational opportunities for the project. The City owns and operates 22 public parks and recreation facilities (parkland), totaling 450 acres throughout the the City (and adjacent to the City).

The project's demand for parks and recreation services, and the ability for the City of Lompoc to satisfy that demand, is discussed in detail in the project EIR. In summary, the population increase resulting from the proposed project would generate demand for 0.26 acres of neighborhood parkland, 0.64 acres of community parkland, and 0.64 acres of regional parkland. Because the City exceeds the regional parkland requirement by 12.7 acres, the additional demand for this type of parkland would not exceed current supply. The proposed project includes 0.77 acres of recreational space, which would offset demand for neighborhood parkland. However, the proposed project would further exacerbate the existing deficiency for community parkland. To offset impacts to community parkland, the proposed project would be required to pay in-lieu fees (City of Lompoc Municipal Code Chapter 16.44). Payment of in-lieu park fees would result in funding equivalent to the provision of public parks in accordance with State Quimby Act standards.

- Schools -- The Lompoc Unified School District (LUSD) provides educational facilities to the entire Lompoc Valley, including the City of Lompoc, Vandenberg Village, Mesa Oaks, Mission Hills, Vandenberg Air Force Base, and the surrounding rural areas.

The project's demand for educational facilities, and the ability for the LUSD to satisfy that demand, is discussed in detail in the project EIR. In summary, the proposed project would result in 44 single-family homes. Based on a student generation rate of 0.7 students per household, the 44 new residences would generate approximately 31 students. Currently, the LUSD public schools that would serve the project site have the capacity to accommodate up to 198 elementary school students, 1,269 middle school students and 1,120 high school students. As such, the proposed project would not contribute to an exceedance in school capacity such that it would require new or expanded facilities. Nevertheless, the project would be

required to pay school impact fees during the permitting process (California Education Code Section 17620).

- The Lompoc Public Library system, which consists of the main branch located at 501 East North Avenue and two other branches located in Vandenberg Village and in Buellton, would serve the proposed project.

The project's demand for library services, and the ability for the City of Lompoc to satisfy that demand, is discussed in detail in the project EIR. In summary, Lompoc Public Library uses the National Library Standard of 0.6 square feet of library space per capita. This ratio is used to evaluate the library's ability to accommodate the community's current and projected population. Using this ratio, the Lompoc Library is currently undersized by 6,002 square feet, but the project would be required to pay library impact mitigation fees.

- B. Describe the level and range of the proposed services.

The level and range of services that are currently in place to serve the project are explained under Section 14.A above.

- C. Indicate when the services can feasibly be provided to the proposal area.

All services are currently in place and available to the proposed project. No new services or substantial additions or alterations to existing facilities would be required in order to serve the proposed project. Initial subdivision improvements, including the construction of roadways, utility infrastructure and drainage improvements would be constructed in a single phase upon approval of the project. No import or export of soils is proposed. The development of residences would proceed based upon market demand. Upon approval of the project, engineered improvement plans would be prepared and building/grading permits would be issued by the City. The improvement plans would include extension of all utilities onto the site from the abutting road right-of-ways and along the proposed new private streets to each of the newly created parcels.

- D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

Primary access to the site would be provided via a single entrance from Garden Gate Lane, an existing private road extending from Harris Grade Road. The Right-of-Way (ROW) of the private entrance road would be 60-feet and the curb-to-curb width, including the landscaped median, would be 40 feet. Private roadways would be built within the project to provide access to the proposed lots and would be owned and maintained by the project Homeowners Association. Three (3) streets are proposed, including one (1) main access road and two (2) cul-de-sacs branching off from the main road. The streets are proposed to have a 36-foot wide travel lane, with a total ROW width of 56-feet including parking, sidewalks, curb and gutter. The roadways are proposed to allow parking on both sides of the street. Parking would also be located on driveways, and each of

RESOLUTION NO. 6005(15)

**A Resolution of the City Council of the City of Lompoc,
County of Santa Barbara, State of California,
Providing for a Negotiated Exchange of Property Tax Revenues
Pertaining to the Summit View Homes Reorganization (LAFCO #14-1),
Annexation to the City of Lompoc, Annexation to the Mission Hills
Community Services District, Detachment from the Santa Barbara County
Fire Protection District, and Detachment from the Mosquito and Vector
Management District of Santa Barbara County**

WHEREAS, Section 99 of the Revenue and Taxation Code of the State of California provides no change of jurisdictional boundaries shall become effective until each city and county, whose service areas or service responsibilities would be altered by such change, agree by resolution to a negotiated exchange of property tax revenues; and

WHEREAS, the City of Lompoc (City) and the County of Santa Barbara (County) have negotiated and reached a mutually acceptable agreement for an exchange of property tax revenues for the purpose of the proposed reorganization known as Local Agency Formation Commission (LAFCO) Proposal No. 14-1, also commonly referred to as the "Summit View Homes Reorganization."

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The following formula for the exchange of property tax revenues from the subject property is approved and adopted:

1. Definitions:
 - a. "Reorganization" shall mean the recordation by LAFCO of a Certification of Completion and the filing by LAFCO, with the State Board of Equalization, Santa Barbara County Assessor, and Santa Barbara County Auditor, of a statement of boundary change pursuant to Government Code sections 57200 *et seq.*, annexing the unincorporated area to the City of Lompoc.
 - b. "Property Tax Revenues" shall include the base property tax revenue and the future property tax increment.
2. The Auditor-Controller of Santa Barbara County shall allocate and pay directly to City and County General Funds those portions of the Property Tax Revenues generated from the parcels making up the Summit View Homes Reorganization area as expressed in LAFCO Proposal No. 14-1, which otherwise would be allocated 14.05672525% to the Santa Barbara County Fire Protection District and 0.02215189% to the Mosquito and Vector Management District of Santa Barbara County. City's future share of the allocation will be equal to 11.0% of Property Tax Revenues generated by those parcels and County General Fund's existing allocation percentage will be adjusted for the difference. The allocation percentages of taxing entities not included in this Reorganization are not affected.
3. Payment to City and County General Funds will commence the first full fiscal year for which the change in property tax allocation specified by this resolution and corresponding adjustments to affected tax rate allocation system becomes effective

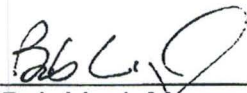
as specified by the State Board of Equalization in accordance with Government Code section 54902. At the time of the adoption of this Resolution, that is anticipated to be fiscal year 2016-17.

4. If LAFCO includes any additional parcels related to the subject parcels to this proposal prior to the recordation of the subject annexation, then the same allocated percentage as set forth in Paragraph 2, above, shall apply.
5. Upon recordation of the subject annexation, City shall assume the right-of-way entitlements and have responsibility for maintenance of Harris Grade Road from the intersection of Harris Grade Road and Purisima Road, northwesterly up to and including the intersection of Harris Grade Road and Onstott Road.
6. Upon recordation of the subject annexation, City shall assume the right-of-way entitlements and have responsibility for maintenance of Purisima Road from the intersection of Harris Grade Road and Purisima Road, easterly up to a point approximately 600 feet east of the intersection of Encanto Street and Purisima Road, to a point that aligns approximately with the eastern City limit on the south side of Purisima Road.
7. After recordation of the subject annexation, City shall pay to County 50.0% of the Fire Impact Fees imposed and collected by City as a result of the development of property within the Summit View Homes Reorganization area, within 60 calendar days after City receives the Fire Impact Fees from the developer.
8. City agrees to accept the negotiated exchange of property tax revenues described above solely for the subject annexation.

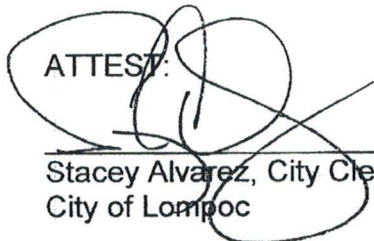
SECTION 2. Effective Date. This Resolution is effective on the day of its adoption.

The foregoing Resolution was proposed by Council Member Vega, seconded by Council Member Starbuck, and was duly passed and adopted by the Council of the City of Lompoc at its regular meeting on August 18, 2015, by the following vote:

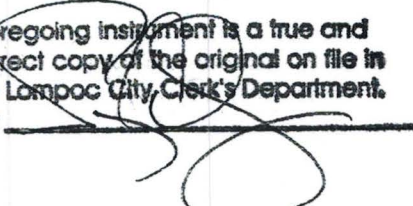
AYES: Council Member(s): Victor Vega, Dirk Starbuck, James Mosby, DeWayne Holmdahl, and Mayor Bob Lingl.
NOES: Council Member(s): None
ABSENT: Council Member(s): None



Bob Lingl, Mayor
City of Lompoc

ATTEST: 

Stacey Alvarez, City Clerk
City of Lompoc

I HEREBY CERTIFY THAT THE
foregoing instrument is a true and
correct copy of the original on file in
the Lompoc City Clerk's Department.
ATTEST: 

RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

A RESOLUTION PROVIDING FOR A
NEGOTIATED EXCHANGE OF PROPERTY TAX
REVENUES PERTAINING TO THE SUMMIT VIEW
HOMES REORGANIZATION (LAFCO #14-1), AN
ANNEXATION TO THE CITY OF LOMPOC,
ANNEXATION TO THE MISSION HILLS
COMMUNITY SERVICES DISTRICT,
DETACHMENT FROM THE SANTA BARBARA
COUNTY FIRE PROTECTION DISTRICT AND
DETACHMENT FROM THE MOSQUITO AND
VECTOR MANAGEMENT DISTRICT OF SANTA
BARBARA COUNTY

RESOLUTION NO. 15-216

WHEREAS, Section 99 of the Revenue and Taxation Code of the State of California provides that no change of jurisdictional boundaries shall become effective until each city and county whose service areas or service responsibilities would be altered by such change agree by resolution to a negotiated exchange of property tax revenues; and

WHEREAS, the City of Lompoc (CITY) and the County of Santa Barbara (COUNTY) have negotiated and reached a mutually acceptable agreement for an exchange of property tax revenues for the purpose of the proposed reorganization known as LAFCO Proposal #14-1, which is also commonly referred to as the Summit View Homes Reorganization; and

WHEREAS, the Board of Supervisors is adopting this resolution on behalf of the COUNTY and the Santa Barbara County Fire Protection District.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Santa Barbara approves and adopts the following formula for the exchange of property tax revenues from the subject property:

1. Definitions:

- a. "Reorganization" shall mean the recordation by LAFCO of a Certification of Completion and the filing by LAFCO, with the State Board of Equalization, Santa Barbara County Assessor, and Santa Barbara County Auditor, of a statement of boundary change pursuant to Government Code Section 57200 et seq., annexing the unincorporated area to the City of Lompoc.
- b. "Property Tax Revenues" shall include the base property tax revenue and the future property tax increment.

2. The Auditor-Controller of Santa Barbara County shall allocate and pay directly to the CITY and the COUNTY General Fund those portions of the Property Tax Revenues generated from the parcels making up the Summit View Homes Reorganization area as expressed in LAFCO Proposal #14-1, which otherwise would be allocated 14.05672525% to the Santa Barbara County Fire Protection District and 0.02215189% to the Mosquito and Vector Management District of Santa Barbara County. The CITY's future share of the allocation will be equal to 11.0 percent of Property Tax Revenues generated by these parcels and the COUNTY General Fund's existing allocation percentage will be adjusted for the difference. The allocation percentages of taxing entities not included in this Reorganization are not affected.
3. Payment to the CITY and COUNTY General Fund will commence the first full fiscal year for which the change in property tax allocation specified by this resolution and corresponding adjustments to affected tax rate allocation system becomes effective as specified by the State Board of Equalization in accordance with Government Code 54902. At the time of this resolution, that is anticipated to be fiscal year 2016-17.
4. Gann Appropriations Limit: California Constitution Article XIII B Government Spending Limit (Gann Appropriations): As a result of the property tax transfer from the County and the Santa Barbara County Fire Protection District to the City of Lompoc, commencing the first full fiscal year for which the change in property tax allocation specified by this resolution and corresponding adjustments to affected tax rate allocation system becomes effective the appropriations limit for the Fire District shall be decreased by \$2,029, and the appropriations limit for the City of Lompoc shall be increased by \$1,587 and the appropriations limit for the County of Santa Barbara shall be increased by \$445 and Mosquito and Vector Management District will decrease by \$3.
5. If LAFCO includes any additional parcels related to the subject parcels to this proposal prior to the recordation of the subject annexation, then the same allocated percentage as set forth in Paragraph 2, above, shall apply.
6. Upon recordation of the subject annexation, City shall assume the right-of-way entitlements and have responsibility for maintenance of Harris Grade Road from the intersection of Harris Grade Road and Purisima Road, northwesterly up to and including the intersection of Harris Grade Road and Onstott Road.
7. Upon recordation of the subject annexation, City shall assume the right-of-way entitlements and have responsibility for maintenance of Purisima Road from the intersection of Harris Grade Road and Purisima Road, easterly up to a point approximately 600 feet east of the intersection of Encanto Street and Purisima Road, to a point that aligns approximately with the eastern City limit on the south side of Purisima Road.
8. After recordation of the subject annexation, City shall pay to County 50.0% of the Fire Impact Fees imposed and collected by City as a result of the development of property within the Summit View Homes Reorganization area, within 60 calendar days after City receives the Fire Impact Fees from the developer.
9. County agrees to accept the negotiated exchange of property tax revenues described above solely for the subject annexation.

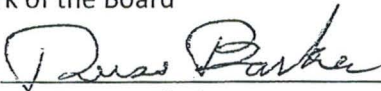
PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, this 25th day of August 2015.

AYES: Supervisor Carbajal, Wolf, Farr, Adam & Lavagnino
NOS: None
ABSTAIN: None
ABSENT: None



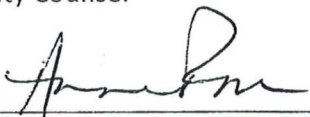
Janet Wolf, Chair,
Board of Supervisors
County of Santa Barbara

ATTEST:
Mona Miyasato,
Clerk of the Board

By: 

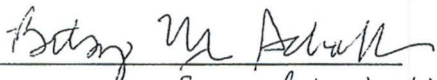
Deputy Clerk

APPROVED AS TO FORM:
Michael Ghizzoni,
County Counsel

By: 

Anne Rierson,
Senior Deputy County Counsel

APPROVED AS TO FORM:
Robert W. Geis,
Auditor-Controller

By: 

for Robert W. Geis



CITY OF LOMPOC

2013 MAY 24 PM 1:49

COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

NOTICE OF DETERMINATION

Office of Planning and Research
1400 Tenth Street, Room 113
Sacramento, CA 95814

Clerk of the Board
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 22152 of the Public Resources Code.

State Clearinghouse Number: (If submitted to Clearinghouse): 2012071088

Project Title: Summit View Homes Project

Project Applicant: Whitt Hollis of West Coast Housing Partners, LLC on behalf of Townsgate Summit, LLC

City Project Files: Annex 78 / EIR 12-01 / ZC 12-01

Project Location: Intersection of Hwy 1, H Street, Harris Grade Road, and Purisima Road, City of Lompoc, County of Santa Barbara

Project Description: Annexation to the City of Lompoc for a 10-acre parcel which is currently vacant. An EIR was prepared by Rincon Consultants and circulated pursuant to CEQA requirements. pre zoning to 7-R-1-PD is proposed, a Vesting Tentative Map (LOM 594) and Development Review (DR 12-04) will be reviewed for 44 residential units following the annexation process.

The City Council of the City of Lompoc approved the above described project on May 21, 2013, and made the following determinations:

1. The project [will, will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were, were not] made a condition of approval for this project.
4. A mitigation reporting or monitoring plan [was, was not] adopted for this project.
5. A Statement of Overriding Considerations [was, was not] adopted for this project.
6. Findings [were, were not] made pursuant to the provisions of CEQA

This is to certify that the Final EIR with comments and responses and record of project approval, is available to the General Public at: City of Lompoc Planning Division

Lucille T. Breese, AICP	Planning Manager	805.875.8273
Contact Person	Title	Telephone


Signature

May 22, 2013
Date

Dated Received for filing at OPR: _____

Authority Cited: Sections 21083, Public Resources Code
Reference Section 21000-21174, Public Resources Code

CITY HALL, 100 CIVIC CENTER PLAZA, P.O. BOX 8001, LOMPOC, CA 93438-8001
G:\COMDEV\Projects\2013\Annex78\EIR_12-01\Summit View Homes.docx

EXHIBIT F

LANDOWNER CONSENT TO REORGANIZATION PROPOSAL

November 23, 2015

LAFCO FILE No 14-1: Summit View Homes Reorganization: Annexation to the City of Lompoc and the Mission Hills Community Services District, and Detachment from the Santa Barbara County Fire Protection District and the Mosquito and Vector Management District of Santa Barbara County, and associated Sphere of Influence Revisions

As landowner of the property described below, I hereby consent to my property being included in the above referenced reorganization proposal.

PROPERTY OWNER ADDRESS: 15910 Ventura Blvd. S. 801 Encino, CA.
ASSESSORS PARCEL NO: 097-250-034 91436
LANDOWNER: Summit View Homes, LLC
[Signature] 11-23-15
Signature Date

CITY AGREEMENT TO WAIVE PROTEST HEARING

November 23, 2015

LAFCO FILE No 14-1: Summit View Homes Reorganization: Annexation to the City of Lompoc and the Mission Hills Community Services District, and Detachment from the Santa Barbara County Fire Protection District and the Mosquito and Vector Management District of Santa Barbara County, and associated Sphere of Influence Revisions

Since there is 100% landowner consent to the above referenced reorganization proposal, the City of Lompoc agrees to waive protest proceedings, pursuant to Government Code Section 56662.



Signature

11/24/2015

Date

LAFCO 14-1

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING A SPHERE
OF INFLUENCE REVISIONS AND THE SUMMIT VIEW HOMES REORGANIZATION
INCLUDING ANNEXATION TO THE CITY OF LOMPOC AND THE MISSION HILLS
COMMUNITY SERVICES DISTRICT, AND DETACHMENT FROM THE SANTA
BARBARA COUNTY FIRE DEPARTMENT AND THE MOSQUITO AND VECTOR CONTROL
MANAGEMENT DISTRICT OF SANTA BARBARA COUNTY

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, existing Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of Santa Barbara County as follows:

- a) Find that the Commission's actions are within the scope of the Environmental Impact Report (State Clearinghouse No. 2012071088) ("EIR") prepared by the lead agency City of Lompoc and available at LAFCO's Santa Barbara office and at www.sblafco.org and certified by the City on May 21, 2013, and that the Commission has reviewed and considered that EIR and the environmental effects of the Project as shown in the EIR prior to approving these actions.
- b) Approve the proposal, known as the Summit View Homes Reorganization: Annexation to the City of Lompoc and the Mission Hills Community Services District, and Detachment from the Santa Barbara County Fire Protection District and the Mosquito and Vector Management District of Santa Barbara County, and

associated sphere of influence revisions, subject to the following terms and conditions:

- c) That the proposal boundaries be amended to include of Harris Grade Road from the intersection of Harris Grade Road, northwesterly to and including the intersection of Harris Grade Road and Onstott Road.
- d) That the proposal boundaries be amended to include Purisima Road from the intersection of Harris Grade Road and Purisima Road, easterly up to a point approximately 600 feet east of the intersection of Encanto Street and Purisima Road, to a point that aligns approximately with the easterly City limit of the south side of Purisima Road.
- e) That the proposal be amended to detach the reorganization territory from County Service Area No 32.
- f) The territory shall be liable for existing bonded indebtedness of the City of Lompoc and the Mission Hills Community Services District.
- g) The territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the City of Lompoc and the Mission Hills Community Services District.
- h) Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- i) Waive conducting authority proceedings and direct the staff to complete the proceeding

This resolution was adopted on December 10, 2015, and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair
Santa Barbara Local Agency
Formation Commission

ATTEST

Jacquelyne Alexander, Clerk
Santa Barbara Local Agency Formation Commission