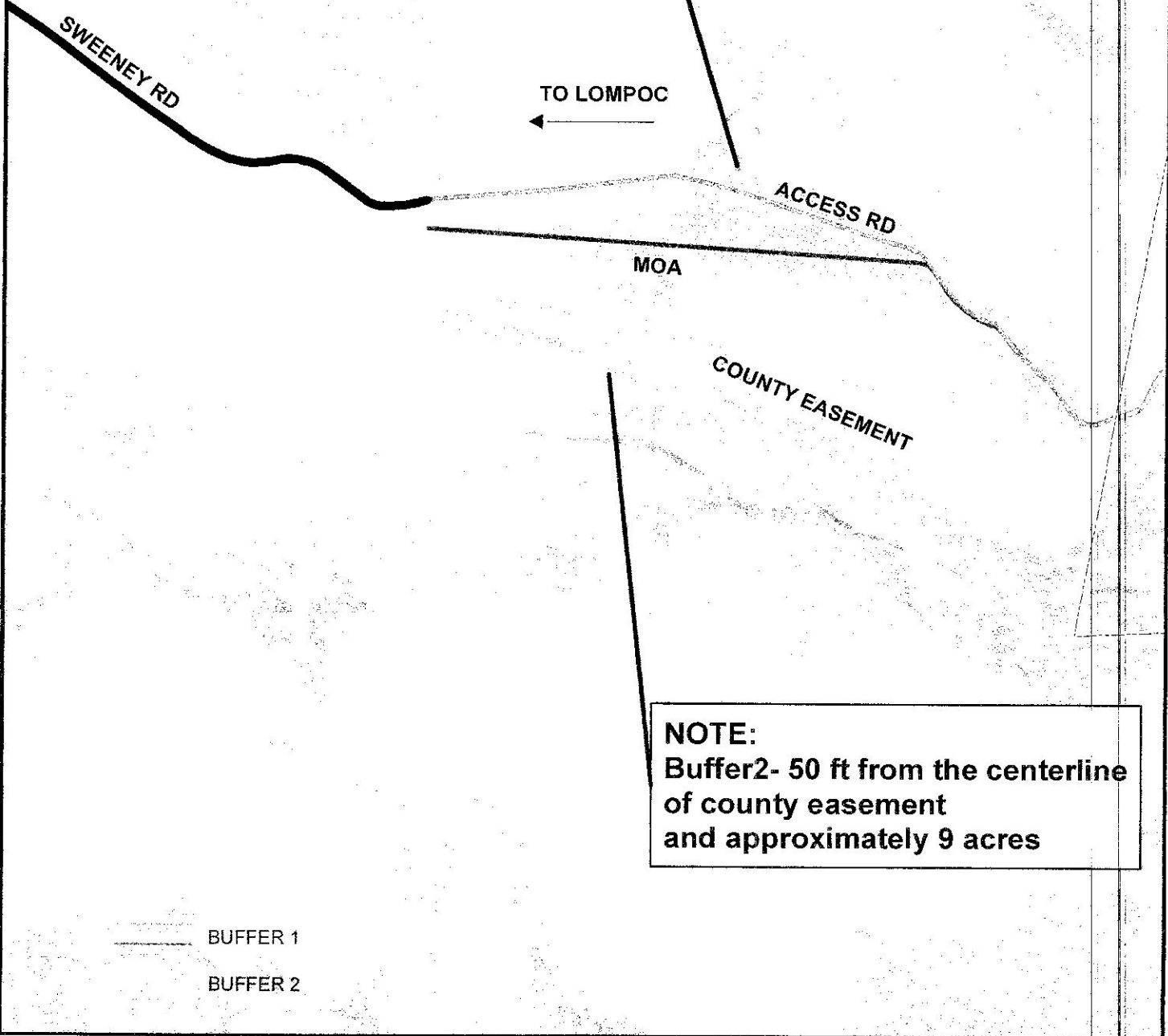


NOTE

**Buffer1- 100 ft North of Sweeney Rd
and 100 ft South of MOA
Approximately 33 Acres**



TO LOMPOC

ACCESS RD

MOA

COUNTY EASEMENT

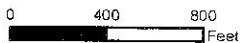
NOTE:

**Buffer2- 50 ft from the centerline
of county easement
and approximately 9 acres**

BUFFER 1

BUFFER 2

1 inch = 800 feet



**SANTA RITA HILLS
COMMUNITY SERVICES DISTRICT
ROAD EXHIBIT
BASED ON DIXON ROAD MAP**

Exhibit A

COAL AND TRANSPORTATION ENGINEERING
CORPORATION
LANDSCAPE ARCHITECTURE
MECHANICAL ELECTRICAL
PLUMBING
PUBLIC WORKS ADMINISTRATION
SURVEYING SOLUTIONS
WATER RESOURCES
WALLACE TRANSPORT INTERNATIONAL
612 CLAYTON COURT
SANTA RITA HILLS, CA 94591
TEL 925-844-4971 FAX 925-844-4234
www.wallacegroup.com

LAFCO 03-13

(As amended November 6, 2008)

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING THE FORMATION OF
THE SANTA RITA HILLS COMMUNITY SERVICES 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 the Community Services District Law (Section 61000 et seq. of the Government Code); and

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

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

WHEREAS, territory within the proposal is designated Agriculture on the County General Plan and zoned 100-acre minimum lot size; other than one parcel that is less than one acre in size all of the existing parcels are approximately 40 acres in size and cannot be further subdivided absent a General Plan Amendment and rezoning; and

WHEREAS, one road is planned to provide access to the Lakeview Estates parcels from the end of Sweeney Road to the tract; and

WHEREAS, the Santa Barbara County Fire Department has informed the Commission that this single access road to the Lakeview Estates subdivision will satisfy County requirements provided the subdivision maintains the original configuration as recorded.

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

(1) The Commission finds the proposal is not a "project" under the California Environmental Quality Act ("CEQA") because it is limited to the creation a government funding mechanism that does not involve the commitment to any specific project. Pursuant to CEQA Guidelines section 15378(b)(4), a "project" under CEQA does not include the "creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.."

(2) The subject proposal is assigned the distinctive short-form designation:

Formation of the Santa Rita Hills Community Services District

(3) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A, attached hereto and made a part hereof.

(4) The Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

(5) The proposal is approved subject to the following terms and conditions:

A. In accordance with the Community Services District Law the District shall be governed by a five-member Board of Directors elected at large, each of whom shall be a voter residing within the District. Terms of office of District directors shall be four years. Of the first elected board, the terms of the three members with the largest popular votes shall be four years. Of the first elected board, the term of the two members with the smallest popular vote shall be two years. In the case of a tie, the election will be decided by lot.

B. The District shall within its boundaries have powers and responsibilities as set forth in the enabling act to acquire, construct, improve, and maintain streets, roads, rights-of-way, bridges, culverts, drains, curbs, gutters, sidewalks and any incidental works, to convert overhead electric and communications facilities to underground locations, and to install underground electric and communications facilities, with the consent of the public agency or public utility that owns the facilities pursuant to Streets and Highways Code.

C. The District shall not have the power to provide other services including water supply or distribution nor are there plans for the District to acquire water rights or supply water within or outside of its boundaries.

D. The District shall not have the authority to provide services outside of its boundaries, including the construction of an access road, either with or without the use of eminent domain.

E. Any capital improvements or infrastructure constructed by the District must relate to the specific authorized services and any significant costs for construction will be financed by benefit assessments approved by landowners within the District.

F. A special tax shall be approved as part of the formation as follows:

(1) The maximum annual special tax authorized for the District shall be Three Million Dollars (\$3,000,000) for the fiscal year 2008-2009 and shall increase automatically each fiscal year thereafter by the percentage change in the Consumer Price Index (CPI) for the Los Angeles/Long Beach area for the prior 12 months.

(2) The actual tax to be levied for any fiscal year shall be determined by a majority vote of the District board of directors on the basis of the actual revenues estimated to be required by the District to pay its reasonable and necessary expenses for such year.

(3) The special tax shall be applied equally to each legal lot within the District; the amount of the tax levied shall be the same for each lot.

G. An appropriations limit shall be approved as part of the formation of Three Million Dollars (\$3,000,000) for the fiscal year 2008-2009 and shall increase automatically each fiscal year thereafter by the percentage change in the Consumer Price Index (CPI) for the Los Angeles/Long Beach area for the prior 12 months.

H. The effective date shall be the date that the formation is recorded.

(6) All subsequent proceedings in connection with this formation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

This resolution is adopted on November 6, 2008 in Santa Barbara California.

AYES: Centeno, Mariscal, Orach, Schlottmann, Wilson, Wolf

NOES: DeWees

ABSTAINS: None

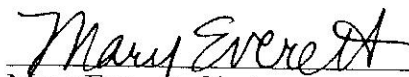
Dated: 11-6-08


Cathy Schlottmann

Chair

Santa Barbara Local Agency Formation Commission

ATTEST


Mary Everett

Clerk

Santa Barbara Local Agency Formation Commission

Exhibit "A"
Formation of the Santa Rita Hills Community Services District
LAFCO No. 03-13

Legal Description

All that certain land situated in the Rancho Santa Rosa, County of Santa Barbara, State of California, being all of Lots 1 through 38, inclusive, as shown on a Record of Survey filed November 21, 1968 in Book 84, Pages 31 through 33, inclusive, of Records of Survey in the Office of the County Recorder of said County, together with that certain parcel of land described in the Quitclaim Deed recorded December 22, 2008 as Instrument No. 2008-0070443 of Official Records in the Office of the County Recorder of said County, described as follows:

Commencing at the northeast corner of the Federal Corrections Institute Annexation No. 38 to the City of Lompoc as adopted by the Board of Supervisors of the County of Santa Barbara, State of California on December 22, 1969 as Resolution No. 69-691;

Thence, S 61°42'20" E a distance of 37,316.17 feet to the northwesterly corner of Lot 1 as shown on said Record of Survey and being the True Point of Beginning.

Thence 1st, along the northerly line of said Record of Survey, S 89°26'20" E a distance of 5,172.9 feet to an angle point therein;

Thence 2nd, continuing along said northerly line, N 89°48'10" E a distance of 2,650.4 feet to the northeasterly corner of Lot 6 as shown of said Record of Survey;

Thence 3rd, along the easterly line of said Record of Survey, S 1°23'50" W a distance of 2,662.5 feet to the southeasterly corner of said Lot 6;

Thence continuing along said easterly line the following courses and distances;

4th, N 88°58'30" W a distance of 347.5 feet to the southerly corner of said Lot 6;

5th, S 53°58'00" W a distance of 1,617.2 feet to the southeasterly corner of Lot 16 as shown on said Record of Survey;

6th, N 89°48'50" W a distance of 1305.6 feet to the northeasterly corner of Lot 17 as shown on said Record of Survey;

7th, S 0°22'30" W a distance of 1333.4 feet to the southeasterly corner of said Lot 17;

8th, S 89°48'50" E a distance of 1305.6 feet to the northeasterly corner of Lot 25 as shown on said Record of Survey;

9th, S 00°22'30" W a distance of 2573.1 feet to the southeasterly corner of Lot 26 as shown on said Record of Survey;

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

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

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

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

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

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

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

1. The project before the Commission is adoption of the Santa Rita Hills Community Services District's Sphere of Influence.
2. The Commission finds this action to be exempt from CEQA because the sphere of influence boundary is coterminous with the District boundary.
3. The Sphere of Influence is hereby adopted to be coterminous with the District boundaries as shown on the attached map labeled "Exhibit A."

4. This resolution was adopted on February 3, 2011 and is effective on the date signed by the Chair.

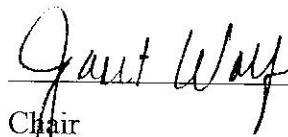
AYES: Alvarez, Moorhouse, Orach, Schlottmann, Short, Wolf

NOES: None

ABSTAINS: Farr

ABSENT: None

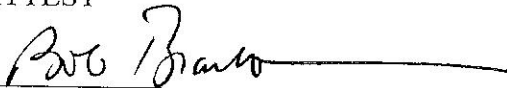
Dated: 2-7-11



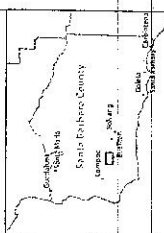
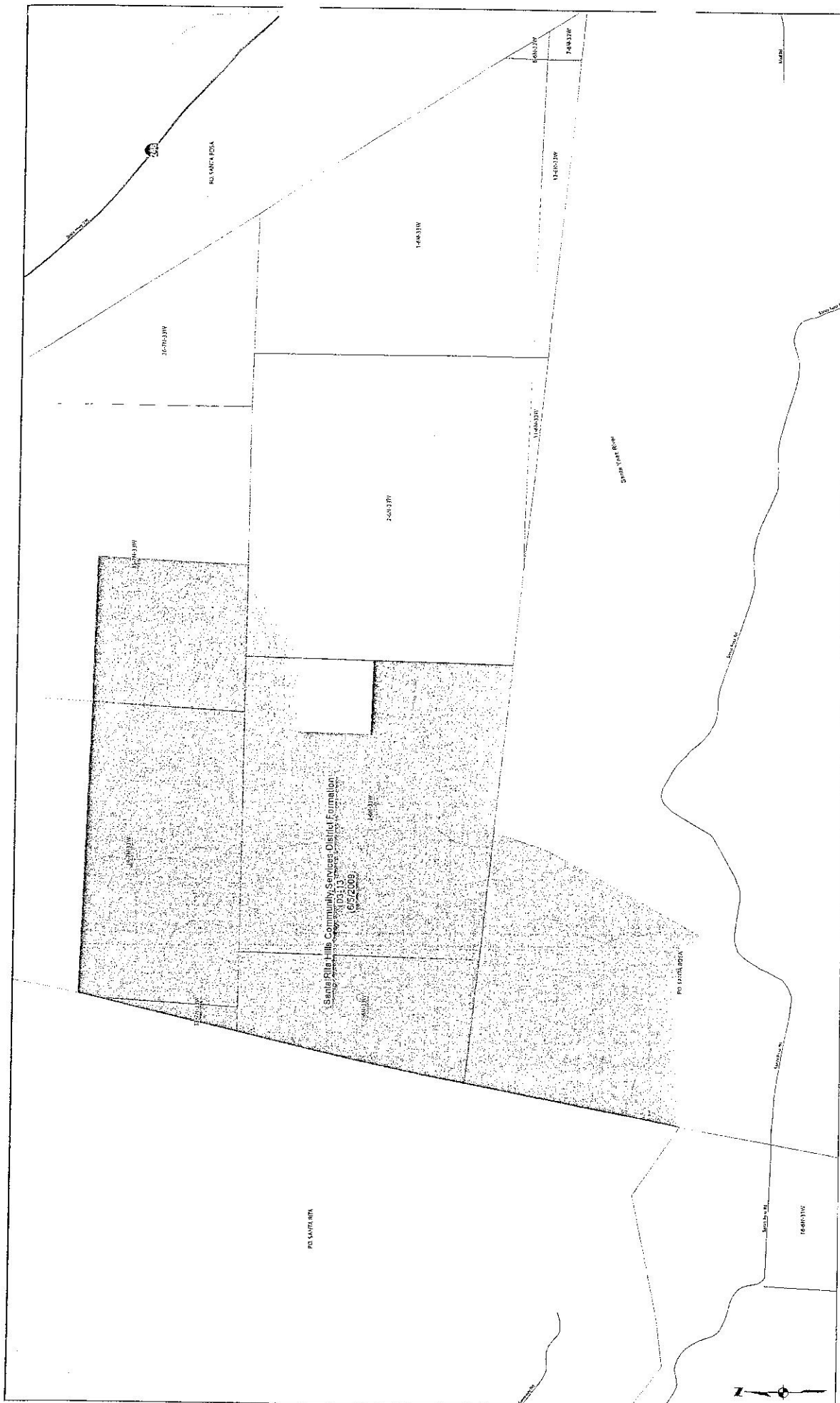
Chair

Santa Barbara Local Agency Formation Commission

ATTEST

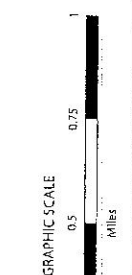


Bob Braitman, Executive Officer, Santa Barbara Local Agency Formation Commission



Legend

- Parcel Boundary
- Formation
- Annexation
- Detachment
- Freeway
- Highway
- Stream
- Section



Santa Rita Hills Community Services District

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



**SANTA RITA HILLS
COMMUNITY SERVICES
DISTRICT**

**MUNICIPAL SERVICE REVIEW AND
SPHERE OF INFLUENCE**

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

February 2011

1. INTRODUCTION

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

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

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

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

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

2. MUNICIPAL SERVICE REVIEW

Description of District

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

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

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

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

District Services

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

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

Other Governmental Agencies within the District

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

3. MSR DETERMINATIONS

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

Growth and population projections for the affected area

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

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

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

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

Financial ability of agencies to provide services

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

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

Status of, and opportunities for, shared facilities

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

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

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

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

4. SPHERE OF INFLUENCE ADOPTION

Description of Proposed Sphere of Influence

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

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

Sphere of Influence Determinations

It is recommended the Commission adopt the following determinations

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

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

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

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

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

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

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

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

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

5. ACKNOWLEDGEMENTS & REFERENCES

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

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

Available Documentation

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

6. RECOMMENDATIONS

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

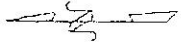
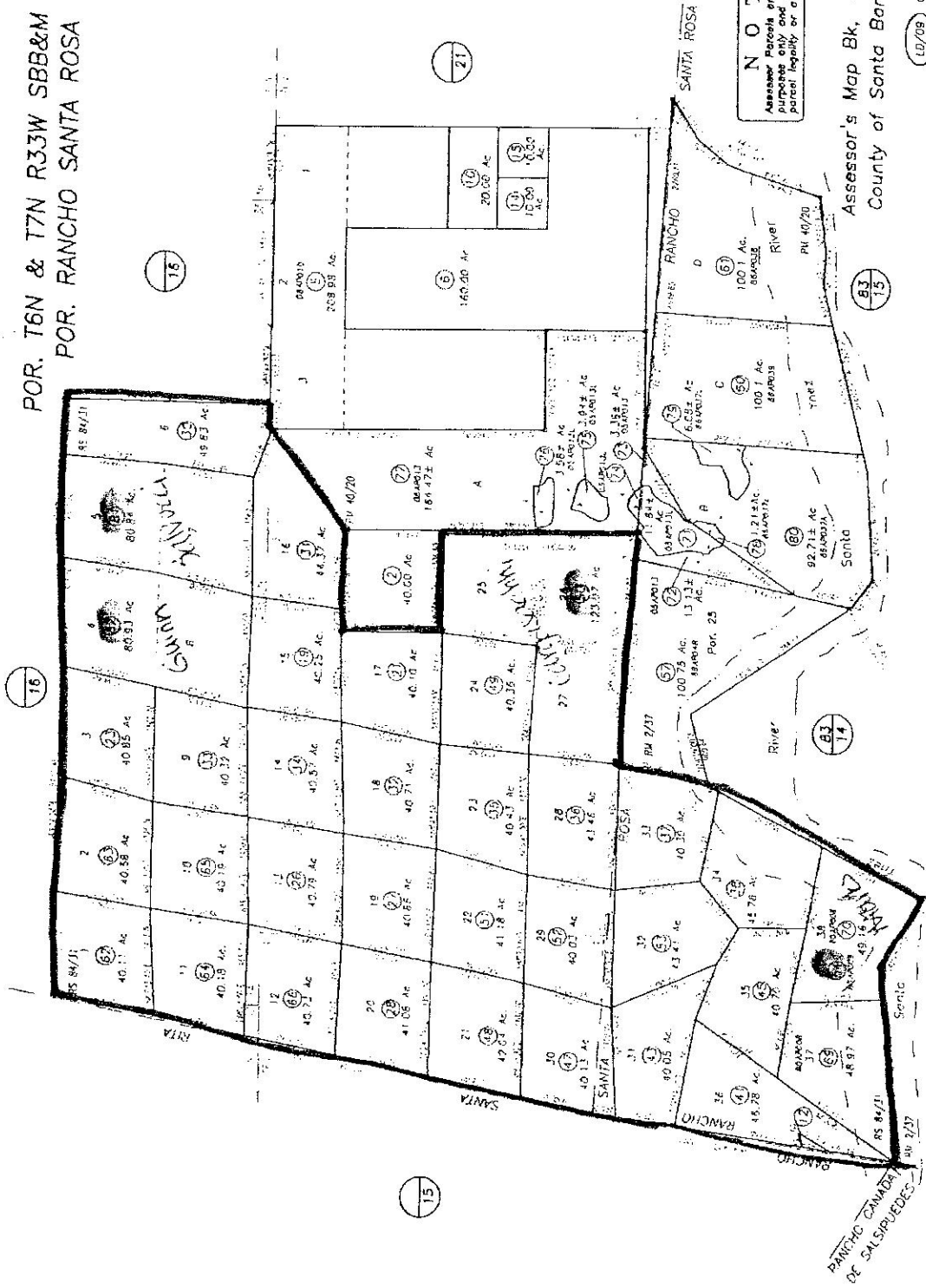
Santa Rita Hills CSD
Board of Directors

District Counsel
Mike Seitz

District General Manager
John Wallace

District Secretary
Casey Fowler

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



1" = 1200'
scale

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

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

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

15

15

15

21

83
15

83
14

**SANTA RITA HILLS COMMUNITY SERVICES DISTRICT
APPLICATION FOR MODIFICATION
OF LAFCO 03-13 (AS AMENDED NOVEMBER 6, 2008)**

The Resolution adopted by the Santa Barbara Local Agency Formation Commission on November 6, 2008 approved the formation of the Santa Rita Hills Community Services District.. This application asks for a specific change to Section 5. D of that Resolution. That Resolution presently states:

“District shall not have authority to provide services outside its boundaries, including the construction of an access road, either with or without the use of eminent domain.”

This application seeks modification of that language so that it would read as follows:

The District shall not have authority to provide services outside of its boundaries except for the construction of an access road between Sweeney Road and the District Boundaries and the power to use eminent domain to acquire access to the District from Sweeney Road to the District boundary.

The reasons for this application and the need for this change are set forth below.

The Santa Rita Hills Community Services District was formed on the basis of a petition of owners to allow the highest and best use of their property in accordance with existing zoning and land use standards and to construct interior roads within the District.

Since formation of the District, an issue has arisen regarding the ability of the property owners to gain access to their property from Sweeney Road, the public right of way that is meant to serve this property. This access, and the right to gain access, is presently under restriction from the intervening property owner between Sweeney Road and the District boundary.

Despite a number of attempts to work cooperatively with this property owner, the property owner remains steadfast that he will not allow necessary and reasonable access by property owners and residents within the District to their properties.

By this application, the Santa Rita Hills Community District is requesting that the Resolution adopted forming the District be modified so that it provides limited use of the eminent domain power in order to secure access from Sweeney Road to the District. By making this change, it will insure that the intervening property owner is appropriately compensated for the access; and that the property owners within the District will have the ability to utilize their properties to the limits allowable under present zoning and land use regulations.

It is the understanding of the District that this power was originally limited because surrounding landowners were fearful that the District would attempt to gain access to multiple routes affecting multiple property owners. The District is, by this request, not seeking any such

**SANTA RITA HILLS COMMUNITY SERVICES DISTRICT
APPLICATION FOR MODIFICATION
OF LAFCO 03-13 (AS AMENDED NOVEMBER 6, 2008)**

authority. Rather, the District is requesting the ability to secure reliable access to the District that has been used by property owners and residents of the District for many years.

Prior to the District's formation, the landowners that were in the Lakeview and Rancho Dos Mundos subdivisions litigated access to those subdivisions that was reduced to an agreement. This agreement provided for an alternative route than the one that is being used by the property owners today. The District is seeking the authority to alternatively use the roadway that is described in that agreement, or use the present access that has been used by the property owners for many years. Allowing for this power will allow the District to enter into fair handed negotiations with the intervening landowner to secure this access for the benefit of the District property owners and residents so that the County permitted use of their properties can proceed.

This application was approved by the Board of Directors of the Santa Rita Hills Community Services District on APRIL 11, 2013

RESPECTFULLY SUBMITTED by the Santa Rita Hills Community Services District.


Dated: April 11, 2013


By: THOMAS FREEMAN, President

**SANTA RITA HILLS
COMMUNITY SERVICES DISTRICT**

1550 Burton Mesa Blvd, Lompoc, California 93436
Telephone (805) 544-4011 FAX (805) 544-4294

Staff Report

To: Board of Directors
From: John L. Wallace, *General Manager* 
Date: April 11, 2013
Subject: District Access Road

Recommendation:

Staff Recommends the Board Receive Report and Direct Staff to Submit an Application to LAFCO, requesting a modification to Resolution No. 03-13, as amended November 6, 2008, specifically Section 5.D, to provide for construction of an access road between Sweeney Road and the District Boundary and acquisition of right of way if necessary.

Funding:

None at this time.

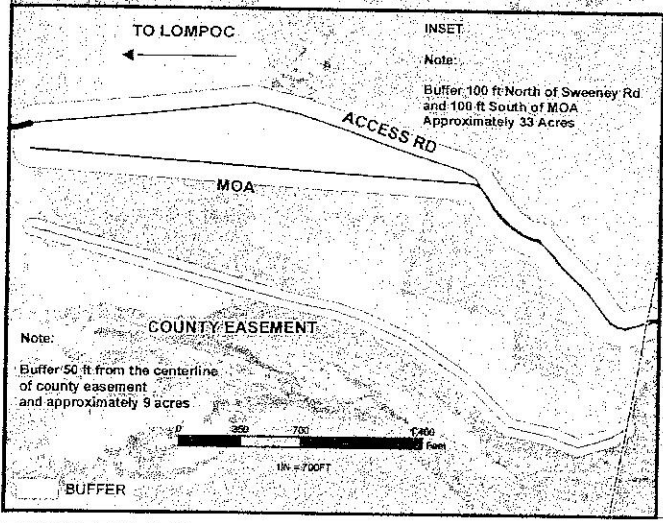
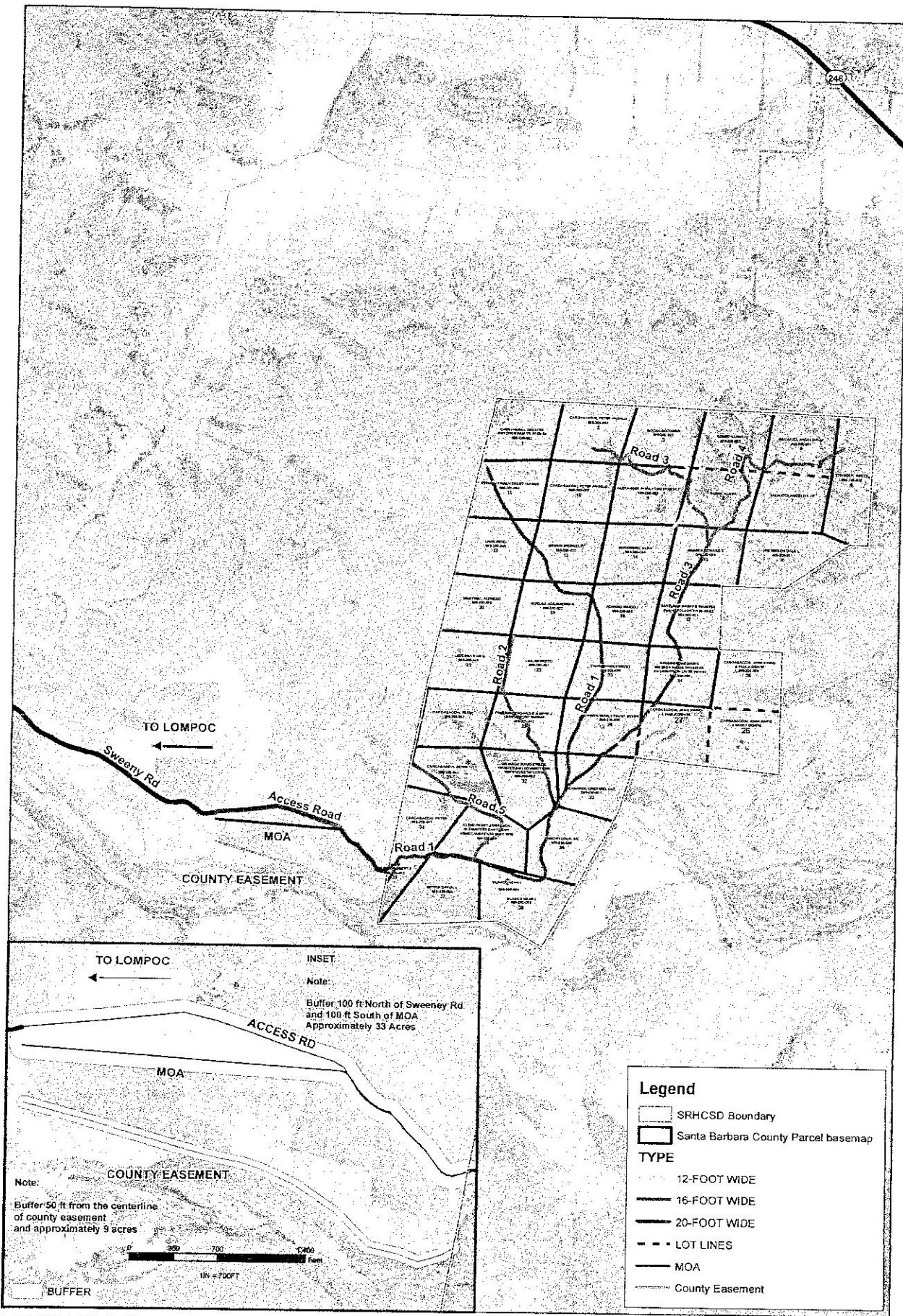
Discussion:

At the present time, the District has no "authority to provide services outside its boundaries, including the construction of an access road. The proposed amendment would modify Section 5.D of the Resolution forming the District to provide for the construction of an access road from Sweeney Road to the District Boundary.

To date, the District has made significant design progress in the proposed alignment of the internal District Roads System, which will ultimately provide access to each parcel within the District. As discussed, the next step is the formation of a Community Facilities District, to help fund the construction of these roads. Without roads, property owners are unable to obtain necessary permits from the County to improve their individual parcels. In a meeting with County Fire on March 6th, County Fire Personnel indicated that resolution of the access road will be mandatory before internal roadways are considered.

An access road connecting Sweeney Road and the District boundary crosses private property owned by the Cargasacchi family. As previously reported, Staff has met with the Cargasacchi family and their attorney regarding their preferred alignment of the access road leading to the District's westerly boundary. This road was previously the subject of a Memorandum of Agreement (MOA) executed with the Lakeview Tract Owners many years ago. It has been determined that the Cargasacchi family strongly prefers the access construction as proposed in the MOA. This alignment is to the South of the existing alignment and would be located through an existing agricultural area presently under crop production. It has also been communicated by Mr. Peter Cargasacchi via email on 3/12, that he feels the CSD has no authority over the MOA road.

The District has attempted to reach out to the Cargasacchi family to discuss their concerns regarding the District as the successor to the MOA. At this point it is evident that the District needs to take the next steps necessary to help provide fair and reasonable access to each of the parcels within the District via the entrance/access road from Sweeney Canyon Road to the District boundary. The attached application, if approved by the Board, will be submitted to the LAFCO Executive Director, for consideration by the LAFCO Commission as early as June 6, 2013.



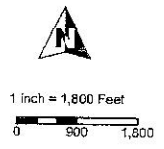
Legend

	SRHCSD Boundary
	Santa Barbara County Parcel basemap
TYPE	
	12-FOOT WIDE
	16-FOOT WIDE
	20-FOOT WIDE
	LOT LINES
	MOA
	County Easement



DIV. AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING SOLUTIONS
WATER RESOURCES
WALLACE SWANSON INTERNATIONAL

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us



**SANTA RITA HILLS
COMMUNITY SERVICES DISTRICT
ROAD EXHIBIT
BASED ON DIXON ROAD MAP**

NOTES:
BASEMAP PROVIDED BY
GLOBEXPLORER. WALLACE
GROUP DID NOT PERFORM
BOUNDARY SURVEY SERVICES
FOR THIS MAP. NOT A LEGAL
DOCUMENT.
MAP PRODUCED 5/9/2013.