

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

June 3, 2021 (Agenda)

LAFCO 19-02: Formerly APN 097-371-010 Tract Map 14,810 Oak Hills Estates Reorganization involving sphere of influence amendments and annexations to County Service area No. 4 (Annexation No. 24 for park and open space maintenance) and North County Lighting District (Annexation No. 35 for street lighting services).

PROPONENT: Board of Supervisors, County of Santa Barbara, by Resolution No. 19-16 and Resolution No. 19-23, adopted at its regular meeting held on January 29, 2019.

ACREAGE & LOCATION Tract Map 14,810 is located in Vandenberg Village along Oak Hills Drive, approximately 16.88 acres consisting of 29 single-family residential lots approved with a tract map and development plan by the County in July 2018. (**Attachment A.**)

PURPOSE: To provide street lighting and open space maintenance for an approved subdivision of 29 single-family homes.

GENERAL ANALYSIS:

As a condition of County approval, the Oak Hills Estates development must be annexed to the North County Lighting District and County Service Area No. 4. The first district funds streetlighting services and the second maintains open space and parklands in the Vandenberg Village area.

Description of Project

1. Land Use and Zoning - Present and Future:

The property is undeveloped. The County General Plan designates the site as Residential, 12.3 dwelling units per acre. Current zoning allows single-family residential, residential ranchette and recreational uses. The proposed uses conform with this designation.

The site is not within the Districts' spheres of influence and it is proposed to expand the spheres to include this property.

Surrounding land uses include the Vandenberg Village residential community to the south, the Burton Mesa Ecological Preserve on the north and west, and single family residential to the east. (**Attachment B.**)

2. Sphere of Influence:

The tract map proposed for annexation is outside the sphere of influence of both the County Service Area No. 4 and North County Lighting. The CKH Act requires that the following factors be addressed according to Government Code Section 56425(e) (1-5):

- Present and planned land uses in the area, including agriculture, and open space lands:

The present and planned uses for this Sphere of Influence Amendment are consistent with the County's General Plan, Tract Map and development plan approved by the County. The plan for providing services for this area include services from the Vandenberg Village CSD for primary services. The County's approval included the condition for annexation into both districts for street lighting, park and open space services. Overall, the County's General Plan clearly identifies community goals, objectives, policies and standards. The policy document and development approval provide for the logical and orderly growth of the Oak Hills Estates. The annexation contains no agricultural resources, one common area open space lot consisting of 9.45 acres.

- Present and probable need for public facilities and services in the area:

The present need for public services in the proposed SOI area consist of services for build-out of the 29-lot subdivision. Water and sewer services would be provided by Vandenberg Village Community Services District. Fire would be provided County Fire Protection District. The tract map already resides within these other services provider boundaries. The Environmental Impact Report cited an Open Space Management Plan and HOA Managed Landscape/Habitat Plan are designed to preserve and maintain the open space areas which specify requirements for fire safety, habitat management, and landscaping (CSA #4). Lighting requirements in the Oak Hills Estate Design Guidelines and County standards would ensure compliance with all lighting and maintenance standards (North County Lighting).

- Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:

Operation and maintenance of private open space facilities will be paid for and managed by the HOA. Operation and maintenance for public facilities will be managed by public agency. These public open space and park related services will be managed by the County Community Services Department – Parks Division through County Service Area No. 4 and funded by property tax. The project would result in an addition of lighting in the project vicinity due to outdoor street lights and residential lighting. All outdoor lighting would be necessary for security and wayfinding purposes and would be installed in accordance with County regulations. Public streetlighting services will be managed by the County Public Works Department through the Santa Barbara North County Lighting District and funded by property tax and zone of benefit assessments.

- Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency:

The Sphere of Influence areas for CSA #4 and North County Lighting are linked to the Vandenberg Village social and economic communities of interest. Residential development is proposed in the Sphere amendment and the various Districts provide places for shopping and services for the people living in the area. Areas to recreate, schools, places of worship and cultural events would also be available to the areas in the Sphere of Influence that include residential development. The districts may also gain property tax or assessment advantages with the annexation.

- Present and probable need for public facilities and services of Disadvantage Unincorporated Communities:

The Vandenberg Village area has a variety of economic diversity within the community and surrounding area including within or adjacent to the Sphere of Influence. A Disadvantaged Unincorporated Community is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. This amendment of the Sphere of Influence is currently vacant land. The surrounding community of Vandenberg Village has a median household income of \$91,618 as of 2019. This does not qualify as a disadvantage unincorporated community for the present and probable need for public facilities and services.

3. Environmental Justice:

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.

4. Topography, Natural Features and Drainage Basins

The annexation area is relatively flat. Bordering along Oak Hills Drive, the terrain rises into a generally flat feature with slight rolling inundations. An ephemeral channel bisects the property north to south and drains southward.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

The parcel is uninhabited as less than 12 registered voters reside in the area. The approval of 29 single-family dwelling units represents a potential population increase of approximately 75 residents based on a factor of 2.5 persons per dwelling unit. The population of the unincorporated Vandenberg Village area is approximately 6,497 (U.S. Census Bureau 2010).

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

The annexing districts provide street lighting, parks and open space maintenance for portions of the northern Lompoc area. A "Plan for Providing Services within the Affected Territory" includes the County proposal to create a zone of benefit and imposing benefit assessments to pay for street lighting services within the annexation area. Property tax distributions will fund park related services.

8. Assessed Value, Tax Rates, Indebtedness and Exchange:

The property is presently within Tax Rate Area 072040. The assessed value of the parcel is \$0 for both land and improvements. (Tax roll 2019-2020.) The overall tax rate will not be affected by this change. The annexing agencies have no existing indebtedness.

9. Environmental Impact of the Proposal:

The County of Santa Barbara, as the lead agency, prepared and certified an Environmental Impact Report for the project. This report is made available in the Clerk's Administrative read file.

In accordance with the State EIR Guidelines the County has adopted mitigation measures to reduce or avoid significant effects of the project and adopted a Statement of Overriding Considerations in order to justify unmitigated impacts. (**Attachment F.**)

As indicated earlier, a Sphere of Influence is a plan for probable, physical boundary and service areas of a local agency or jurisdiction. As such, it does not give property inside the Sphere boundary any more development rights than what already exist. The Sphere of Influence boundary is a long-range planning tool that assists LAFCO in making decisions about a jurisdiction's future boundary. The Sphere indicates areas that might be served by the District. (**Attachment D by reference.**)

10. Landowner and Annexing Agency Consent:

The County consented to the annexation in Resolution No. 19-16 & 19-23, dated January 29, 2019. (**Attachment B.**) The landowners have consented to the annexation. (**Attachment F.**)

11. Boundaries, Lines of Assessment and Registered Voters:

The property is contiguous to the Districts. There are no conflicts with lines of assessment or ownership. The site is uninhabited; namely, there are fewer than 12 registered voters residing in the annexation area.

The boundaries are definite and certain. The County Surveyor has approved a map and legal description sufficient for filing with the State Board of Equalization.

Public Noticing:

A 21-day public notice was sent to the required affected agencies and interested parties. A Notice of Hearing and public review period was published in a newspaper of general distribution (The Santa Maria Times) as required by the CKH Act. The notice was also mailed directly to interested agencies and parties. The documents were also mailed directly to the Districts, interested parties and agencies. The documents are also available at the Santa Barbara LAFCO website, www.sblafco.org. The noticing requirements of the CKH Act and CEQA has been met.

Conclusion:

The area proposed for annexation will also amend the respective districts' sphere of influence. Annexation of the Oak Hills Estates Reorganization property owned by Oak Hills Estate, LLC managed by Gary Blake to the County Service Area No. 4 and North County Lighting District represents a reasonable and logical expansion of the Districts.

The site is located in an area that allows the Districts to best provide services in the future. The tract map was conditioned to annex into the districts for services. The Vandenberg Village CSD serves the areas to south, west and east of the parcel. Benefit assessments and tax distribution would fund the necessary services.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted the Commission should consider taking one of the following options:

**OPTION 1** – APPROVE the sphere of influence amendment and annexation as submitted.

- A. Certify the Commission has reviewed and considered EIR #17EIR-00000-00001 as prepared and certified by the County, adopt Statement of Overriding Considerations, and direct Staff to file a Notice of Determination stating that the Commission has considered the EIR;
- B. Amend the Spheres of Influence of the annexing agencies to include this property;
- C. Approve the proposal, to be known as Oak Hills Estates Reorganization: Annexation to the North County Lighting District and Annexation to County Service Area No. 4;

- D. Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the County Service Area No. 4 and North County Lighting District;
- E. Find the subject territory is uninhabited; all affected landowners have given written consent to the annexations and the annexing agencies have given written consent to the waiver of conducting authority proceedings; and.
- F. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

**OPTION 2** – Adopt this report and DENY the proposal.

**OPTION 3** - CONTINUE consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

Approve **OPTION 1**.

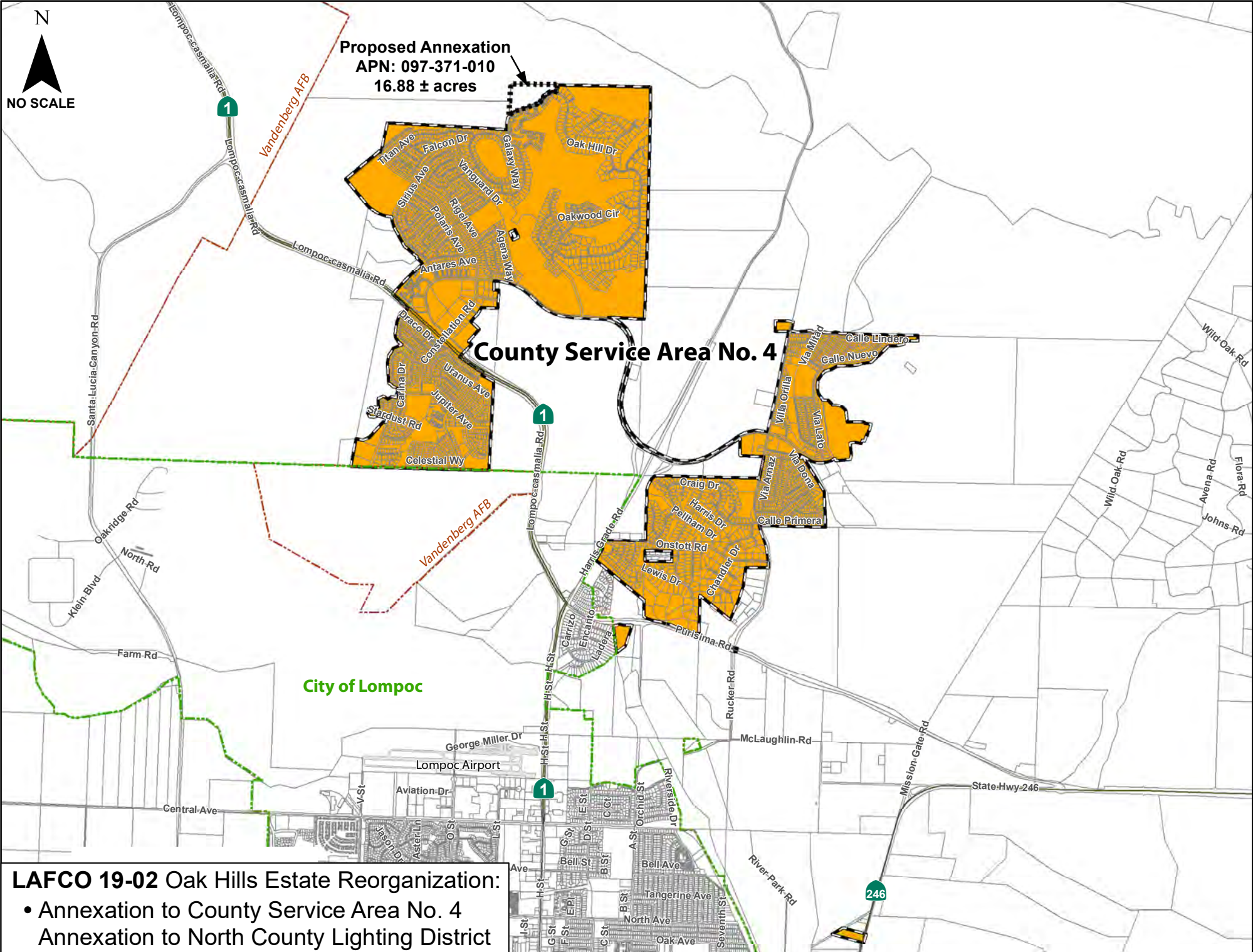


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Mike Prater  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION

ATTACHMENTS

Attachment A	Maps of the Proposed Reorganization
Attachment B	Board Resolutions 19-16 & 19-23 initiating action & application
Attachment C	LAFCO Legislative Factors-Government Code Section 56668 (a-q)
Attachment D	CEQA Filing Receipt for SCH2015111069 (FEIR by reference)
Attachment E	Statement of Overriding Considerations and Notice of Determination
Attachment F	Consent to Waive Conducting Authority Proceedings
Attachment G	LAFCO Resolution Approving the Sphere of Influence and Reorganization







Proposed Annexation  
APN: 097-371-010  
16.88 ± acres

County Service Area No. 4

Titan Av

Doral Dr

Oak Hill Dr

Greenbrier Rd

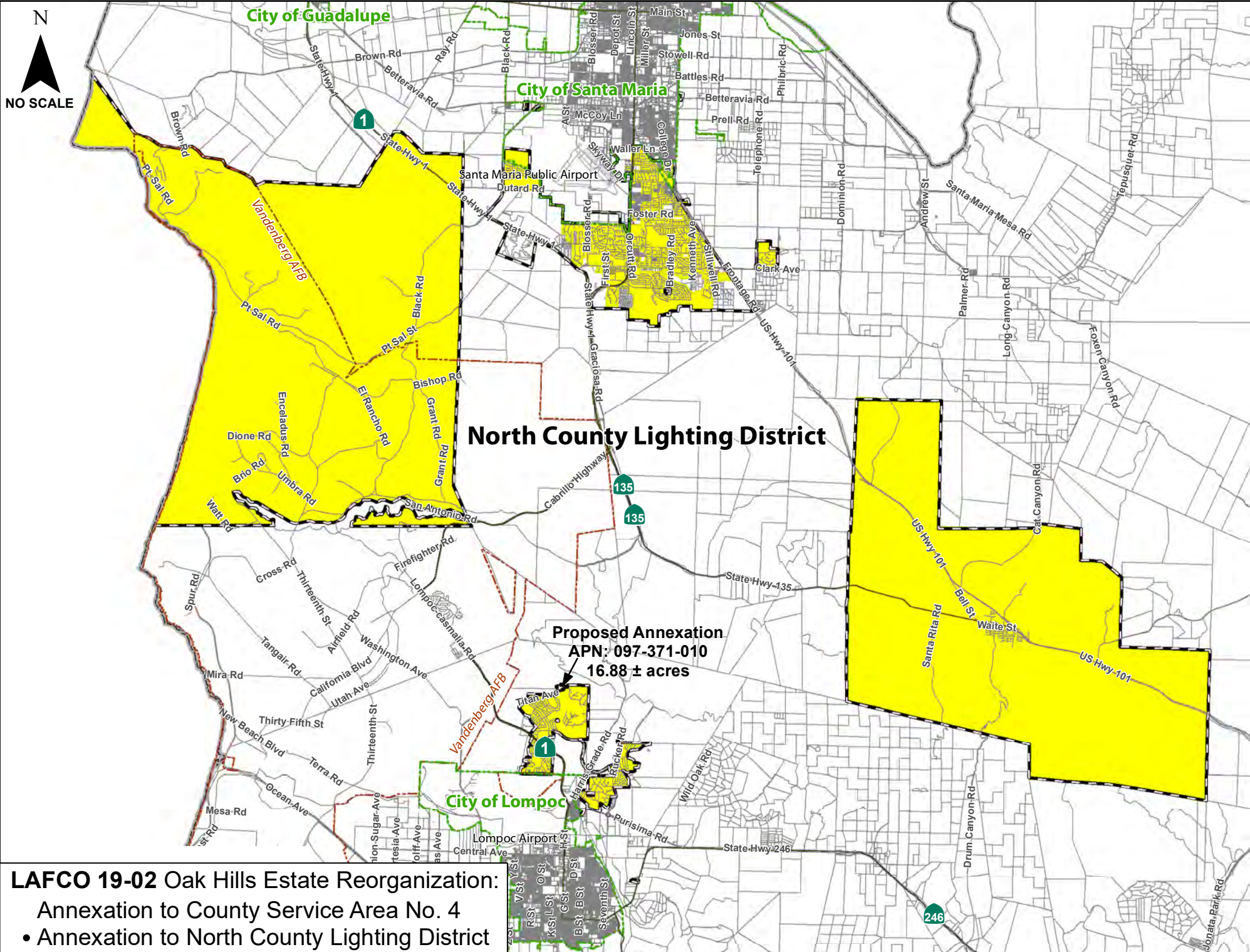
Stanford Ci

Galaxy Wy

Aldebaran Av

**LAFCO 19-02 Oak Hills Estate Reorganization:**  
• Annexation to County Service Area No. 4  
• Annexation to North County Lighting District







Proposed Annexation  
APN: 097-371-010  
16.88 ± acres

**North County Lighting District**

Titan Av

Doral Dr

Oak Hill Dr

Greenbrier Rd

Stanford Ci

Galaxy Wy

Aldebaran Av

**LAFCO 19-02 Oak Hills Estate Reorganization:**  
Annexation to County Service Area No. 4  
• Annexation to North County Lighting District





February 19, 2019

Paul Hood, Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara CA 93101

**Subject: Proposed Annexations to the Santa Barbara North County Lighting District and County Service Area 4**

Dear Mr. Hood:

The County of Santa Barbara hereby requests approval of the proposal described in the attached materials. It is proposed to process this application under the provisions of the Cortese/ Knox/Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.).

Enclosed in support of this proposal are the following:

1. Resolutions of application adopted by the Santa Barbara County Board of Supervisors on January 29, 2019.
2. Completed LAFCO Proposal Questionnaire (7 copies).
3. Assessor Parcel Map with application area outlined in red (1 copy)
4. Map and legal description of the application area (7 copies).
5. Final Subsequent EIR (7 hard copies, 7 soft copies) and Santa Barbara County Planning and Development Department Action Letter (1 copy).
6. List of current and any know future landowners or lessees (1 copy)
7. LAFCO processing fee payable to "LAFCO" for \$3,500.
8. Deposit of \$1,100 payable to "County of Santa Barbara" for the County Surveyor to review the map and legal description.

9. California Department of Fish and Wildlife fee verification.
10. Cost Accounting and Indemnification Agreement.

Written consent has been given to this annexation by all affected property owners and it is therefore requested that the Commission waive the protest hearing requirements.

If you have any questions regarding this proposal, please contact:

- For Santa Barbara North County Lighting District, Will Robertson at (805) 739-8785 or [wmrober@cosbpw.net](mailto:wmrober@cosbpw.net) or Martin Wilder at (805) 739-8755 or [mwilder@cosbpw.net](mailto:mwilder@cosbpw.net) in the Santa Barbara County Public Works Department.
- For County Service Area 4, Jeff Lindgren at 686-5076 or [jlindgren@co.santa-barbara.ca.us](mailto:jlindgren@co.santa-barbara.ca.us) in the Santa Barbara County Community Services Department, Park Division.

RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA BARBARA

19-2

INITIATING ANNEXATION OF TERRITORY )  
TO THE SANTA BARBARA NORTH COUNTY )  
LIGHTING DISTRICT REORGANIZATION OF )  
APN 097-371-010 PER TRACT MAP 14,810 )

RESOLUTION NO. 19-23

WHEREAS, the Board of Supervisors desires to initiate a proceeding for the adjustment of boundaries specified herein;

NOW, THEREFORE, the Board of Supervisors does hereby resolve and order as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/ Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.
2. This proposal is an annexation to the Santa Barbara North County Lighting District.
3. A description of the boundaries and a map of the affected territory are set forth in Exhibits "A" and "B" attached hereto and by reference incorporated herein;
4. The reason for the proposal is to comply with conditions imposed by the County to annex to the Santa Barbara North County Lighting District for streetlighting services in the unincorporated Lompoc area.
5. The proposal is consistent with the Spheres of Influence of the annexing districts.
6. Consent is hereby given to the waiver of conducting authority proceedings.

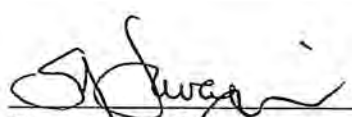
PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 29th day of January, 2019, by the following votes:

AYES: Supervisors Williams, Hart, Hartmann, Adam, and Lavagnino

NOES: None

ABSENT: None

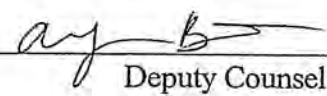
ABSTAIN: None

  
\_\_\_\_\_  
Steve Lavagnino  
Chair, Board of Supervisors  
County of Santa Barbara

ATTEST:  
MONA MIYASATO, COUNTY EXECUTIVE OFFICER  
CLERK OF THE BOARD

By:   
\_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:  
MICHAEL C. GHIZZONI  
COUNTY COUNSEL

By:   
\_\_\_\_\_  
Deputy Counsel

APPROVED AS TO FORM:  
BETSY M. SCHAFFER, CPA  
AUDITOR-CONTROLLER

By:   
\_\_\_\_\_  
Deputy



RESOLUTION OF APPLICATION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA BARBARA ACTING AS THE GOVERNING AUTHORITY  
OF COUNTY SERVICE AREA 4 INITIATING PROCEEDINGS FOR THE COUNTY  
SERVICE AREA 4 ANNEXATION

INITIATING ANNEXATION OF TERRITORY ) RESOLUTION NO. 19-16  
TO COUNTY SERVICE AREA 4 )  
REORGANIZATION OF APN 097-371-010 )  
PER TRACT MAP 14,810 )

WHEREAS, the Board of Supervisors acting as the governing authority of County Service Area 4 desires to initiate a proceeding for the adjustment of boundaries specified herein;

NOW, THEREFORE, the Board of Supervisors acting as the governing authority of County Service Area 4 does hereby resolve and order as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/ Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.
2. This proposal is an annexation to County Service Area 4.
3. A description of the boundaries and a map of the affected territory are set forth in Exhibits "A" and "B" attached hereto and by reference incorporated herein;
4. The reason for the proposal is to comply with the Project Conditions of Approval imposed by the County of Santa Barbara in relation to Tract Map 14,810 (Oak Hills Estate) to annex to County Service Area 4 for park and open space maintenance services in the unincorporated Vandenberg Village area of Santa Barbara County.
5. The proposal is consistent with the Sphere of Influence of the annexing County Service

Area 4.

6. Consent is hereby given to the waiver of conducting authority proceedings.

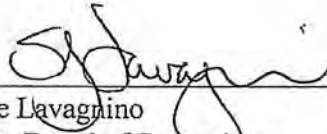
PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, acting as the governing authority of County Service Area 4, this 29th day of January, 2019, by the following votes:

AYES: Supervisors Williams, Hart, Hartmann, Adam, and Lavagnino

NOES: None


ABSENT: None

ABSTAIN: None

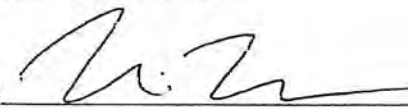


Steve Lavagnino  
Chair, Board of Supervisors  
County of Santa Barbara

ATTEST:  
MONA MIYASATO, COUNTY EXECUTIVE OFFICER  
CLERK OF THE BOARD

By:   
Deputy Clerk

APPROVED AS TO FORM:  
MICHAEL C. GHIZZONI  
COUNTY COUNSEL

By:   
Deputy Counsel

APPROVED AS TO FORM:  
BETSY M. SCHAFFER, CPA  
AUDITOR-CONTROLLER

By:   
Deputy

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,  
Detachments and Reorganizations**

(Attach additional sheets as necessary)

19-2

1. Name of Application:

**Oak Hills Estate Tract Map 14,810 annexation to CSA 4 and Santa Barbara North County Lighting District**

2. Describe the acreage and general location; include street addresses if known:

**16.88 Acres, Oak Hills Drive (No Address), Vandenberg Village**

3. List the Assessor's Parcels within the proposal area:

**097-371-010**

4. Purpose of proposal:

**Reorganization involving an annexation to CSA 4 and the Santa Barbara North County Lighting District (Oak Hills Estate). Condition of Approval for the recordation of Map 14,180. Other actions include case numbers 15RZN-00000-00002, 15TRM-00000-00002, 15TRM-00000-00001/TM 14,810, 15DVP-00000-00001, 17RDN-00000-00006.**

5. Land Use and Zoning - Present and Future

A. Describe the existing land uses within the proposal area. Be specific.

**Site is currently undeveloped and is located along Oak Hills Drive. It is zoned for residential development consisting of 29 single family residential units that were approved with a tract map and development plan application in July of 2018.**

B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.

**The site will be developed into 30 lots, 29 single family residences and an open space lot IAW with the approved Development Plan; 15DVP-00001.**

C. Describe the existing zoning designations within the proposal area.

**DR-1.8; General Plan RES-12.3 (Residential 12.3 Units/Ac)**

D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?

**The site was rezoned to DR-1.8 as part of the approval. No change in General Plan designation will occur as a result of this annexation.**

- E. (For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this rezoning? N/A
- F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).

**Board of Supervisors Approved Map 14,810 on 07/17/18**

**15RZN-00000-00002  
15TRM-00000-00002  
15TRM-00000-00001/TM 14,810  
15DVP-00000-00001  
17RDN-00000-00006**

6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

7. Conformity with Spheres of influence

- A. Is the proposal area within the sphere of influence of the annexing agency?

**No**

- B. If not, include a proposal to revise the sphere of influence.

8. Conformity with County and City General Plans

- A. Describe the existing County General Plan designation for the proposal area.

**RES 12.3**

- B. (For City Annexations) Describe the City general plan designation for the area.

**N/A**

- C. Do the proposed uses conform with these plans? If not, please explain.

**Yes, density is 1.8 Units/Acre**

9. Topography and Natural Features



- A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.

**Bordering along Oak Hills Drive, the terrain rises into a generally flat feature with slight rolling inundations. An ephemeral channel bisectss the property north to south and drains southward.**

- B. Describe the general topography of the area surrounding the proposal.

**The site is generally flat terrain, rising in slope to the north into the Burton Mesa Preserve becoming hilly terrain.**

10. Impact on Agriculture

- A. Does the affected property currently produce a commercial agricultural commodity?

**No**

- B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?

**No**

- C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?

**No**

- D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?

**No**

1) If “yes,” provide the contract number and the date the contract was executed.

2) If “yes”, has a notice of non-renewal be filed? If so, when?

3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved.

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560?

**No, site is not designated as open space but is zoned for single family residences in an urban area.**

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG.

N/A

13. Population

A. Describe the number and type of existing dwelling units within the proposal area. **0**

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

Single-family 29 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.

**The services to be extended include public streetlighting and park and open space services.**

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

**Public streetlighting services will be provided to the new occupants of the tract on the public street and within the Santa Barbara North County Lighting District. Private roadway streetlighting to be provided by a homeowners' association (HOA). Park and open space services will be provided to the new occupants of the tract for the public open space services within County Service Area 4. The onsite private open space will be managed by the HOA.**

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

**Upon development of the site.**

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.

**The developer will make all public and private improvements such as roads, sidewalks, trails, utility extensions, drainage improvements, etc. necessary for the development of the site.**

E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

**Construction to be paid for by developer. Operation and maintenance of private facilities will be paid for and managed by a HOA. Operation and maintenance of public facilities will be managed by the applicable public agency. Public streetlighting services will be managed by the County Public Works Department through the Santa Barbara North County Lighting**



**District and funded by property tax distributions and zone benefit assessments. Public open space and park related services will be managed by the County Community Services Department - Parks Division through County Service Area 4 and funded by property tax distributions.**

- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

**No alternatives**

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).

**See attached.**

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs.

**See attached Intent to Serve letter from Vandenberg Village Community Services District. A Can and Will letter will be issued upon approval of the Improvement Plans by the District and receipt of necessary sureties.**

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

- A. Do agencies whose boundaries are being changed have existing bonded debt? No  
If so, please describe.
- B. Will the proposal area be liable for payment of its share of this existing debt? No  
If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)
- C. Should the proposal area be included within any 'Division or Zone for debt repayment? No  
If yes, please describe.
- D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? \_\_\_\_\_. If yes, please describe. N/A

18. Environmental Impact of the Proposal

- A. Who is the "lead agency" for this proposal?

**Santa Barbara County Planning and Development Department**

B. What type of environmental document has been prepared? **17EIR-00001**

None, Categorically Exempt -- Class \_\_\_\_\_

EIR   X   Negative Declaration \_\_\_\_\_ Mitigated ND \_\_\_\_\_

Subsequent Use of Previous EIR \_\_\_\_\_ Identify the prior report. \_\_\_\_\_

C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

19. Boundaries

A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal?

**No other properties are included in this annexation proposal as the lands to the north and west are zoned RMZ and the urban development to the south and east are already within the boundary and existing development. Therefore, this is the last parcel in the area that needs annexation.**

B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included. **N/A**

20. Final Comments

A. Describe any conditions that should be included in LAFCO's resolution of approval.

**None**

B. Provide any other comments or justifications regarding the proposal.

**Conditions of development require that the parcel annex to these entities.**

C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.

**N/A**

21. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

	<u>Name</u>	<u>Address</u>
A.	David Swenk Urban Planning Concepts	2624 Airpark Drive Santa Maria, CA 93455
B.	Martin Wilder/Will Robertson, County of Santa Barbara Public Works Dept	620 W. Foster Road Santa Maria, CA 93455
C.	Jeff Lindgren, County of Santa Barbara Community Services Dept - Parks Div	123 E. Anapamu Street Santa Barbara, CA 93101

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Martin Wilder/Will Robertson	Santa Barbara County Public Works Dept 620 West Foster Road, Santa Maria, CA 93455	(805) 739-8750

Signature *Martin Wilder* Date *FEB 21, 2019*

Jeff Lindgren Santa Barbara County Comm Serv Dept – Parks Div (805) 568-2469  
123 E. Anapamu Street, Santa Barbara, CA 93101

Signature *Jeff Lindgren* Date *2-22-19*

TABLE A

Information regarding the areas surrounding the proposal area:

	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>
East	Single Family Residences	20-R-1	RES 1.8
West	Burton Mesa Ecological Reserve	Other Open Lands	RMZ-100
North	Burton Mesa Ecological Reserve	Other Open Lands	RMZ-100
South	Single Family Residences Single Family Residences Vandenberg Village Country Club Golf Course	DR-6  REC	RES 12.3 RES-8 REC

Other comments or notations:

None.

# VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

3757 Constellation Road • Vandenberg Village • Lompoc, CA 93436  
Telephone: (805) 733-2475 • Fax: (805) 733-2109



March 12, 2015

Kim Link  
Urban Planning Concepts, Inc.  
2624 Airpark Drive  
Santa Maria, CA 93455

**SUBJECT: Water and Wastewater Service – APN 097-371-010 – Oak Hills Estate**

Dear Ms. Link:

Thank you for your letter dated March 5, 2015, and the Tentative Tract Map for the above referenced project. Vandenberg Village Community Services District (VVCSD) has a two-step process. First, an "Intent to Serve" letter is provided to initiate the development plan. Second, a "Can and Will Serve" letter is issued after the County approves the development.

The VVCSD Board of Directors issued an Intent to Serve letter on October 9, 1995. In accordance with VVCSD Resolution 134-98, the Intent to Serve letter specifies that the District has the capacity to serve the proposed project with wastewater collection services and approximately 13.68 acre feet of water per year, and is subject to additional conditions to be imposed in a Development Agreement between the Developer and the District. If the anticipated water use for the project has not increased and the project meets the conditions and requirements detailed in the District's current Can and Will Serve procedures, the 1995 letter remains valid.

A Can and Will Serve letter will be issued by the Board of Directors, prior to the County's issuance of permits, once the developer has received a final CEQA document and the District and developer agree on the terms and conditions of a Development Agreement. If I can be of further assistance, please call me at (805) 733-3417.

Sincerely,

VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

Joe Barget  
General Manager

Enclosures

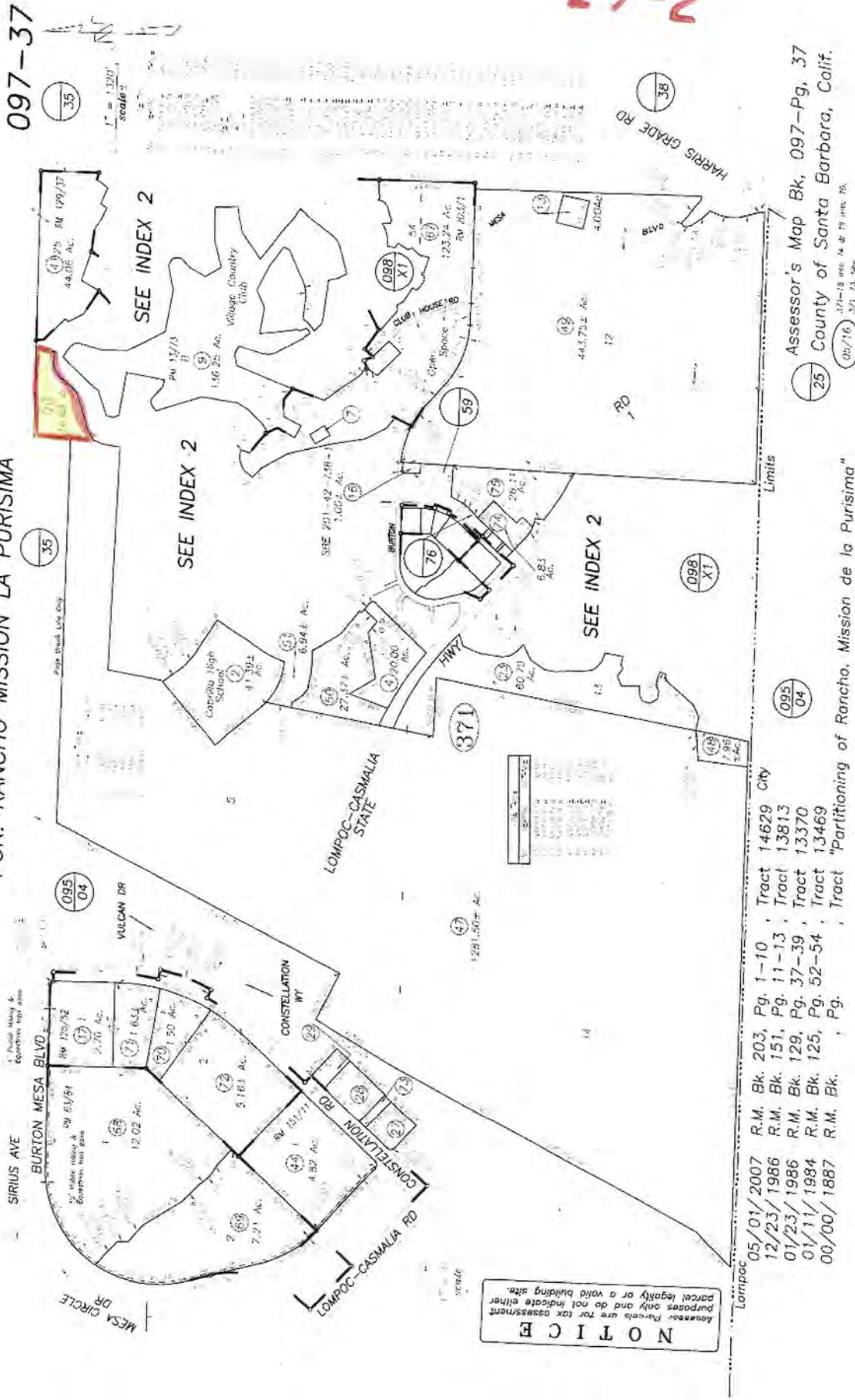
1. Intent to Serve Letter, APN 097-371-010, dated October 9, 1995
2. VVCSD Resolution 134-98, dated March 5, 1998



APN LOCATION 097-370-010

19-2

POR. RANCHO MISSION LA PURISIMA



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Assessor's Map Bk, 097-Pg, 37  
County of Santa Barbara, Calif.

05/01/2007 R.M. Bk. 203, Pg. 1-10, Tract 14629 City  
12/23/1986 R.M. Bk. 151, Pg. 11-13, Tract 13813  
01/23/1986 R.M. Bk. 129, Pg. 37-39, Tract 13370  
01/11/1984 R.M. Bk. 125, Pg. 52-54, Tract 13469  
00/00/1887 R.M. Bk. , Pg. , Tract "Partitioning of Rancho, Mission de la Purisima"

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



19-2

LAFCO \_\_\_\_\_  
TRACT 14,810 ANNEXATION:  
Annexation to County Service Area 4

**Exhibit A  
Legal Description**

The residual parcel as shown on Tract Map 12,278 recorded in Book 93 at pages 26 through 28 of Maps in the County of Santa Barbara, State of California more particularly described as follows:

Beginning at the northeast corner of said residual parcel, also being the most northwesterly corner of the CSA 4 Annexation No. 23 per County Resolution No. 76-0635 recorded as Instrument No. 1977-0001514 of Official Records on January 11, 1977;

Thence 1) southerly along the westerly line of said Annexation No. 23, South 00 degrees 00 minutes 00 seconds East, 210.16 feet to the beginning of a curve concave southerly having a radial bearing of North 15 degrees 56 minutes 51 seconds East and a radius of 380.00 feet;

Thence 2) westerly along said CSA 4 Annexation No. 23 and said curve through a central angle of 80 degrees 39 minutes 05 seconds and an arc length of 534.90 feet to the beginning of a tangent curve concave northerly with a radius of 300.00 feet;

Thence 3) westerly along said CSA 4 Annexation No. 23 and said curve through a central angle of 45 degrees 00 minutes 49 seconds and an arc length of 235.69 feet to the northwesterly corner of said CSA 4 Annexation No. 23, said point also being the northeasterly corner of CSA 4 Annexation No. 21 per LAFCO Resolution No. 74-739 dated September 26, 1974;

Thence 4) westerly along said CSA 4 Annexation No. 21 South 70 degrees 17 minutes 45 seconds West, 628.56 feet to the beginning of a tangent curve concave southerly with a radius of 350.00 feet;

Thence 5) westerly along said curve through a central angle of 40 degrees 32 minutes 34 seconds and an arc length of 247.66 feet;

Thence 6) leaving said CSA 4 Annexation No. 21, North 02 degrees 00 minutes 00 seconds East, 935.83;

Thence 7) South 89 degrees 59 minutes 47 seconds East, 1363.07 feet to the True Point of Beginning;

Described land containing 16.88 acres, more or less.

(See attached exhibit map made a part hereof)

Kenny L. Fargen L.S. 4597

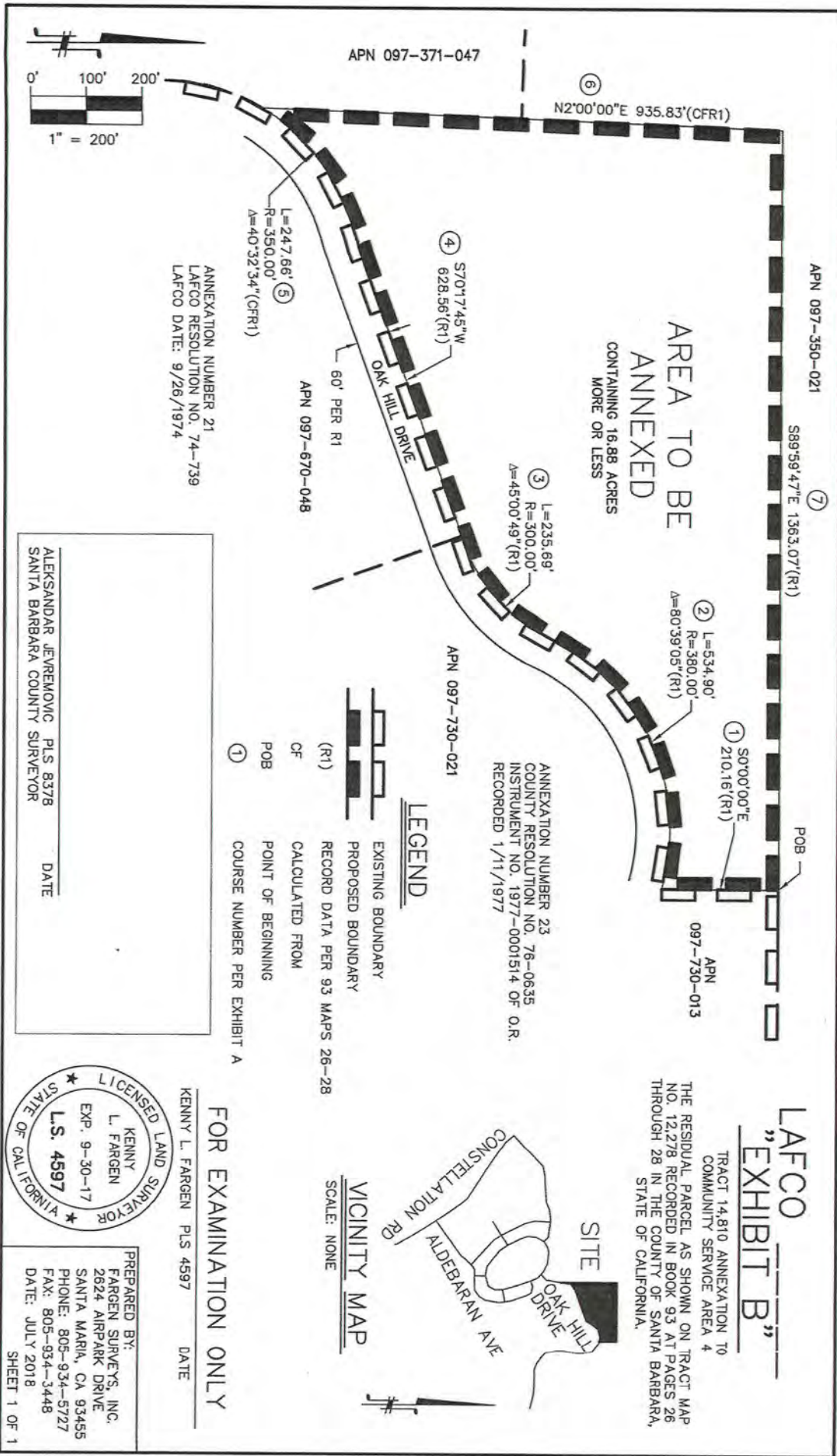
\_\_\_\_\_ date



Surveyors statement

"This legal description was prepared as an Annexation Exhibit and is not intended for use in the division and/or conveyance of real property as governed by the Subdivision Map Act of the State of California".

"This description was prepared from record data and is for assessment purposes only. The project boundary is intended to form a closed figure. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described".





7) PLANNING AND DEVELOPMENT 18-00100

HEARING - Consider recommendations regarding the Oak Hills Estate request for hearing of Case Nos. 15RZN-00000-00002, 15TRM-00000-00001/TM 14,180, 15DVP-00000-00001, and 17RDN-00000-00006, Third District, as follows: (EST. TIME: 45 MIN.)

- a) Make the required findings for approval of the project, including California Environmental Quality Act (CEQA) findings;
- b) Certify the Final Environmental Impact Report (17EIR-00000-00001) as modified by the Final EIR Revision Letter dated June 4, 2018, and adopt the mitigation monitoring program contained in the conditions of approval;
- c) Adopt an Ordinance for Case No. 15RZN-00000-00002, rezoning the project parcel from Residential Ranchette, 1 unit per 10 acres (RR-10) to Design Residential, 1.8 units per acre (DR-1.8);
- d) Approve the Vesting Tentative Tract Map (15TRM 00000-00001/TRM 14,180) subject to the conditions of approval;
- e) Approve a Development Plan (15DVP-00000-00001) for the future development of 29 single family residences within the DR-1.8 zone district subject to the conditions of approval; and
- f) Approve case No. 17RDN-00000-00006 subject to the conditions of approval.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY

*HEARING TIME: 4:09 PM - 4:39 PM (30 MIN.)*

Received and filed staff presentation and conducted public hearing.

A motion was made by Supervisor Hartmann, seconded by Supervisor Williams, that this matter be acted on as follows:

a) Adopted required findings;

b) Certified 17EIR-00000-00001 as modified by the EIR Revision Letter dated June 4, 2018 and adopted the mitigation monitoring program contained in the conditions of approval;

c) Adopted 15RZN-00000-00002.

ORDINANCE NO. 5052

d and e) Approved 15TRM-00000-00001/TRM 14,180 and 15DVP-00000-00001 subject to the conditions of approval as modified by Planning and Development memorandum dated July 16, 2018; and

f) Approved Case No. 17RDN-00000-00006.

Further directed that the off-site recreation area In-Lieu contribution to the Vandenberg Village Park and Playground Coalition be increased from \$50,000 to \$60,000.

The motion carried by the following vote:

Ayes: 5 - Supervisor Williams, Supervisor Wolf, Supervisor Hartmann, Supervisor Adam, and Supervisor Lavagnino

19-2

**OAK HILLS ESTATE OWNER CONTACT INFORMATION**

Oak Hills Estate, LLC  
Gary Blake, Managing Member  
C/O Urban Planning Concepts  
2624 Airpark Drive  
Santa Maria, CA 93455





State of California - Department of Fish and Wildlife  
**2018 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

19-2

Print StartOver Finalize&Email

RECEIPT NUMBER:  
 42 — 07262018 — 233  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 SCH2015111069

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY County of Santa Barbara, Planning and Development	LEAD AGENCY EMAIL	DATE 07262018
COUNTY/STATE AGENCY OF FILING Santa Barbara	DOCUMENT NUMBER	

PROJECT TITLE  
Oak Hills Estate Residential Project

PROJECT APPLICANT NAME Steve Rodriguez	PROJECT APPLICANT EMAIL	PHONE NUMBER (805) 682-3413
---	-------------------------	--------------------------------

PROJECT APPLICANT ADDRESS 123 E. Anapamu St.	CITY Santa Barbara	STATE CA	ZIP CODE 93101
---	-----------------------	-------------	-------------------

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,168.00	\$	<u>3,168.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	<u>0.00</u>

- Exempt from fee
- Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>          </u>

PAYMENT METHOD:

Cash     Credit     Check     Other    **TOTAL RECEIVED**    \$ 3,218.00

SIGNATURE <i>x Lucia Perez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Lucia Perez, Deputy Clerk
-----------------------------------	--

14407

**UPCC** URBAN PLANNING CONCEPTS, INC.  
URBAN DESIGN • LAND PLANNING • ENVIRONMENTAL ANALYSIS  
2624 Airpark Drive Santa Maria, CA 93455 (805) 934-5760

**Rabobank, N.A.**  
P.O. Box 6002  
Arroyo Grande, CA 93421-6002  
Customer Service 800-942-6222  
Rabobank  
90-3842/1222

ESB® Check Fraud Protection by Business

07/25/18  
DATE

\$139.75  
AMOUNT

Y THE DER

Santa Barbara County  
One hundred thirty nine and 75/100

CEQA Filing Fee 7M 14,810



*[Signature]*  
AUTHORIZED SIGNATURE

⑈014407⑈ ⑆122238420⑆ 111808901⑈

**COUNTY OF SANTA BARBARA** X 1926888  
COB Department

Santa Barbara, California 7/26/2018

Received from Urban Planning Concepts, Inc.

On Account of NOD-EIR Oakhill Estate

One Hundred thirty-nine and 75/100 and 75 Dollars \$ 139.<sup>75/100</sup>  
100

Received original of the above numbered receipt

N/A

CASH  
CHECK   
14407

*[Signature]*  
AUTHORIZED SIGNATURE

SIGNATURE OF PAYOR

2-147

**OAK HILLS ESTATE LLC**

PH. 805-934-3951  
195 S BROADWAY ST SUITE 203  
ORCUTT, CA 93455

RABOBANK, N.A.  
ARROYO GRANDE, CA 93421-6002  
90-3842/1222

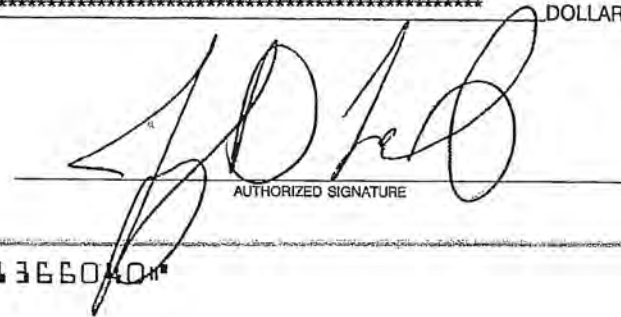
7/19/2018

PAY TO THE  
ORDER OF County of Santa Barbara

\$ **\*\*3,078.25**

Three Thousand Seventy-Eight and 25/100\*\*\*\*\* DOLLARS

County of Santa Barbara  
Accounting Unit  
123 East Anapamu Street  
Santa Barbara, CA 93101-2058



AUTHORIZED SIGNATURE

MEMO

Map 14,810-CEQA Filing Fee

⑈001410⑈ ⑆12238420⑆ 0871366010⑈

**COUNTY OF SANTA BARBARA** X 1926887  
COB Department

Santa Barbara, California 7/26/2018

Received from OAK Hills Estate LLC

On Account of NOD- EIR Oakhill Estate Residential Project

Three Thousand Seventy-Eight and 25/100 and 25 Dollars \$ 3,078<sup>25/100</sup>  
100

Received original of the above numbered receipt

N/A

CASH	
CHECK	X

1410



AUTHORIZED SIGNATURE

AC-147

SIGNATURE OF PAYOR

# NOTICE OF DETERMINATION (NOD)

To:	Office of Planning and Research	From:	(Public Agency)
Street Address:	1400 Tenth Street, Room 121		County of Santa Barbara
	Sacramento, CA 95814		Planning and Development
U.S. Mail:	P.O. Box 3044		123 East Anapamu Street
	Sacramento, CA 95812-3044		Santa Barbara, CA 93101

XX County Clerk  
County of Santa Barbara

*SUBJECT:*

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

15RZN-00002		
15TRM-00001		
15DVP-00001		
17RDN-00006	Oak Hills Estate Residential Project	17EIR-00000-00001
<b>Project Numbers</b>	<b>Project Title</b>	<b>EIR or ND Number</b>
<b>SCH 2015111069</b>	<b>Steve Rodriguez</b>	<b>(805) 682-3413</b>
<small>State Clearinghouse Number (if submitted to Clearinghouse)</small>	<small>Lead Agency/Contact Person</small>	<small>Area Code/Telephone</small>

**Project Location:** The project is located on Oak Hill Drive in Vandenberg Village. The site is identified as APN 097-371-010, Vandenberg Village area of Lompoc, Santa Barbara County.

**Project Description:** The proposed project includes a Rezone request to change the zoning of the project site from Residential Ranchette, 1 unit per 10 acres (RR-10) to Design Residential 1.8 units per acre (DR-1.8). The project also includes a Vesting Tentative Tract Map to divide the 16.88-acre project site into 30 parcels, including 29 single-family lots and one (1) common open space lot; and a Development Plan to develop 29 single-family residences.

**This is to advise that the Planning Commission has approved the above described project on July 17, 2018 and has made the following determinations regarding the above described project:**

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 the approval of the project.
4. A mitigation reporting or monitoring plan  was  was not] adopted for this project.
5. A statement of Overriding Consideration  was  was not] adopted for this project.
6. Findings  were  were not] made pursuant to the provisions of CEQA.
7. The project  did  did not] require discretionary approval from a state agency.

This is to certify that the final EIR or ND with comments and responses and record of project approval is available to the general public at:

- Santa Barbara County Planning and Development; 123 East Anapamu St. Santa Barbara, CA 93101
- Santa Barbara County Planning and Development; 624 Foster Road, Santa Maria, CA 93455

Steve Rodriguez

7/20/18

CONTRACT REVIEWER

Signature (Public Agency)

Date

Title



**COST ACCOUNTING AND INDEMNIFICATION AGREEMENT**

Applicant: OAK Hills ESTATE, LLC

19-2

Mailing Address: 2624 AIRPARK Drive

Santa Maria, CA 93455

Telephone: 805-698-1510

Fax: \_\_\_\_\_

E-mail Address: gblake@BOSDevelopment.com

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

I, OAK Hills ESTATE, LLC, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received. In the event of default, I agree to pay all costs and expenses incurred by LAFCO in securing the performance of this obligation, including the cost of any suit and reasonable attorney fees.

As part of this application, Applicant agrees to defend, indemnify, hold harmless and release the Santa Barbara Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on the proposal or on the environmental documents submitted to or prepared by LAFCO in connection with the proposal. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys' fees, and expert witness fees that may be asserted by any person or entity, including the Applicant, arising out of or in connection with the application. In the event of such indemnification, LAFCO expressly reserves the right to provide its own defense at the reasonable expense of the Applicant. ***If the applicant is in non-compliance with an existing agreement, the applicant shall be subject to LAFCO Policy Guidelines and Standards XIV, which identifies additional steps that must be satisfied before a new application may be accepted.***

In order to implement the cost accounting and indemnification provisions, please sign and date this statement indicating your agreement to the cost accounting procedure and indemnification agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 105 East Anapamu Street, Rm 407, Santa Barbara, CA 93101. If you have questions regarding your application, please contact the LAFCO Office at (805) 568-3391.

[Signature]  
Applicant's Signature  
Member  
OAK Hills Estate, LLC

8/7/18  
Date

19-2

LANDOWNER CONSENT TO ANNEXATION PROPOSAL

February 19, 2019

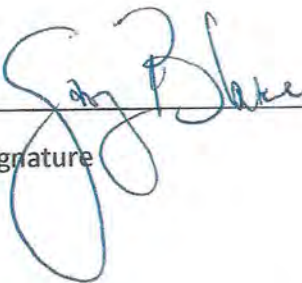
LAFCO FILE No \_\_\_\_\_: Oak Hills Estate (TM 14,810) Annexation to NCLD and CSA 4

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

PROPERTY OWNER ADDRESS: Oak Hills Drive, Vandenberg Village

ASSESSORS PARCEL NO: 097-371-010

LANDOWNER: Gary Blake, Managing Member  
Oak Hills Estate LLC

  
Signature \_\_\_\_\_ Date 2/19/2019





19-2

February 19, 2019

Paul Hood, Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara CA 93101

COUNTY OF SANTA BARBARA  
COMMUNITY SERVICES DEPARTMENT  
2019 FEB 22 PM 4:08

Subject: **Proposed Change to the Sphere of Influence of the Santa Barbara North County Lighting District and County Service Area 4**

Dear Mr. Hood:

The County of Santa Barbara hereby requests the Local Agency Formation Commission to approve the sphere of influence changes described in the attached materials. This request is submitted pursuant to the Cortese/ Knox/Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.).

Enclosed in support of this proposal are the following:

1. Completed Questionnaire for Amending a Sphere of Influences.
2. Assessor Parcel Map with sphere of influence change outlined in red
3. See the Annexation Questionnaire for CEQA documentation.
4. LAFCO processing fee payable to "LAFCO" for \$3,500.

If you have any questions regarding this proposal, please contact:

- For Santa Barbara North County Lighting District, Will Robertson at (805) 739-8785 or [wmrober@cosbpw.net](mailto:wmrober@cosbpw.net) or Martin Wilder at (805) 739-8755 or [mwilder@cosbpw.net](mailto:mwilder@cosbpw.net) in the Santa Barbara County Public Works Department.
- For County Service Area 4, Jeff Lindgren at 686-5076 or [jlindgren@co.santa-barbara.ca.us](mailto:jlindgren@co.santa-barbara.ca.us) in the Santa Barbara County Community Services Department, Park Division.

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Questionnaire for Amending a Sphere of Influence.**

(Attach additional sheets as necessary)

19-2

Sphere of Influence of the Santa Barbara North County Lighting District and  
County Service Area 4

Purpose of the proposal

1. Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.

**This application is in conjunction with Final Map clearance for the Oak Hills Estate, TM 14,810 housing development project. LAFCO Maps show that the project is not currently located within the Santa Barbara North County Lighting District nor County Service Area 4 Spheres of Influence or boundary lines. An application for the annexation to these entities is concurrently submitted with the application for the boundary changes.**

Consultation with the County (City sphere changes only)

2. Provide documentation regarding consultation that has occurred between the City and the County with regard to agreement on boundaries, development standards and zoning requirements for land in the proposed sphere as required by Government Code §56425.

**Not applicable.**

Description of area to be included in the sphere

3. What area is proposed to be included in the sphere? Attach a map identifying the current sphere and the proposed addition. What is the acreage?

**The change to the spheres comprise the same area to be annexed and covers 16.88 acres on 097-371-010. See attached assessor's parcel map.**

4. Why was it decided to use these particular boundaries?

**These boundaries for the sphere change and boundary reorganization are based on the existing property lines.**

5. What are the existing land uses for the proposal area? Be specific.

Sphere of Influence Questionnaire (10-4-01)

This form can be downloaded from [www.sblafco.org](http://www.sblafco.org)



**APN 097-371-010 is currently vacant and zoned for residential development.**

6. Are there proposed land uses for the proposal area? Be specific.

**The project is approved for 29 single family homes and one private open space lot.**

Relationship to Existing Plans

7. Describe current County general plan and zoning designations for the proposal area.

**The General Plan Designation for APN 097-371-010 is RES-12.3, 12.3 units/acre. The zoning is CR-1.8, 1.8 units/acre.**

8. Describe any City general plan and rezoning designations for the proposal area.

**Not applicable.**

Environmental Assessment

9. What is the underlying project? Who is the lead agency? What type of environmental document has been prepared for the proposed project?

**The Oak Hills Estate is per TM 14,810 and comprises 29 single family home residential subdivision as approved by the County of Santa Barbara Board of Supervisors in July 2018. The lead agency under CEQA is the Santa Barbara County Planning and Development Department. The project was reviewed under Environmental Impact Report 17EIR-00001.**

Justification

10. To assist LAFCO in making determinations pursuant to Government Code §56425, please provide information relevant to each of the following:
- A. Present and planned uses in the area, including agricultural and open-space lands.

**Land to the east comprises developed single family residences. Land to the north and west comprises the Burton Mesa Ecological Reserve. Land to the south comprises developed single family residences and the Vandenberg Village Country Club Golf Course**

- B. Present and probable needs for public facilities and services in the area.

**Water and sewer by Vandenberg Village Community Services District.  
Electricity provided by PG&E  
Telephone provided by Frontier Communications  
Cable provided by ComCast  
Gas provided by Southern Calif. Gas Co.  
Public streetlighting – County of Santa Barbara (Santa Barbara North  
County Lighting District)  
County public open space maintenance – County of Santa Barbara (County  
Service Area No. 4)**

- C. Present capacity of public facilities and adequacy of public services the affected agency provides or is authorized to provide.

**All of the above agencies are able and willing to serve this project.**

- D. Existence of any social or economic communities of interest in the area.

**This project is located just north of the city of Lompoc, in the unincorporated area of Santa Barbara County in the community of Vandenberg Village.**

Additional Comments

11. Provide any other comments or justifications regarding the proposal.

**This application is being filed in response to County of Santa Barbara conditions of approval for the Oak Hills Estate development project, a subdivision of APN 097-371-010 by TM 14,810. County services sought include public streetlighting services from the Santa Barbar North County Lighting District and public open space services from County Service Area No. 4.**

12. Enclose any pertinent staff reports and supporting documentation related to this proposal.

**Environmental Impact Report 17EIR-00001 was approved by the County Board of Supervisors on July 17, 2018. See annexation application.**

**The County Board of Supervisors has approved resolutions to initiate annexation to the Santa Barbara North County Lighting District and County Service Area No. 4. See annexation application.**

13. Notices and Staff Reports

**None**

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

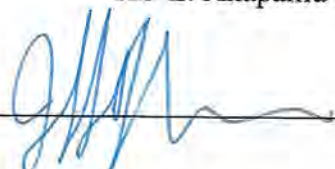
	<u>Name</u>	<u>Address</u>
1.	David Swenk Urban Planning Concepts	2624 Airpark Drive Santa Maria, CA 93455
2.	Martin Wilder/Will Robertson, County of Santa Barbara Public Works Dept	620 W. Foster Road Santa Maria, CA 93455
3.	Jeff Lindgren, County of Santa Barbara Community Services Dept - Parks Div	123 E. Anapamu Street Santa Barbara, CA 93101

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Martin Wilder/Will Robertson	Santa Barbara County Public Works Dept 620 West Foster Road, Santa Maria, CA 93455	(805) 739-8750

Signature  Date FEB 21, 2019

Jeff Lindgren Santa Barbara County Comm Serv Dept – Parks Div (805) 568-2469  
123 E. Anapamu Street, Santa Barbara, CA 93101

Signature  Date 2-22-19





**ATTACHMENT C**  
**LAFCO Proposal Review Factors - Government Code 56668**  
**Oak Hills Estates Reorganization to the**  
**CSA No. 4 & North County Lighting (File No. 19-02)**

**Factor (a)** Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

**Response.** The Oak Hills Estates Annexation is 16.88 acres consisting of 29 single-family residential lots approved with a tract map and development plan by the County. The site is surrounded by the Vandenberg Village residential community to the south, the Burton Mesa Ecological Preserve on the north and west, and single family residential to the east. The property is along Oak Hills Drive. The annexation area is relatively flat. Bordering along Oak Hills Drive, the terrain rises into a generally flat feature with slight rolling inundations. An ephemeral channel bisects the property north to south and drains southward.

The existing land use is undeveloped. The proposal is for residential uses. The development plan includes a twenty-nine-lot subdivision; no residential development on the proposed vacant lots created by the subdivision is proposed at this time. The land use designations and zoning are Residential, 12.3 dwelling units per acre. The site was re-zoned to DR-1.8 as part of the approval.

The future population estimates were developed based upon projections included in the County's General Plan. The potential population increase of approximately 75 residents based on a factor of 2.5 persons per dwelling unit. The population of the unincorporated Vandenberg Village area is approximately 6,497 (U.S. Census Bureau 2010).

Growth is likely in this area under the County's approved tract map. The Districts are prepared to provide services for providing for the planned and well-organized growth.

**Assessed Valuation:** The property is presently within Tax Rate Area 072040. The assessed value of the parcel is \$0 for both the land improvements. (Tax roll 2019-2020.) The overall tax rate will not be affected by this change. The annexing agencies have no existing indebtedness.

**Factor (b)** The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for those services and controls, probable

effect of the proposed incorporation, formation, annexation, or exclusion and alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

**Response.** The present cost and adequacy of governmental services and controls in the area is technically the County's responsibility, however, the property is already located within the Vandenberg Village Community Services District (VVCS D) for services provided by the CSD. The properties are supplied water and wastewater collection by VVCS D.

The VVCS D would supply water to the project site and relies entirely upon groundwater from the Lompoc Groundwater Basin serving approximately 2,600 connections. Water consumption for the proposed project was estimated using water demand factors for the Lompoc area included in the County's Environmental Threshold and Guidelines Manual, and the associated net consumptive use factor. Based on a per residence water use of 0.4-acre feet of water per proposed residential unit and a consumptive use factor of 0.75, the project would have an estimated annual water demand 11.3 AFY. The proposed project's estimated water demand of 11.3 AFY would be 2.38 AFY below the VVCS D approved water allocation of 13.68 AFY.

Wastewater from the Vandenberg Village area is collected, treated, and disposed of by the VVCS D. Since 1978, wastewater has been connected and treated at the City of Lompoc Regional Wastewater Reclamation Plant (LRWRP). This plant also serves the Vandenberg Air Force Base (VAFB) area. VVCS D has a contractual entitlement to 16.14 percent of the LRWRP capacity, which has a design flow of 5.5 million gallons per day (MGD) and a permitted flow of 5.0 MGD. VVCS D has a current wastewater service capacity of 0.89 MGD and a current usage level of 0.5 MGD.

CSA #4 and North County Lighting would be responsible for streetlighting, parks and open space maintenance. The County proposal to create a zone of benefit and imposing benefit assessments to pay for street lighting services within the annexation area. Property tax distributions will fund park related services.

**Factor (c)** The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

**Response.** The proposed action would allow the proposal approved by the County to be implemented upon compliance with the conditions of approval. The eventual impact would be an increase of population for the Vandenberg Village area. The VVCS D would be responsible for providing water and wastewater services to the area. CSA #4 and North County Lighting would be responsible for streetlighting, parks and open space maintenance. The residential development

would increase the economic buying power in the area and contribute to local businesses, social and economic interests.

**Factor (d)** The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

**Response.** The County prepared their General Plan that provides for the planned, orderly and efficient development of the area coupled with the County approving the tract map and development plan along with environmental documentation regarding this proposal both provide documentation that address a variety of issues, including:

- Utilities and Services
- Land Use
- Development Standards
- Circulation/Transportation
- Housing Affordability
- Community Design
- Public Services
- Public Facilities
- Financing

Santa Barbara LAFCO does not have specific Policies for District Annexations however; the following are the Santa Barbara LAFCO general Policies for providing planned orderly development:

**Policy 1.** Any proposal for a change or organization or reorganization shall contain sufficient information to determine that adequate services, facilities, and improvements can be provided and financed by the agencies responsible for the provision of such services, facilities, and improvements.

**Analysis.** The District's Plan for Services and "Exhibit A" outline the adequate services, facilities, and improvements.

**Policy 2.** All lands proposed for annexation to cities shall be pre-zoned prior to the submission of an application to the Local Agency Formation Commission. The City shall be lead agency for environmental review in such cases, and environmental documentation shall accompany the application.

**Analysis.** The property would be annexed into the North County Lighting District and County Service Area No. 4 not a City, pre-zoning is not required. The property is outside the Districts' Sphere of Influence which will be amendment with this action.

**Policy 3.** Reorganization of overlapping and competing agencies or the correction of illogical boundaries dividing agency service areas is recommended. The Commission encourages reorganizations, consolidations, mergers, or dissolutions where the result will be

better service, reduced cost, and/or more efficient and visible administration or services to the citizens.

**Analysis.** The property is contiguous to the Districts'. The Districts provides streetlighting, and parks and open space maintenance for the Lompoc Valley. No other competing agencies could provide these services.

**Policy 4.** In order to minimize the number of agencies providing services proposals for formation of new agencies shall be discouraged unless there is evidenced a clear need for the agency's services from the landowners and/or residents; there are no other existing agencies that are able to annex and provide similar services; and there is an ability of the new agency to provide for and finance the needed new services.

**Analysis.** The existing agencies CSA #4 and North County Lighting are the most logical agency to provide the required services. CSA #4 maintain approximately 52 acres of open space. The District maintains open space dedicated as a result of the County's approval of land use permits. The district receives a portion of general property tax within the District and related revenues from parcels with the District.

The North County Lighting District provides street lighting and energizes 2,816 streetlights in the unincorporated Casmalia, Los Alamos, Mission Hills, Orcutt, Santa Maria and Vandenberg Village areas. Revenues to fund streetlighting services are derived from a combination of property taxes and benefit assessments. Benefit assessment zones are established by the Board of Supervisors that fund each area based on need. Public street lighting facilities are owned and maintained by Pacific Gas & Electric Company in northern Santa Barbara County and by Southern California Edison in southern Santa Barbara County.

Government Code Section 56377 states:

56377. In reviewing and approving or disapproving proposals which could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands,



unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing sphere of influence or the local agency.

**Analysis.** The annexation to the Districts' promotes the development of lands proximate to the Vandenberg Village, the annexation area does not have any agriculture land located within the boundaries of the annexation.

**Factor (e)** The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

**Response.** The area includes 29 residential lots, with one common open space. The area is unincorporated and has seen development under County zoning consisting of a single-family residence. The 29-lot subdivision would create vacant parcels of land at this time, but has the potential for residential development. No impacts or effect would occur on agricultural lands.

**Factor (f)** The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

**Response.** The annexation boundary follows lines of assessment and does not create an island or corridor of unincorporated territory subject to the condition that prior to the Executive Officer executing and recording the Certificate of Completion, the proponent shall obtain the County Surveyor's final approval of the legal description and map and submit such approval to the Executive Office. The property is contiguous to the Districts.

**Factor (g)** A regional transportation plan adopted pursuant to Section 65080.

**Response.** The annexation of this 29-lot subdivision was considered and found consistent with SBCAG RTP planning document during the preparation of the EIR certified for this project. The RTP/SCS was based on the land uses prescribed in the various City of Lompoc General Plans and the County Comprehensive Plan. As the proposed project would develop the property at a

density less than what would be allowed in the Comprehensive Plan, the project would be consistent with the goals and policy objectives in the RTP and was found to not result in a significant impact.

**Factor (h)** Consistency with appropriate City or County General and Specific Plans.

**Response.** The County General Plan designates the site as Residential, 12.3 dwelling units per acre. No changes in the General Plan designation were necessary. The other action that was necessary include Rezone (Case No. 15RZN-0002) to change the zoning on the project parcel from RR-10 (Residential Ranchette, 1 unit per 10 acres) to DR-1.8 (Design Residential, 1.8 units per acre). Vesting Tentative Tract Map (Case No. 15TRM-00001/TRM 14,180), and Development Plan (Case No. 15DVP-00001) to develop 29 single-family residential units.

**Factor (i)** The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.

**Response.** The proposal site is outside of the Districts of Santa Barbara North County Lighting, and County Service Area No. 4's current Sphere of Influence. This proposal would amend the SOI concurrently with the reorganization of the property. The last SOI update for the CSA #4 was in 2005 and North County Lighting District was in 2013.

**Efficient Service Provision.** The site is in an area that allows the Districts to best provide services in the future. The District serves the areas to south, west, and east of the parcel providing streetlighting and park/open space service provisions.

**LAFCO Process.** The SOI Amendment does not allow the District to provide services. The Sphere recognizes that an area should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the District to serve the area either an outside user agreement or an annexation would need to be approved by LAFCO. The SOI Amendment is being request concurrently with the Districts request for annexation to serve the Project Site with streetlighting, park and open space services provided by the Districts. These approvals are subject to the Cortese-Knox-Hertzberg Act and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions. The proposed Sphere of Influence Amendment would extend the District of County Service Area No. 4s and North County Lighting District's Spheres of Influence to include the following property; Formerly Assessor's Parcel Numbers 097-371-010 Tract Map 14,810 Oak Hills Estates.

**Municipal Service Review.** The Cortese-Knox-Hertzberg Act advises that a current Municipal Service Review (MSR) be used to analyze a Sphere of Influence Amendment. The CKH Act requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years or as necessary. The MSR is a study of the District's service capabilities and addresses seven factors described in Section 56430 of the CKH Act. LAFCO adopted a Sphere of Influence Update and Municipal Services Review (SOI/MSR) for the CSA #4 in 2005 and North County Lighting in 2011.

**Factor (j)** The comments of any affected local agency or other public agency.

**Response.** No comments have been submitted by local agencies. Any comments will be addressed in the staff report.

**Factor (k)** The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

**Response.** The County Service Area No. 4 and North County Lighting District can provide services to all the properties within the annexation area. This is documented in Plan for Services, and other studies completed by the Districts. The benefit assessment zone will be approved by the County of Santa Barbara.

**Factor (l)** Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

**Response.** The Vandenberg Village CSD will serve the development. The Water Supply Plan was discussed and adopted in the certified EIR in 2018, the EIR identifies water supplies available to the District that are sufficient to meet the projected demand of 11.3 AFY.

**Factor (m)** The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

**Response.** For this annexation, no Regional Housing Needs Allocation (RHNA) credits/Transfer are necessary as the RHNA would apply to the County with no additional need for above-moderate income units for the current RHNA cycle. The affordable housing inclusionary requirement for developments in Santa Barbara County is generally 20 percent for developments of five (5) or more units. The applicant would comply with the County's Inclusionary Ordinance by paying in-lieu fees for affordable housing.

**Factor (n)** Any information or comments from the landowner or owners.

**Response.** Letters from the property owners will be included and addressed in the Staff Report. No comment letters were received.

**Factor (o)** Any information relating to existing land use designations.

**Response.** The existing land use is addressed in the staff report.

**Factor (p)** Environmental Justice. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

**Response.** A 29-lot subdivision is included as part of the contemplated service and annexation proposal. Any new development in the future would be considered by the County with environmental justice topics considered. The annexation of the area shall not require the construction of facilities or connections to services and fees to be unfairly impacted by races, cultures and incomes. 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.

**Factor (q)** Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

**Response.** The Oak Hills Estates site is identified in the County's Multi-jurisdictional Hazard Mitigation Plan (MJHMP) as a very high fire hazard zone; and low liquefaction or landslide risk as identified in the local hazard mitigation plan.





State of California - Department of Fish and Wildlife  
**2018 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

19-2

Print StartOver Finalize&Email

RECEIPT NUMBER:  
 42 — 07262018 — 233  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 SCH2015111069

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY County of Santa Barbara, Planning and Development	LEAD AGENCY EMAIL	DATE 07262018
COUNTY/STATE AGENCY OF FILING Santa Barbara	DOCUMENT NUMBER	

PROJECT TITLE  
 Oak Hills Estate Residential Project

PROJECT APPLICANT NAME Steve Rodriguez	PROJECT APPLICANT EMAIL	PHONE NUMBER (805) 682-3413
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PROJECT APPLICANT ADDRESS 123 E. Anapamu St.	CITY Santa Barbara	STATE CA	ZIP CODE 93101
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,168.00	\$	<u>3,168.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>          </u>

PAYMENT METHOD:

Cash     Credit     Check     Other

TOTAL RECEIVED    \$ 3,218.00

SIGNATURE x Lucia Perez	AGENCY OF FILING PRINTED NAME AND TITLE Lucia Perez, Deputy Clerk
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# NOTICE OF DETERMINATION (NOD)

To:	Office of Planning and Research	From:	(Public Agency)
Street Address:	1400 Tenth Street, Room 121		County of Santa Barbara
	Sacramento, CA 95814		Planning and Development
U.S. Mail:	P.O. Box 3044		123 East Anapamu Street
	Sacramento, CA 95812-3044		Santa Barbara, CA 93101

XX County Clerk  
County of Santa Barbara

*SUBJECT:*

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

15RZN-00002		
15TRM-00001		
15DVP-00001		
17RDN-00006	Oak Hills Estate Residential Project	17EIR-00000-00001
<b>Project Numbers</b>	<b>Project Title</b>	<b>EIR or ND Number</b>
<b>SCH 2015111069</b>	<b>Steve Rodriguez</b>	<b>(805) 682-3413</b>
<small>State Clearinghouse Number (if submitted to Clearinghouse)</small>	<small>Lead Agency/Contact Person</small>	<small>Area Code/Telephone</small>

**Project Location:** The project is located on Oak Hill Drive in Vandenberg Village. The site is identified as APN 097-371-010, Vandenberg Village area of Lompoc, Santa Barbara County.

**Project Description:** The proposed project includes a Rezone request to change the zoning of the project site from Residential Ranchette, 1 unit per 10 acres (RR-10) to Design Residential 1.8 units per acre (DR-1.8). The project also includes a Vesting Tentative Tract Map to divide the 16.88-acre project site into 30 parcels, including 29 single-family lots and one (1) common open space lot; and a Development Plan to develop 29 single-family residences.

**This is to advise that the Planning Commission has approved the above described project on July 17, 2018 and has made the following determinations regarding the above described project:**

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 the approval of the project.
4. A mitigation reporting or monitoring plan  was  was not] adopted for this project.
5. A statement of Overriding Consideration  was  was not] adopted for this project.
6. Findings  were  were not] made pursuant to the provisions of CEQA.
7. The project  did  did not] require discretionary approval from a state agency.

This is to certify that the final EIR or ND with comments and responses and record of project approval is available to the general public at:

- Santa Barbara County Planning and Development; 123 East Anapamu St. Santa Barbara, CA 93101
- Santa Barbara County Planning and Development; 624 Foster Road, Santa Maria, CA 93455

Steve Rodriguez

7/20/18

CONTRACT REVIEWER

Signature (Public Agency)

Date

Title

# Notice of Determination

**To:**  Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 121  
Sacramento, CA 95814-3044

**From:** Local Agency Formation Commission  
105 East Anapamu Street, Room 407  
Santa Barbara CA 93101  
805/568-3391

**X** County Clerk  
County of Santa Barbara  
105 East Anapamu Street  
Santa Barbara CA 93101

**Subject:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**Project Title:** Oak Hills Estates Reorganization and sphere of influence amendments, LAFCO File No: 19-02

2015111069	County of Santa Barbara	805-568-3391
State Clearinghouse Number	Lead Agency	Phone Number

**Project Location:** The project is located on Oak Hill Drive in Vandenberg Village. The site is identified as APN 097-371-010, Vandenberg Village area of Lompoc, Santa Barbara County.

**Project Description:** Tract Map 14,810 Oak Hills Estates Reorganization involving sphere of influence amendments and annexations to County Service area No. 4 (Annexation No. 24 for park and open space maintenance) and North County Lighting District (Annexation No. 35 for street lighting services).

This is to advise that the Santa Barbara Local Agency Formation Commission acting as responsible agency has approved the above-described project on June 3, 2021 and has made the following determinations regarding the above-described project:

1. The project **will** have a significant effect on the environment.
2. An Environmental Impact Report **was** prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures **were made** a condition of the approval of the project.
4. A mitigation reporting or monitoring plan **was** adopted for this project.
5. A statement of Overriding Considerations **was** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.
7. The project **did** require discretionary approval from a state agency.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

105 E. Anapamu St.-Rm 407, Santa Barbara, CA 93101

	<i>LAFCO Executive Officer</i>	7-3-21
Signature (Mike Prater)	Title	Date

## STATEMENT OF OVERRIDING CONSIDERATIONS

The Final EIR (17EIR-00000-00001) for the Oak Hills Estate project identify three (3) environmental impacts that cannot be fully mitigated and are therefore considered significant and unavoidable impacts after all feasible mitigation measures of the project are incorporated. The significant and unavoidable impacts are associated with the project's effects on visual resources in the following areas:

1. Significant and unavoidable aesthetic impacts would result from adverse changes to the visual character of the project site resulting from grading, vegetation removal and construction; scenic quality impacts to views from the Burton Mesa Ecological Reserve and other off-site locations; and cumulative aesthetic impacts. Mitigation to reduce these impacts include requirements for the implementation of approved project-specific design guidelines and an approved open space management plan, and NBAR review of future residential development on the project site. No other measures are known that would further reduce the identified aesthetic impacts of the project.

The following mitigations have been implemented in the EIR to reduce the impact to the maximum extent feasible:

***Mitigation Measure AES-1: Design Guidelines and Open Space Management Plan Revisions.*** The proposed Oak Hills Estate Design Guidelines and Open Space Management Plan shall be revised to address the review comments provided in the Oak Hills Estate Project – Peer Review of Open Space Management Plan (RECON 2016a, Appendix D-2) and Oak Hills Estate Project – Peer Review of Design Guidelines (RECON 2016b, Appendix C-2). These revisions address tree protection during grading; the preparation of separate on-site and off-site restoration and management plans for habitat restoration; landscape design; a native habitat planting list; invasive species control; the location and design of proposed fuel management zones; and overall site design. The Guidelines and Plan shall also incorporate review comments that may be provided by the NBAR. The purpose of the required revisions is to ensure that the design, scale, character, heights, colors, and materials used in residential lots and drainage swales, trails, project entries, and landscaping of common open space areas are compatible with existing surrounding development.

**Plan Requirements and Timing:** The amended Oak Hills Estate Design Guidelines and Open Space Management Plan shall be reviewed and approved by the County prior to final map recordation and will be included in the Covenants, Conditions, and Restrictions.

**Monitoring:** The Owner/Applicant shall demonstrate to Planning & Development compliance monitoring staff that the project has been built consistent with the County approved amended Oak Hills Estate Design Guidelines and Open Space Management Plan.

***Mitigation Measure AES-2: NBAR Design Review.*** The Owner/Applicant shall demonstrate that future development on the project site is consistent with the Amended Oak Hills Estate Design Guidelines and obtain NBAR approval of the development on the project site. All project elements (e.g., future residence design, scale, character, colors,



materials and landscaping of common open areas, the proposed trail and storm water detention basins) shall be compatible with vicinity development.

**Timing:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final NBAR approval prior to zone clearance for each proposed residence. Grading plans shall be submitted to P&D concurrent with or prior to NBAR plan filing.

**Monitoring:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved NBAR design and landscape plans prior to Final Building Inspection Clearance.

**FINDINGS OF FACTS**

The Commission does hereby make the following written findings and statements of overriding considerations regarding the adverse and unavoidable environmental effects identified in the Environmental Documentation:

1. The Commission, acting as a Responsible Agency, hereby finds that, for the reasons set forth below, the economic, social, and other considerations of the proposal outweigh the unavoidable impacts relating to Aesthetic, identified in the findings.
  - a. The project will provide 29 new single-family residences that will increase housing opportunities in the County. In addition, the project will be required to pay in-lieu housing fees that will assist in the development of affordable housing in the County, and the project will not affect the ability of the County to meet its current Regional Housing Need Allocation.
  - b. The project will provide new infill development on a parcel designated for residential development by the Comprehensive Plan. The proposed infill development provides housing that is near commercial and transit services, which reduce project-related vehicle miles travelled and associated emissions of criteria pollutants and greenhouse gases.
  - d. The project will make a contribution of \$50,000 to the Vandenberg Village Park & Playground Coalition. The contribution will help to facilitate the development of a playground in Vandenberg Village.
  - e. The project will conduct habitat restoration activities within the stream channel located on the central portion of the project site. This restoration is not required to mitigate impacts of the project and will enhance the biological habitat value of the channel.
  - f. The project will mitigate impacts to on-site sensitive plants, oak trees and habitat on the Burton Mesa Ecological Reserve. This site was identified by the California Department of Fish and Wildlife and will restore areas of the Reserve that were disturbed by previous farming activities.
  - g. The project will mitigate impacts to oak trees by planting and maintaining 45 (23 15-gallon and 22 24-inch box) oak trees on a 123-acre property owned by the Vandenberg Village Community Services Department (VVCSD). The trees planted at this site would partially mitigate project-related oak tree impacts and would also enhance the appearance of the VVCSD property.
  - h. The project includes design guidelines that prescribe architectural and landscape standards that will promote compatibility with the residential neighborhoods adjacent to the project site.
  - i. The project has been designed to provide open area buffers adjacent to the Burton Mesa Ecological Reserve, which will minimize the potential for future direct and indirect conflicts with the Reserve.
  - j. Roadways that would be developed on the project site would be private roads maintained by the project's Homeowners Association. The maintenance of the roadways will not be dependent upon public funds.

- k. The project would correct drainage and erosion impacts that are occurring on the project site, which has resulted in the creation of a deeply eroded channel on the project site and resulting in off-site sedimentation impacts.
2. The proposed project has been planned for by the County in its General Plan and is consistent with the County's goals and policies for development of the property. As required by the County, Oak Hills Estates contains policies and standards that will facilitate appropriate development of land, protection of open space, and provisions of adequate public facilities consistent with the County's Land Use and Circulation Element and the Housing and Transportation objectives.
3. The proposed project allows for the provision of adequate, cost-efficient and reliable public services to the proposed area.
4. LAFCO establishes Spheres of Influence which identifies areas of possible future development and encourages opportunities for logical development. The SOI was amended to allow for Annexation and provides the opportunity for creating needed housing, setting aside open space and contributing by paying in-lieu housing fees that will assist in the development of affordable housing in the County.
5. LAFCO has reviewed and considered the Statement of Overriding Considerations approved by the County of Santa Barbara and the evidence that supports that Statement as set forth in the Environmental Documentation and has concluded that any adverse environmental effects of the project are outweighed by the benefits of the project.
6. The Environmental Documentation as incorporated by reference and other written materials presented to and prepared by the LAFCO show that the Project would result in benefits as set forth in this Statement of Overriding Considerations.
7. Annexation and development of these properties are a logical and planned expansion of the County Service Area No.4 and North County Lighting District.
8. The project designates (9.45 acres in open space) of the property to parks/open space.
9. The County has approved a Development Plan, Environmental Impact Report (EIR) to identify the impacts of a development project proposed for the property. The Plan and Environmental Documentation provides specific mitigation for the identified impacts and is consistent with the County's General Plan policies and procedures. Mitigation and Conditions of Approval have been adopted by the County.



February 19, 2019

Paul Hood, Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara CA 93101

**Subject: Proposed Annexations to the Santa Barbara North County Lighting District and County Service Area 4**

Dear Mr. Hood:

The County of Santa Barbara hereby requests approval of the proposal described in the attached materials. It is proposed to process this application under the provisions of the Cortese/ Knox/Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.).

Enclosed in support of this proposal are the following:

1. Resolutions of application adopted by the Santa Barbara County Board of Supervisors on January 29, 2019.
2. Completed LAFCO Proposal Questionnaire (7 copies).
3. Assessor Parcel Map with application area outlined in red (1 copy)
4. Map and legal description of the application area (7 copies).
5. Final Subsequent EIR (7 hard copies, 7 soft copies) and Santa Barbara County Planning and Development Department Action Letter (1 copy).
6. List of current and any know future landowners or lessees (1 copy)
7. LAFCO processing fee payable to "LAFCO" for \$3,500.
8. Deposit of \$1,100 payable to "County of Santa Barbara" for the County Surveyor to review the map and legal description.



9. California Department of Fish and Wildlife fee verification.
10. Cost Accounting and Indemnification Agreement.

Written consent has been given to this annexation by all affected property owners and it is therefore requested that the Commission waive the protest hearing requirements.

If you have any questions regarding this proposal, please contact:

- For Santa Barbara North County Lighting District, Will Robertson at (805) 739-8785 or [wmrober@cosbpw.net](mailto:wmrober@cosbpw.net) or Martin Wilder at (805) 739-8755 or [mwilder@cosbpw.net](mailto:mwilder@cosbpw.net) in the Santa Barbara County Public Works Department.
- For County Service Area 4, Jeff Lindgren at 686-5076 or [jlindgren@co.santa-barbara.ca.us](mailto:jlindgren@co.santa-barbara.ca.us) in the Santa Barbara County Community Services Department, Park Division.

**COST ACCOUNTING AND INDEMNIFICATION AGREEMENT**

Applicant: OAK Hills ESTATE, LLC

19-2

Mailing Address: 2624 AIRPARK Drive

Santa Maria, CA 93455

Telephone: 805-698-1510

Fax: \_\_\_\_\_

E-mail Address: gblake@BOSDevelopment.com

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

I, OAK Hills ESTATE, LLC, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received. In the event of default, I agree to pay all costs and expenses incurred by LAFCO in securing the performance of this obligation, including the cost of any suit and reasonable attorney fees.

As part of this application, Applicant agrees to defend, indemnify, hold harmless and release the Santa Barbara Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on the proposal or on the environmental documents submitted to or prepared by LAFCO in connection with the proposal. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys' fees, and expert witness fees that may be asserted by any person or entity, including the Applicant, arising out of or in connection with the application. In the event of such indemnification, LAFCO expressly reserves the right to provide its own defense at the reasonable expense of the Applicant. ***If the applicant is in non-compliance with an existing agreement, the applicant shall be subject to LAFCO Policy Guidelines and Standards XIV, which identifies additional steps that must be satisfied before a new application may be accepted.***

In order to implement the cost accounting and indemnification provisions, please sign and date this statement indicating your agreement to the cost accounting procedure and indemnification agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 105 East Anapamu Street, Rm 407, Santa Barbara, CA 93101. If you have questions regarding your application, please contact the LAFCO Office at (805) 568-3391.

[Signature]  
Applicant's Signature  
Member  
OAK Hills Estate, LLC

8/7/18  
Date

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE OAK HILLS  
ESTATES REORGANIZATION INVOLVING AMENDMENT OF THE SPHERES OF  
INFLUENCE AND ANNEXATIONS TO COUNTY SERVICE AREA 4 AND NORTH  
COUNTY LIGHTING DISTRICT

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, on May 7, 2021, the Executive Officer issued a Certificate of Filing regarding LAFCO Application No. 19-02. The application proposes annexation of the property known as the Oak Hill Estates to County Service Area No. 4 (Annexation No. 24) and annexation to the North County Lighting District (Annexation No. 35); 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, a staff report was prepared, and the public hearing was duly conducted under the Covid-19 modified meetings laws; 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, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Commission has considered all factors required to be considered by Government Code Sections 56668 et seq.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Commission as follows:

- (1) The Commission certifies it has considered EIR #17EIR-00000-00001 as prepared and certified by the County of Santa Barbara and directs staff to file a Notice of Determination pursuant to California Environmental Quality Act ("CEQA") Guidelines section 15096(i);
- (2) Acting as a Responsible Agency under CEQA and pursuant to CEQA Guidelines

Sections 15091 and 15093, the Commission adopts the findings and statement of overriding consideration set forth in Exhibit A;

(3) The Commission's written determination pursuant to Government Code Section 56425(e) (1-5) include:

a) Present and planned land uses in the area, including agriculture, and open space lands:

The present and planned uses for this Sphere of Influence Amendment are consistent with the County's General Plan, Tract Map and development plan approved by the County. The plan for providing services for this area include services from the Vandenberg Village CSD for primary services. The County's approval included the condition for annexation into both districts for street lighting, park and open space services. Overall, the County's General Plan clearly identifies community goals, objectives, policies and standards. The policy document and development approval provide for the logical and orderly growth of the Oak Hills Estates. The annexation contains no agricultural resources, one common area open space lot consisting of 9.45 acres.

b) Present and probable need for public facilities and services in the area:

The present need for public services in the proposed SOI area consist of services for build-out of the 29-lot subdivision. Water and sewer services would be provided by Vandenberg Village Community Services District. Fire would be provided County Fire Protection District. The tract map already resides within these other services provider boundaries. The Environmental Impact Report cited an Open Space Management Plan and HOA Managed Landscape/Habitat Plan are designed to preserve and maintain the open space areas which specify requirements for fire safety, habitat management, and landscaping (CSA No. 4). Lighting requirements in the Oak Hills Estate Design Guidelines and County standards would ensure compliance with all lighting and maintenance standards (North County Lighting).

c) Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:

Operation and maintenance of private open space facilities will be paid for and managed by the HOA. Operation and maintenance for public facilities will be managed by public agency. These public open space and park related services will be managed by the County Community Services Department – Parks Division through County Service Area No. 4 and funded by property tax. The project would result in an addition of lighting in the project vicinity due to outdoor street lights and residential lighting. All outdoor lighting would be necessary for security and wayfinding purposes and would be installed in accordance with County regulations. Public streetlighting services will be managed by the County Public Works Department through the Santa Barbara North County Lighting District and funded by property tax and zone of benefit assessments.

d) Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency:



The Sphere of Influence areas for CSA No. 4 and North County Lighting are linked to the Vandenberg Village social and economic communities of interest. Residential development is proposed in the Sphere amendment and the various Districts provide places for shopping and services for the people living in the area. Areas to recreate, schools, places of worship and cultural events would also be available to the areas in the Sphere of Influence that include residential development. The districts may also gain property tax or assessment advantages with the annexation.

- e) Present and probable need for public facilities and services of Disadvantage Unincorporated Communities:

The Vandenberg Village area has a variety of economic diversity within the community and surrounding area including within or adjacent to the Sphere of Influence. A Disadvantaged Unincorporated Community is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. This amendment of the Sphere of Influence is currently vacant land. The surrounding community of Vandenberg Village has a median household income of \$91,618 as of 2019. This does not qualify as a disadvantage unincorporated community for the present and probable need for public facilities and services.

- (4) The proposal is found to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County;
- (5) The County Service Area No. 4 and North County Lighting District's spheres of influence are revised to include the property known as Oak Hills Estates Tract Map 14,810 as set forth in Exhibits B & C;
- (6) The subject proposal is assigned the distinctive short-form designation:  
Oak Hills Estates Reorganization;
- (7) Said territory is found to be uninhabited;
- (8) The boundaries of the affected territory as revised are found to be definite and certain as set forth in Exhibits D and E, attached hereto and made a part hereof, subject to the condition that prior to the Executive Officer executing and recording the Certificate of Completion, the proponent shall obtain the County Surveyor's final approval of the legal description and map and submit such approval to the Executive Office.
- (9) All affected landowners have given written consent to the annexations and the annexing agencies have consented to waive conducting authority proceedings.
- (10) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution;
- (11) All subsequent proceedings in connection with this reorganization shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this Resolution.

- (12) The Sphere of Influence amendments and reorganization shall become final upon the recordation of the Certificate of Completion.

This resolution is hereby adopted this 3<sup>rd</sup> day of June, 2021 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency  
Formation Commission

By: \_\_\_\_\_  
Etta Waterfield, Chair

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Jacquelyne Alexander, Clerk  
Santa Barbara County  
Local Agency Formation Commission

**STATEMENT OF OVERRIDING CONSIDERATIONS**

The Final EIR (17EIR-00000-00001) for the Oak Hills Estate project identify three (3) environmental impacts that cannot be fully mitigated and are therefore considered significant and unavoidable impacts after all feasible mitigation measures of the project are incorporated. The significant and unavoidable impacts are associated with the project's effects on visual resources in the following areas:

1. Significant and unavoidable aesthetic impacts would result from adverse changes to the visual character of the project site resulting from grading, vegetation removal and construction; scenic quality impacts to views from the Burton Mesa Ecological Reserve and other off-site locations; and cumulative aesthetic impacts. Mitigation to reduce these impacts include requirements for the implementation of approved project-specific design guidelines and an approved open space management plan, and NBAR review of future residential development on the project site. No other measures are known that would further reduce the identified aesthetic impacts of the project.

The following mitigations have been implemented in the EIR to reduce the impact to the maximum extent feasible:

***Mitigation Measure AES-1: Design Guidelines and Open Space Management Plan Revisions.*** The proposed Oak Hills Estate Design Guidelines and Open Space Management Plan shall be revised to address the review comments provided in the Oak Hills Estate Project – Peer Review of Open Space Management Plan (RECON 2016a, Appendix D-2) and Oak Hills Estate Project – Peer Review of Design Guidelines (RECON 2016b, Appendix C-2). These revisions address tree protection during grading; the preparation of separate on-site and off-site restoration and management plans for habitat restoration; landscape design; a native habitat planting list; invasive species control; the location and design of proposed fuel management zones; and overall site design. The Guidelines and Plan shall also incorporate review comments that may be provided by the NBAR. The purpose of the required revisions is to ensure that the design, scale, character, heights, colors, and materials used in residential lots and drainage swales, trails, project entries, and landscaping of common open space areas are compatible with existing surrounding development.

**Plan Requirements and Timing:** The amended Oak Hills Estate Design Guidelines and Open Space Management Plan shall be reviewed and approved by the County prior to final map recordation and will be included in the Covenants, Conditions, and Restrictions.

**Monitoring:** The Owner/Applicant shall demonstrate to Planning & Development compliance monitoring staff that the project has been built consistent with the County approved amended Oak Hills Estate Design Guidelines and Open Space Management Plan.

***Mitigation Measure AES-2: NBAR Design Review.*** The Owner/Applicant shall demonstrate that future development on the project site is consistent with the Amended Oak Hills Estate Design Guidelines and obtain NBAR approval of the development on the project site. All project elements (e.g., future residence design, scale, character, colors,

## EXHIBIT A

materials and landscaping of common open areas, the proposed trail and storm water detention basins) shall be compatible with vicinity development.

**Timing:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final NBAR approval prior to zone clearance for each proposed residence. Grading plans shall be submitted to P&D concurrent with or prior to NBAR plan filing.

**Monitoring:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved NBAR design and landscape plans prior to Final Building Inspection Clearance.



## FINDINGS OF FACTS

The Commission does hereby make the following written findings and statements of overriding considerations regarding the adverse and unavoidable environmental effects identified in the Environmental Documentation:

1. The Commission, acting as a Responsible Agency, hereby finds that, for the reasons set forth below, the economic, social, and other considerations of the proposal outweigh the unavoidable impacts relating to Aesthetic, identified in the findings.
  - a. The project will provide 29 new single-family residences that will increase housing opportunities in the County. In addition, the project will be required to pay in-lieu housing fees that will assist in the development of affordable housing in the County, and the project will not affect the ability of the County to meet its current Regional Housing Need Allocation.
  - b. The project will provide new infill development on a parcel designated for residential development by the Comprehensive Plan. The proposed infill development provides housing that is near commercial and transit services, which reduce project-related vehicle miles travelled and associated emissions of criteria pollutants and greenhouse gases.
  - d. The project will make a contribution of \$50,000 to the Vandenberg Village Park & Playground Coalition. The contribution will help to facilitate the development of a playground in Vandenberg Village.
  - e. The project will conduct habitat restoration activities within the stream channel located on the central portion of the project site. This restoration is not required to mitigate impacts of the project and will enhance the biological habitat value of the channel.
  - f. The project will mitigate impacts to on-site sensitive plants, oak trees and habitat on the Burton Mesa Ecological Reserve. This site was identified by the California Department of Fish and Wildlife and will restore areas of the Reserve that were disturbed by previous farming activities.
  - g. The project will mitigate impacts to oak trees by planting and maintaining 45 (23 15-gallon and 22 24-inch box) oak trees on a 123-acre property owned by the Vandenberg Village Community Services Department (VVCSD). The trees planted at this site would partially mitigate project-related oak tree impacts and would also enhance the appearance of the VVCSD property.
  - h. The project includes design guidelines that prescribe architectural and landscape standards that will promote compatibility with the residential neighborhoods adjacent to the project site.
  - i. The project has been designed to provide open area buffers adjacent to the Burton Mesa Ecological Reserve, which will minimize the potential for future direct and indirect conflicts with the Reserve.
  - j. Roadways that would be developed on the project site would be private roads maintained by the project's Homeowners Association. The maintenance of the roadways will not be dependent upon public funds.

## EXHIBIT A

- k. The project would correct drainage and erosion impacts that are occurring on the project site, which has resulted in the creation of a deeply eroded channel on the project site and resulting in off-site sedimentation impacts.
2. The proposed project has been planned for by the County in its General Plan and is consistent with the County's goals and policies for development of the property. As required by the County, Oak Hills Estates contains policies and standards that will facilitate appropriate development of land, protection of open space, and provisions of adequate public facilities consistent with the County's Land Use and Circulation Element and the Housing and Transportation objectives.
3. The proposed project allows for the provision of adequate, cost-efficient and reliable public services to the proposed area.
4. LAFCO establishes Spheres of Influence which identifies areas of possible future development and encourages opportunities for logical development. The SOI was amended to allow for Annexation and provides the opportunity for creating needed housing, setting aside open space and contributing by paying in-lieu housing fees that will assist in the development of affordable housing in the County.
5. LAFCO has reviewed and considered the Statement of Overriding Considerations approved by the County of Santa Barbara and the evidence that supports that Statement as set forth in the Environmental Documentation and has concluded that any adverse environmental effects of the project are outweighed by the benefits of the project.
6. The Environmental Documentation as incorporated by reference and other written materials presented to and prepared by the LAFCO show that the Project would result in benefits as set forth in this Statement of Overriding Considerations.
7. Annexation and development of these properties are a logical and planned expansion of the County Service Area No.4 and North County Lighting District.
8. The project designates (9.45 acres in open space) of the property to parks/open space.
9. The County has approved a Development Plan, Environmental Impact Report (EIR) to identify the impacts of a development project proposed for the property. The Plan and Environmental Documentation provides specific mitigation for the identified impacts and is consistent with the County's General Plan policies and procedures. Mitigation and Conditions of Approval have been adopted by the County.



Proposed SOI Amendment  
APN: 097-371-010  
16.88 ± acres

County Service Area No. 4

Titan Av

Doral Dr

Oak Hill Dr

Greenbrier Rd

Stanford Ci

Galaxy Wy

Aldebaran Av

**LAFCO 19-02 Oak Hills Estate Reorganization:**  
• SOI Amendment to County Service Area No. 4  
• SOI Amendment to North County Lighting District

N



Proposed SOI Amendment  
APN: 097-371-010  
16.88 ± acres

**North County Lighting District**

Titan Av

Doral Dr

Oak Hill Dr

Greenbrier Rd

Stanford Ci

Galaxy Wy

Aldebaran Av

**LAFCO 19-02 Oak Hills Estate Reorganization:**  
SOI Amendment to County Service Area No. 4  
SOI Amendment to North County Lighting District

19-2

LAFCO \_\_\_\_\_  
TRACT 14,810 ANNEXATION:  
Annexation to County Service Area 4

**Exhibit A  
Legal Description**

The residual parcel as shown on Tract Map 12,278 recorded in Book 93 at pages 26 through 28 of Maps in the County of Santa Barbara, State of California more particularly described as follows:

Beginning at the northeast corner of said residual parcel, also being the most northwesterly corner of the CSA 4 Annexation No. 23 per County Resolution No. 76-0635 recorded as Instrument No. 1977-0001514 of Official Records on January 11, 1977;

Thence 1) southerly along the westerly line of said Annexation No. 23, South 00 degrees 00 minutes 00 seconds East, 210.16 feet to the beginning of a curve concave southerly having a radial bearing of North 15 degrees 56 minutes 51 seconds East and a radius of 380.00 feet;

Thence 2) westerly along said CSA 4 Annexation No. 23 and said curve through a central angle of 80 degrees 39 minutes 05 seconds and an arc length of 534.90 feet to the beginning of a tangent curve concave northerly with a radius of 300.00 feet;

Thence 3) westerly along said CSA 4 Annexation No. 23 and said curve through a central angle of 45 degrees 00 minutes 49 seconds and an arc length of 235.69 feet to the northwesterly corner of said CSA 4 Annexation No. 23, said point also being the northeasterly corner of CSA 4 Annexation No. 21 per LAFCO Resolution No. 74-739 dated September 26, 1974;

Thence 4) westerly along said CSA 4 Annexation No. 21 South 70 degrees 17 minutes 45 seconds West, 628.56 feet to the beginning of a tangent curve concave southerly with a radius of 350.00 feet;

Thence 5) westerly along said curve through a central angle of 40 degrees 32 minutes 34 seconds and an arc length of 247.66 feet;

Thence 6) leaving said CSA 4 Annexation No. 21, North 02 degrees 00 minutes 00 seconds East, 935.83;

Thence 7) South 89 degrees 59 minutes 47 seconds East, 1363.07 feet to the True Point of Beginning;

Described land containing 16.88 acres, more or less.

(See attached exhibit map made a part hereof)



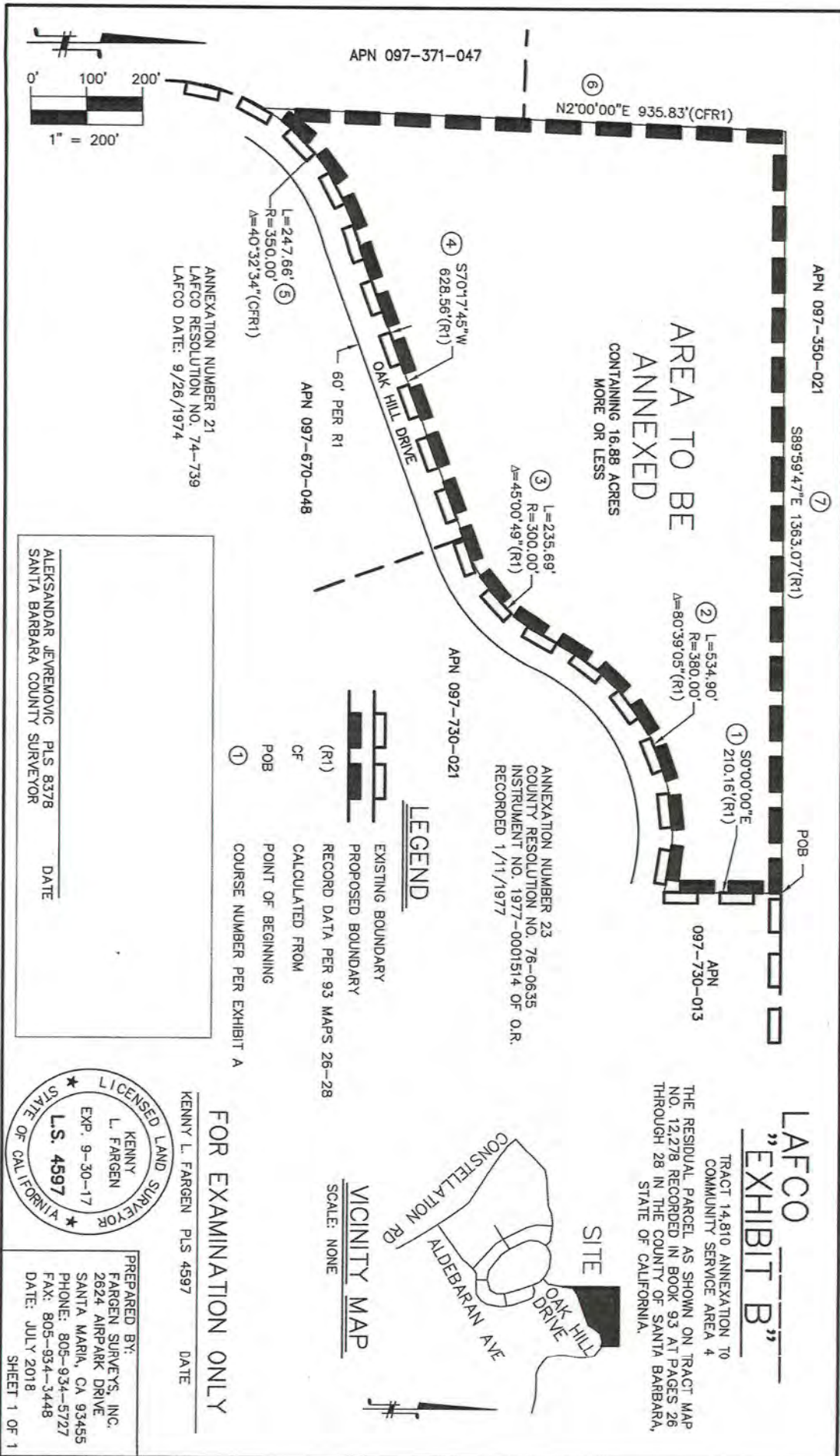
Kenny L. Fargen L.S. 4597 \_\_\_\_\_ date



Surveyors statement

"This legal description was prepared as an Annexation Exhibit and is not intended for use in the division and/or conveyance of real property as governed by the Subdivision Map Act of the State of California".

"This description was prepared from record data and is for assessment purposes only. The project boundary is intended to form a closed figure. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described".



AREA TO BE ANNEXED  
CONTAINING 16.88 ACRES  
MORE OR LESS

ANNEXATION NUMBER 21  
LAFCO RESOLUTION NO. 74-739  
LAFCO DATE: 9/26/1974

ANNEXATION NUMBER 23  
COUNTY RESOLUTION NO. 76-0635  
INSTRUMENT NO. 1977-0001514 OF O.R.  
RECORDED 1/11/1977

- LEGEND**
- (R1) EXISTING BOUNDARY
  - CF PROPOSED BOUNDARY
  - POB RECORD DATA PER 93 MAPS 26-28
  - ① CALCULATED FROM
  - ① POINT OF BEGINNING
  - ① COURSE NUMBER PER EXHIBIT A

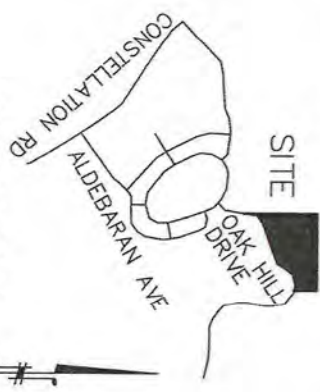
ALEXSANDAR JEVREMovic PLS 837B DATE  
SANTA BARBARA COUNTY SURVEYOR



FOR EXAMINATION ONLY  
KENNY L. FARGEN PLS 4597 DATE

PREPARED BY:  
FARGEN SURVEYS, INC.  
2624 AIRPARK DRIVE  
SANTA MARIA, CA 93455  
PHONE: 805-934-5727  
FAX: 805-934-3448  
DATE: JULY 2018  
SHEET 1 OF 1

VICINITY MAP  
SCALE: NONE



LAFCO  
"EXHIBIT B"  
TRACT 14,810 ANNEXATION TO  
COMMUNITY SERVICE AREA 4  
THE RESIDUAL PARCEL AS SHOWN ON TRACT MAP  
NO. 12,278 RECORDED IN BOOK 93 AT PAGES 26  
THROUGH 28 IN THE COUNTY OF SANTA BARBARA,  
STATE OF CALIFORNIA.

# Santa Barbara LAFCO

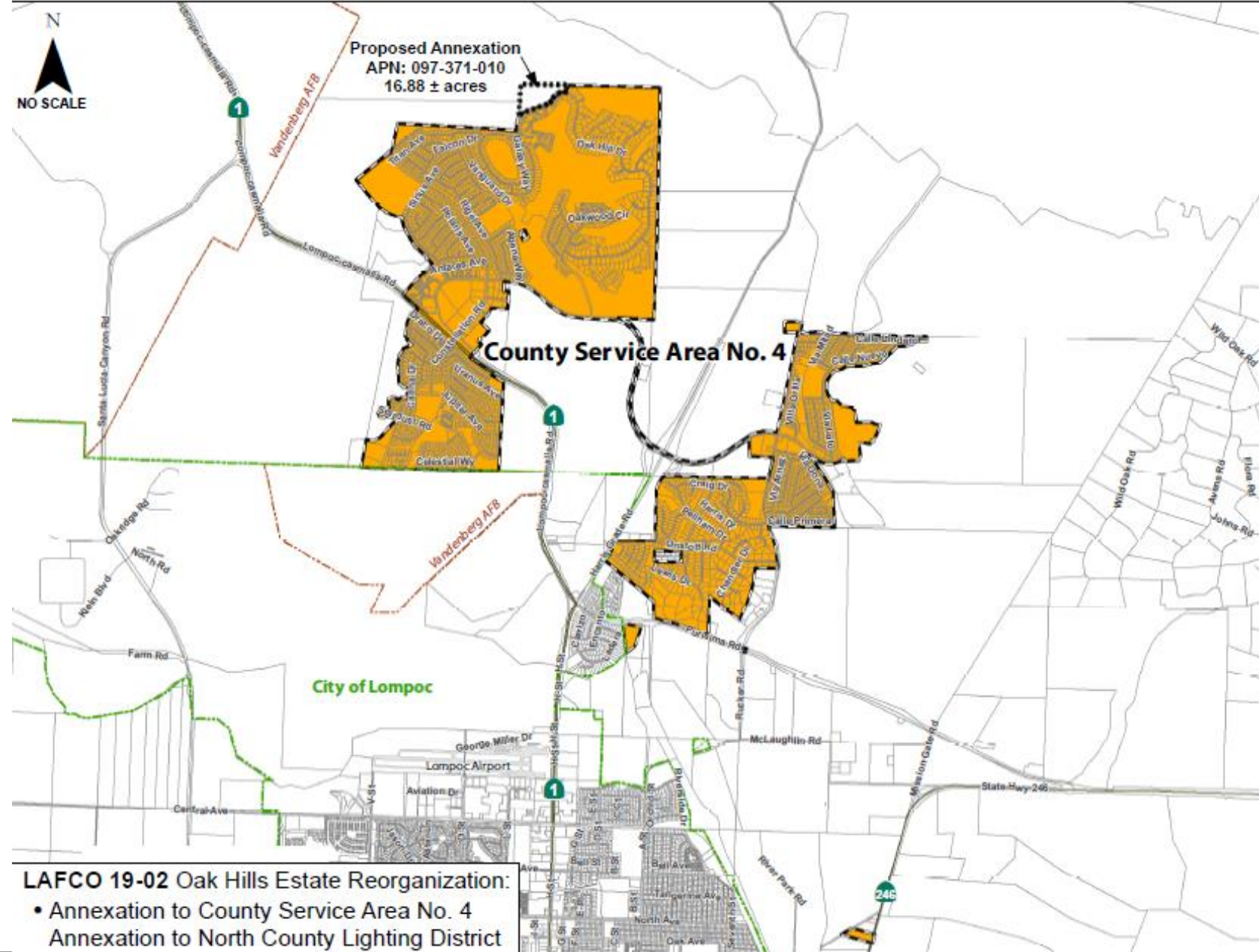
Tract Map 14,810 Oak Hills Estates Sphere of  
Influence Revision and Annexation to County Service  
area No. 4 and North County Lighting District

June 3, 2021

# Background

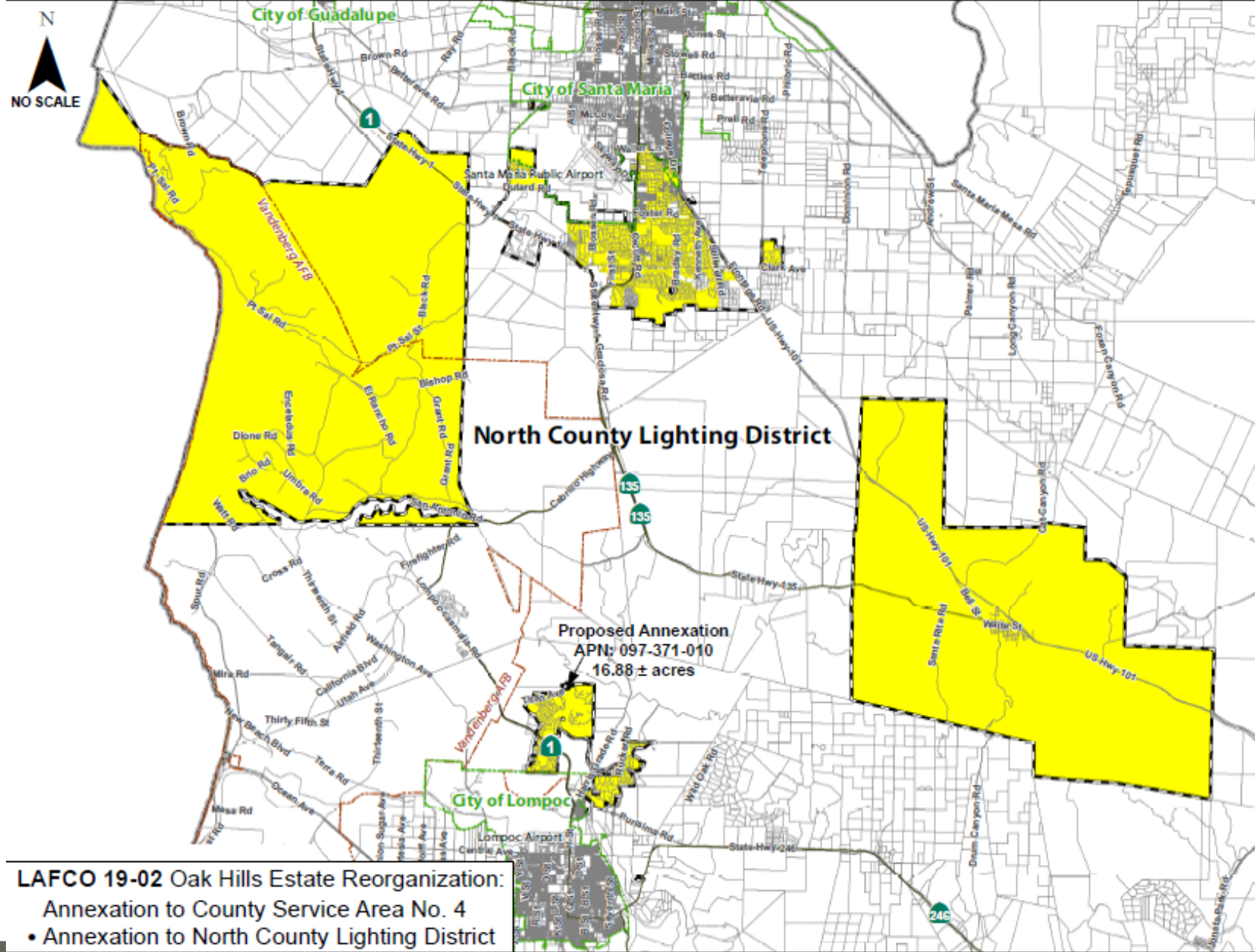
- Applicant: Board of Supervisors, by resolution
- Location: 16.88 acres located in Vandenberg Village along Oak Hill Drive
- Purpose: subdivide 16.88 lot into 29 single-family residential lots, annex into County Service area No. 4 (park and open space maintenance) and North County Lighting District (street lighting services)
- Sphere of Influence: The proposal area is outside both District's Sphere of Influence

# Vicinity Map

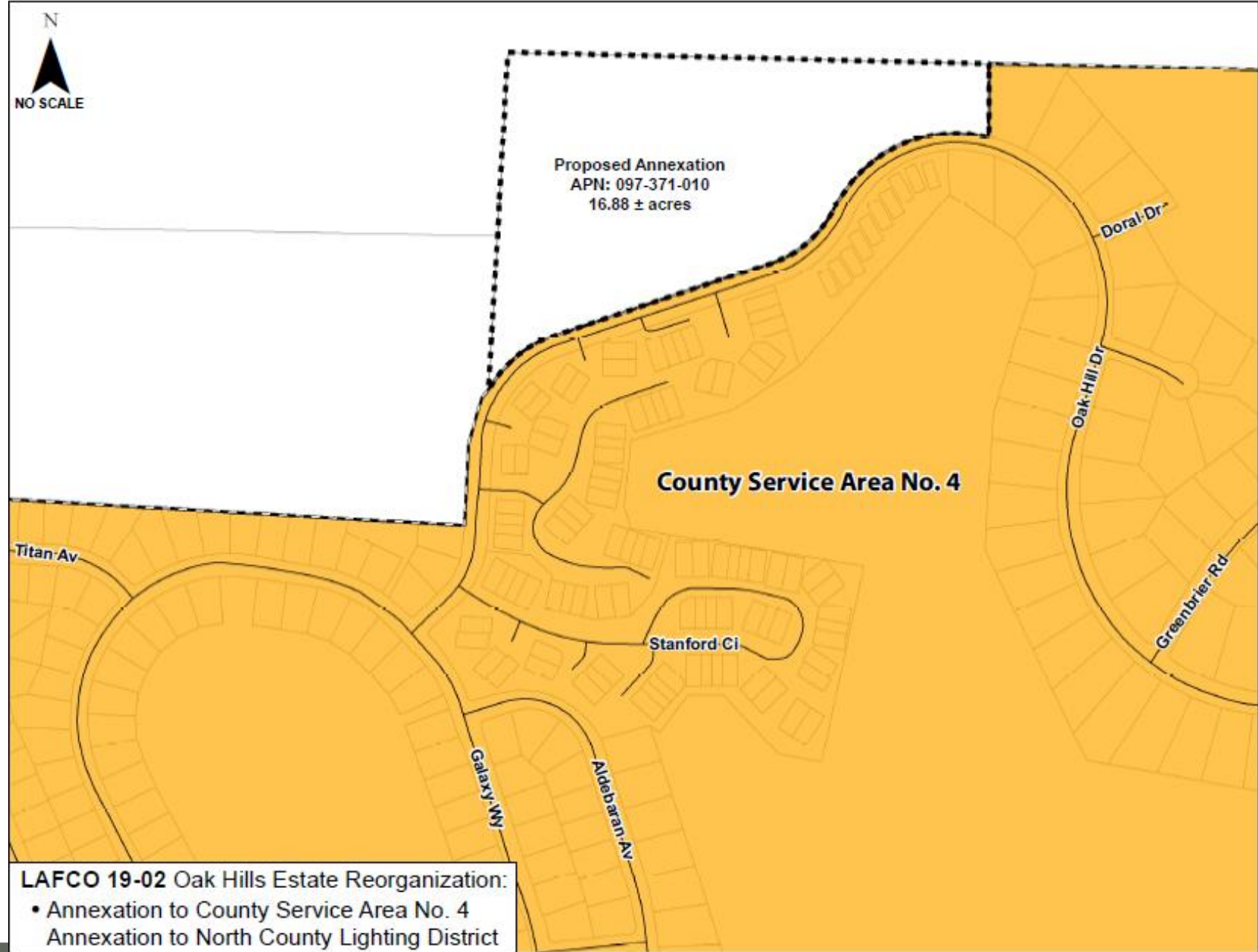




# Vicinity Map



# Annexation/ SOI Revision Map



# Land Use, Planning and Zoning

- The land use is undeveloped land but divided into Single-Family residential includes a 29-lot subdivision; no residential development on the vacant lots at this time
- No changes in land use will be facilitated by the proposed boundary change as annexation was a condition of County approval
- Land use designations and zoning are residential in the County (Residential 12.3 units/acre)

# Sphere of Influence

- Area is outside both District's Sphere of Influence
- SOI was updated in 2013 (NCL) and 2005 CSA 4
- Spheres would be amended to include this area

## **Present and planned land uses**

- Consistent with the County's General Plan

## **Present and probable need for services**

- Consist of existing services for build-out of 29-lot subdivision. Water and sewer services would be provided by Vandenberg Village CSD. Fire would be provided County Fire Protection District.

# Sphere of Influence

## **Present capacity and adequacy of services**

- Private open space facilities managed by the HOA.  
Public open space and park related services managed by County Parks Division through CSA No. 4 funded by property tax
- Public streetlighting managed by the County Public Works through North County Lighting and funded by property tax and zone of benefit assessments

## **Social or economic communities of interest**

- Vandenberg Village provides places for shopping and services for the people living in the area

## **Disadvantage Unincorporated Communities**

- This amendment does not qualify as a disadvantage unincorporated community



# Environmental Determination

LAFCO

Santa Barbara Local Agency  
Formation Commission

- The County of Santa Barbara, as lead agency, in consultation with LAFCO, Certified EIR #17EIR-00000-00001.
- County adopted mitigation measures to reduce or avoid significant effects and a Statement of Overriding Considerations
- Commission will certify it has considered the EIR and adopt a Statement of Overriding Considerations and directs staff to file a Notice of Determination

**ATTACHMENT D & E**

Change of Organization Item  
No 1

# District and Landowner Consent

- Parcel is “uninhabited” – less than 12 voters (GC sec. 56079.5)
- Both Districts have consented to waving conducting authority proceedings
- The Property owners have also consented to the annexation
- Therefore, the annexation can proceed without notice, hearing and election

# Conclusion

- The area proposed for annexation will also amend the respective districts' sphere of influence. The site is located in an area that allows both Districts to be the best provider of services
- The proposed sphere of influence revision and annexation represents a reasonable and logical extension of services

# Recommendation

## **OPTION 1 – APPROVE** the proposal and resolution as follows:

- Certify the Commission has reviewed and considered EIR #17EIR-00000-00001 as prepared and certified by the County, adopt Statement of Overriding Considerations, and direct Staff to file a Notice of Determination stating that the Commission has considered the EIR.
- Amend the Spheres of Influence of the annexing agencies to include this property;
- Approve the proposal, to be known as Oak Hills Estates Reorganization: Annexation to the North County Lighting District and Annexation to County Service Area No. 4;
- Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the County Service Area No. 4 and North County Lighting District;
- Find the subject territory is uninhabited; all affected landowners have given written consent and the annexing agencies have given written consent to the waiver of conducting authority proceedings; and.
- Waive the conducting authority proceedings and direct the staff to complete the proceeding.