

Figure 1. Proposed Additions to VVCS D Sphere of Influence.

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

Questionnaire for Amending a Sphere of Influence,

(Attach additional sheets as necessary)

Sphere of Influence of the
VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT (VVCSD)

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.

Because the District currently provides services and has assets on easements outside its current boundary, VVCSD Board of Directors would like to include the District's well sites and Santa Barbara County Fire Station #51 within the District's sphere of influence.

The properties at 702 Highway 1 (Water Well Site #1) and 704 Highway 1 (Water Well Site #3) contain District production facilities but, to date, have not been added to VVCSD's sphere of influence. In addition, VVCSD provides domestic water service outside District boundaries to Fire Station #51 at 749 Burton Mesa Boulevard.

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?

***Parcel 1:** 27.15 acres encompassing 702 and 704 Highway 1 (part of APN 097-371-049)*

***Parcel 2:** 4.00 acres at 749 Burton Mesa Boulevard (APN 097-371-013)*

See Figure 1 attached for map of current sphere of influence and outline of proposed additions.

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

Parcel 1: VVCSD is currently in possession of an easement recorded September 23, 1960 for 2.07 acres at 704 Highway 1. This property is used for the District's Water Well Site #1. VVCSD also has an easement dated January 26, 1965 for 0.87 acres at 704 Highway 1 that is used for the District's Water Well Site #3. The easement also includes the roads and pipeline right of way from Well Site #3 to Well Site #1. The aforementioned 27.15 acres includes both well sites, the connecting road, and space to the east for replacement wells and a proposed solar project. See Figure 2 attached for a detailed outline of the proposed addition.

Parcel 2: On May 1, 1963, Park Water Company (VVCSD's predecessor) entered into an agreement with the County of Santa Barbara to provide domestic water service outside District boundaries to Fire Station #51 at 749 Burton Mesa Boulevard. See Figure 3 attached for an estimated outline of the proposed addition.

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

Parcel 1: Parcel is owned by the State of California and is designated Burton Mesa Ecological Reserve. It currently contains District production facilities including water tanks, wells, pumping and treatment equipment, and permanent buildings.

Parcel 2: Parcel is owned by the County of Santa Barbara and currently contains a fire station and sheriff substation.

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

There are no proposed land use changes to the parcels.

Relationship to Existing Plans

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

Parcel 1: Parcel is designated Open Lands and is protected as part of the Burton Mesa Ecological Reserve.

Parcel 2: Parcel is designated Institutional.

There are no pending projects under the County's general plan for either parcel. See Figure 4 attached for map detailing County land use designation.

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

Not Applicable. Both parcels are within the unincorporated area of Santa Barbara County.

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?

There are no proposed projects for the parcels.

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.

There are no proposed projects for the parcels. This application is for minor reorganization of VVCSD's sphere of influence only.

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

There is no additional need for public facilities and services in the area.

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

VVCSD provides water and wastewater services to the unincorporated area of Vandenberg Village. Both parcels are already receiving services from VVCSD and, therefore, neither parcel will impact the current service capacity of VVCSD.

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

The unincorporated area of Vandenberg Village is within one mile of both parcels.

Additional Comments

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

This application is for minor expansion of VVCSD's sphere of influence only.

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

Agenda memo and minutes of the regular Board meeting dated September 7, 2010 attached.

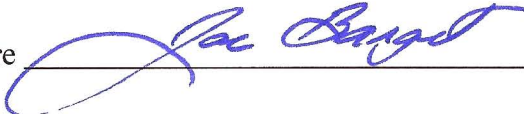
13. Notices and Staff Reports

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

	<u>Name</u>	<u>Address</u>
1.	<i>Joe Barget, General Manager</i>	<i>VVCSD, 3757 Constellation Road, Lompoc 93436</i>
2.	<i>Cynthia Allen, Office Manager</i>	<i>VVCSD, 3757 Constellation Road, Lompoc 93436</i>
3.	<i>Stephanie Vlahos, Board Secretary</i>	<i>VVCSD, 3757 Constellation Road, Lompoc 93436</i>

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

<u>Name</u>	<u>Address</u>	<u>Phone</u>
<i>Joe Barget, General Manager</i>	<i>3757 Constellation Road, Lompoc 93436</i>	<i>(805)733-3417</i>

Signature  Date *1/4/11*



COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
LONG RANGE PLANNING
MEMORANDUM

DATE: March 15, 2011

TO: Bob Braitman, Executive Officer, LAFCO

FROM: Glenn Russell, Ph.D., Director, Planning and Development Department

SUBJECT: Sphere of Influence – Vandenberg Village Community Services District

This memorandum is in response to the Vandenberg Village Community Services District (VVCSD) Sphere of Influence – Notice of Application Received.

LAFCO Proposal Considerations

- It is unknown whether VVCSD can provide adequate sewer and water services for possible future development on County-owned parcel APN 097-371-013 (4.0 acres). In 2005, the County Fire Department investigated expanded provision of services for the proposed expansion of Fire Station #51. At that time, VVCSD was unable to provide sewer or adequate water service to support fire protection for the proposed development.
- The proposed sphere expansion would formalize the boundaries of two service delivery “islands” served by VVCSD. Additionally, the sphere expansion on a portion of APN 097-371-049 (27.15 acres) would create a fragmented service delivery boundary whereby a portion of the parcel would be within the sphere of VVCSD and the remainder (approximately 416.5 acres) would remain outside the sphere.
- As a general advisory to VVCSD, any future projects for areas zoned U-Unlimited Agriculture may be subject to County permits. In 1984, the Board of Supervisors repealed the majority of Ordinance 661, including discretionary permit processing procedures. As such, any proposed future projects, such as the solar project mentioned in the applicant sphere of influence amendment questionnaire, may require a concurrent rezone to the appropriate Article III zone district.

Project Description

The VVCSD is requesting a sphere of influence amendment for a portion of APN 097-371-049 (27.15 acres on a 443.75 acre parcel) encompassing 702 and 704 Highway 1 and APN 097-371-013 (4.0 acres) at 749 Burton Mesa Blvd.

APN 097-371-049 is owned by the State of California and designated as the Burton Mesa Ecological Reserve. Portions of this APN (approximately 2.94 acres) contain VVCSD

easements, permanent buildings, production facilities including water tanks, wells, pumping and treatment equipment. Also included are road and pipeline right-of-ways to well sites. The applicant is proposing to include a total of 27.15 acres of APN 097-371-049 within its sphere of influence which would contain the VVCSD facilities mentioned above and an area east of the VVCSD facilities for replacement wells and a possible solar project. The VVCSD is investigating options to purchase land owned by the State Lands Commission within the proposed sphere area.

APN 097-371-013 (4.0 acres) is owned by the County of Santa Barbara and contains the former Fire Station #51 (which is no longer in operation) and a Sheriff Operations facility.

The applicant indicates that both areas described in the proposal questionnaire have received water service from the District and its predecessor, Park Water Company, continuously since 1963.

Verification of County General Plan & Zoning Designations

Proposal Assessor Parcel Numbers (APNs)	Acres	County General Plan Land Use Designation	County General Plan Zoning	Comprehensive General Plan (Community Planning Area)	Open Space per G.C. § 65560	Prime Agricultural Land G.C. § 56064
097-371-049	443.75 (proposal would include 27.15 acres within VVCSD sphere of influence)	A-II-100	U- Unlimited Agriculture	N/A	Yes (Designated Burton Mesa Ecological Reserve)	No
097-371-013	4.0	Institutional/ Government /Facility	U- Unlimited Agriculture	N/A	No	No

Sphere of Influence Amendment

Inclusion of these parcels in the VVCSD sphere of influence would formalize the boundaries of two service delivery “islands” served by VVCSD. Additionally, the sphere expansion on a portion of APN 097-371-049 (27.15 acres) will create a fragmented service delivery boundary whereby a portion of the parcel would be within the sphere of VVCSD and the remainder (approximately 416.5 acres) would remain outside the sphere.

CEQA/Environmental Review

The applicant has completed a CEQA Notice of Exemption (NOE) based on the following project description:

VVCSD is requesting that the Santa Barbara Local Agency Formation Commission (LAFCO) include two areas within the District’s sphere of influence: (1) a 27-acre area to encompass

historic easements for established well sites and access roads, and some adjacent space for replacement wells and possibly a solar project; and (2) a 4-acre area for County Fire Station #51.

The applicant should be advised that former County Fire Station #51, located on APN 097-371-013, is no longer operating in this capacity and this area should be referenced by APN. County Fire Station #51 has been moved to APN 097-380-043 and is served by the Mission Hills Community Services District.

Document Review

Staff reviewed the following LAFCO proposal documents:

- CEQA Notice of Exemption, December 7, 2010
- LAFCO Questionnaire for Amending a Sphere of Influence
- Figure 1. Proposed Additions to VVCSD Sphere of Influence
- Figure 2. Existing Easements and Proposed Parcel 1 Addition to VVCSD Sphere of Influence
- Figure 3. Proposed Parcel 2 Addition to VVCSD Sphere of Influence
- VVCSD Agenda Memorandum, September 7, 2010
- VVCSD, letter to LAFCO, January 4, 2011

CC: Janet Wolf, Second District Supervisor and Member, LAFCO
Doreen Farr, Third District Supervisor and Member, LAFCO
Sharon Friedrichsen, Assistant to the County Executive Officer

RESOLUTION OF THE
SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
MAKING WRITTEN DETERMINATIONS AND CEQA FINDINGS
AND UPDATING AND MODIFYING THE SPHERE OF INFLUENCE OF THE
VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

WHEREAS, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act (Government Code Section 56425 et seq.) the Commission is required to review and update, as necessary, adopted spheres of influence not less than once every five years, and

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

WHEREAS, in 2005 the Commission conducted a municipal service review for Lompoc area local agencies, including the Vandenberg Village Community Services District, and

WHEREAS, the Vandenberg Village Community Services District has filed with the Executive Officer a request to modify its sphere of influence, and

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

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

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

1. The project before the Commission is an update and modification of the Sphere of Influence of the Vandenberg Village Community Services District.
2. The Commission finds this update and modification does not include any territory that is not already served by the District or which contains District infrastructure and will have insignificant environmental impacts.
3. The Sphere of Influence is hereby updated and modified as shown on the attached map labeled "Exhibit A."

Santa Barbara LAFCO
Resolution Modifying the Vandenberg Village Community
Services District Sphere of Influence

April 7, 2011
Page 2 of 2

4. This resolution was adopted on April 7, 2011 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

ABSENT:

Dated: _____

Chair
Santa Barbara Local Agency Formation Commission



Figure 1. Proposed Additions to VVCS D Sphere of Influence.