

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

June 5, 2014 (Agenda)

- LAFCO 14-02: Kaehn Annexation to the Mission Hills Community Services District
- PROPONENT: Board of Directors of the Mission Hills Community Services District, by resolution adopted on March 7, 2014.
- ACREAGE & LOCATION: Approximately 2.16 acres on the north side of Purisima Road west of Rucker Road (1205 Purisima Road, Lompoc Area). (Exhibits A and B)
- PURPOSE: To include in the Mission Hills Community Services District a single family home that is currently receiving water service from the District. Although the residence is currently served by a septic tank, sewer service will also be provided by the district (Exhibit C).

OUT-OF-AGENCY SERVICE AGREEMENT

Water service from the Mission Hills Community Services District to the property pre-dates the Commission's authority over a city or special district providing new or extended services outside a jurisdictional boundaries. Government Code Section 56133 that requires Commission approval prior to the extension of services outside jurisdictional boundaries was enacted in 2002 and became effective on January 1, 2003. The district began providing water service to the Kaehn property in the late 1980's when the existing well on the site became inoperable.

PROPOSAL INFORMATION

1. Land Use and Zoning - Present and Future:

The County General Plan designates the site as 3-E-1 (Single Family Residential).

The parcel contains a single-family home and is outside the District sphere of influence. No change in land use, planning or zoning will result from this annexation.

Surrounding uses to the east, west, and north are residential (3-E-1 residential), the General Plan Designation is RES-0.33, 3-acres minimum parcel size. Land to the south is zoned AG-II-49 Agricultural. The General Plan Designation is 40-AG.

2. Sphere of Influence:

The proposed annexation is outside, but adjacent to, the Mission Hills Community Services District's sphere of influence. Since the property is already receiving water service from the district and current zoning does not allow additional development on the site, an expansion of the sphere of influence is appropriate.

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 slopes downward across the site from the north to the south with a flatter area around the existing house, ending at the Purisima Road right-of-way. No significant natural boundaries affect the proposal.

5. Population:

There is one dwelling unit within the proposal area. No changes in dwelling units or population are proposed or anticipated.

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

The property is already receiving water services from the annexing agency. The property will be connected to the district's sewer after annexation. The district has submitted a plan for services (Exhibit D).

7. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within Tax Rate Area 72040. The net assessed value of land and improvements is \$306,000 (2013 Secured Taxes). The overall tax rate will not be affected by this change. The Assessor's Parcel Number (APN) for the property is 097-270-035.

8. Environmental Impact of the Proposal:

The proposal is categorically exempt. (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities). As Lead Agency the Mission Hills Community Services District prepared a Notice of Exemption for the annexation (Exhibit E).

9. Landowner and Annexing Agency Consent:

Written consent has been given by the property owner. The annexing district consents to waiving conducting authority proceedings (Exhibit C).

10. Boundaries, Lines of Assessment and Registered Voters:

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

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.

EXHIBITS

- Exhibits A-B Maps of the Proposed Annexation
- Exhibit C District Resolution of Application
- Exhibit D Plan for Providing Services
- Exhibit E Notice of Exemption
- Exhibit F Proposed Resolution Approving the Annexation

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 annexation as submitted.

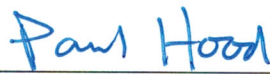
- A. Find the proposal to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15319, Annexation of Existing Facilities and Lots for Exempt Facilities (“Class 19”).
- B. Amend the District’s sphere of influence to include the annexation area.
- C. Adopt this report and approve the proposal, to be known as the Kaehn Annexation to the Mission Hills Community Services District conditioned upon the territory being annexed being liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- D. Find: 1) all affected landowners have given written consent to the annexation and 2) the annexing agency has consented to waive conducting authority proceedings.
- E. 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**.

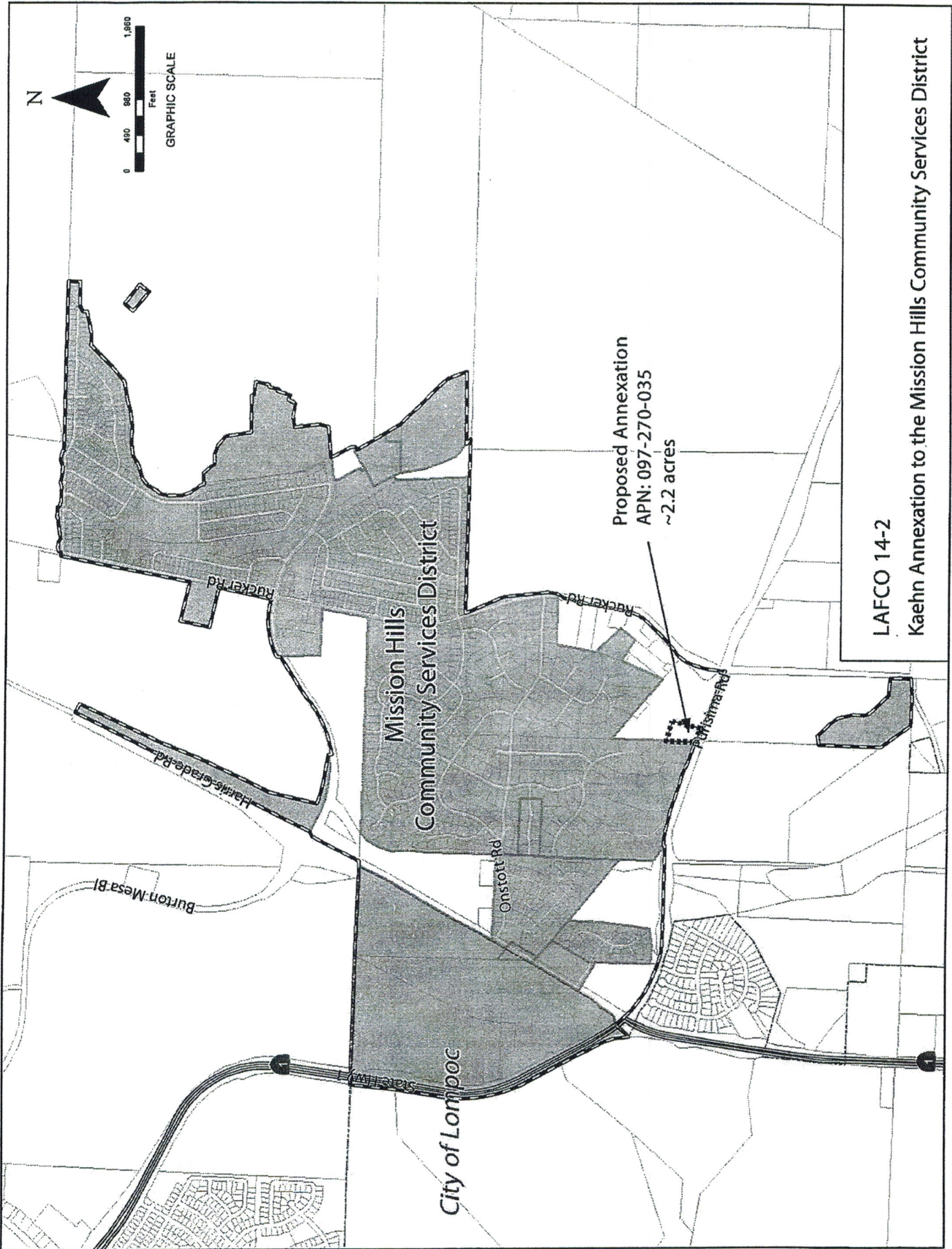


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PAUL HOOD

Executive Officer

LOCAL AGENCY FORMATION COMMISSION



LAFCO 14-2

Kaehn Annexation to the Mission Hills Community Services District

Mission Hills Community Services District

Proposed Annexation  
APN: 097-270-035  
~2.2 acres

PURISIMA RD



GRAPHIC SCALE

LAFCO 14-2

Kaehn Annexation to the Mission Hills Community Services District

**RESOLUTION NO. 14-222****A RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE MISSION HILLS COMMUNITY SERVICES DISTRICT  
FOR INITIATING PROCEEDINGS FOR THE ANNEXATION  
OF CERTAIN TERRITORY TO THE DISTRICT (1205  
PURISIMA ROAD, LOMPOC, CA. 93436)**

**WHEREAS**, the Mission Hills Community Services District ("District") desires to initiate a proceeding for the adjustment of boundaries specified herein; and

**WHEREAS**, this Resolution is adopted pursuant to the Cortes-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code; and

**WHEREAS**, the District has received a Request for Annexation of certain territory to the District, which is on file at the District and incorporated herein by reference; and

**WHEREAS**, such Request for Annexation is signed by one hundred percent (100%) of the owners of the land in such territory; and

**WHEREAS**, such Request for the Annexation is consistent with the District's Sphere of Influence of the District; and

**WHEREAS**, the property owner requesting annexation has completed all required application forms and paid all required annexation fees; and

**WHEREAS**, the District Staff has recommended that certain terms and conditions be attached to such annexation for such territory pursuant to California Government Code Section 56653; and property owner has given their written consent to such terms and conditions.

**NOW THEREFORE, THE BOARD OF DIRECTORS OF THE MISSION HILLS  
COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AND ORDER AS  
FOLLOWS:**

1. The Board of Directors hereby proposes that proceedings be initiated pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with California Government Code section 56000 for an Annexation to the District by the adoption of this Resolution of Application.
2. This is for an Annexation to the District, of the territory known as 1205 Purisima Road, Lompoc, California 93436.
3. The purpose of this Annexation is to provide water and sanitary sewer service to an existing, uninhabited, residential development.

4. The Board of Directors hereby proposes that the annexation shall be made subject to the terms and conditions which are attached as Exhibit 1 and incorporated herein by reference.
5. The Board of Directors hereby proposes that the annexation shall be subject to the Plan for service, which is attached hereto as Exhibit 2, respectfully and incorporated herein by reference.
6. A map and description of the affected territory are attached hereto as Exhibits 3 and 4, respectfully and incorporated herein by reference.
7. This proposed annexation is consistent with the Sphere of Influence of the annexing District.
8. Consent is given to the waiver of the conducting authority proceedings.
9. The Executive Officer of the Local Agency Formation Commission is hereby authorized and requested to commence proceedings.

On motion of Director Hayes, seconded by Director Jones, and on the following roll call vote, to-wit:

AYES: Director: Fasold, Hayes, Jones, Mackenzie


NOES:

ABSENT: Director: Naughton


ABSTAIN:

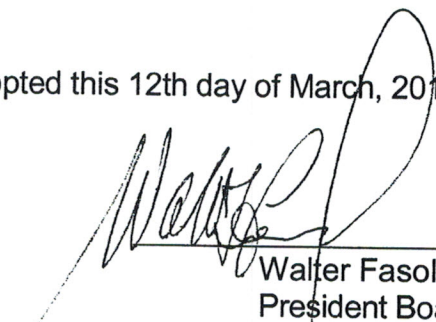
The foregoing Resolution is hereby adopted this 12th day of March, 2014.

ATTEST:

  
\_\_\_\_\_  
Casey Fowler, Secretary to the Board

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Ziyad I. Naccasha, District Counsel

  
\_\_\_\_\_  
Walter Fasold  
President Board of Director



# Mission Hills Community Services District

1550 E Burton Mesa Blvd., Lompoc CA 93436-2100  
Telephone: (805) 733-4366 Fax: (805) 733-4188  
www.mhcsd.org



Walter Fasold-President  
Danny Hayes-Vice President  
Tim Naughton-Finance Officer  
James MacKenize-Vice Finance Officer  
Bernard Jones-Director

March 12, 2014

From: Michael W. Riley, General Manager

To: Mrs. Ann Kaehn  
1417 Michael Court  
Lompoc, CA. 93436

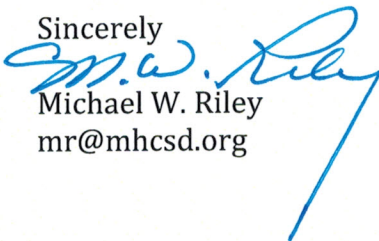
Subj: Property at 1205 Purisima Road, Lompoc, CA. 93436.

Dear Mrs. Kaehn:

The Mission Hills Community Services District (MHCS D) wishes to advise you that it can and will provide water and wastewater services to the subject address, and that all financial arrangements have been agreed to. This commitment is subject to the ordinances, resolutions, policies, rules, and regulations of the District and to the requirement of Law.

The District specifically reserves the right to change, alter, amend, supplement, add to or repeal any and all of its ordinances, resolutions, policies, rules, and regulations from time to time, including but not limited to, design standards, connection fees, service fees and service rules. Although we have no reason to anticipate doing so at this time, the District has the authority to adopt a moratorium or system of rationing for water and sewer services, which could affect our ability to serve the subject property.

Sincerely



Michael W. Riley  
mr@mhcsd.org

March 12, 2014

**EXHIBIT 2**

MISSION HILLS COMMUNITY SERVICES DISTRICT PLAN FOR 1205 PURISIMA ROAD, LOMPOC, CA 93436

**1205 Purisima Road is located at the intersection of Purisima Road and Rucker Road.****A. Potable Water Service –**

- a. Potable water will be supplied via a 8" PVC Main to a "hot tapped" single 8" PVC (c-900) service with associated  $\frac{3}{4}$ " gate valve.
- b. The system will be isolated from the distribution system via an approved backflow device. This lateral and all of its appurtenances will remain the responsibility of the owner to maintain.

**B. Sewer Service –**

- a. Sewer service will be provided, by the owner, by way of a 4" gravity main connection to Rucker Road. This main will terminate in an existing manhole at Purisima Road.

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Santa Barbara
105 E. Anapamu St.
Santa Barbara, CA 93101

From: (Public Agency): Mission Hills Community CSD
1550 E. Burton Mesa Blvd.
Lompoc, CA 93436
(Address)

Project Title: Kaehn Annexation to the Mission Hills Community Services District

Project Applicant: Ann Kaehn 1417 Michael CT. Lompoc, CA 93436

Project Location - Specific:
1205 Purisima Road, Lompoc, CA 93436, Assessor's Parcel Number 097-270-035

Project Location - City: Unincorporated Area Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:
This project is an annexation of 1205 Purisima Road, Lompoc, CA. 93436 APN 097-270-035 to the Mission Hills Community Services District. The purpose of this project is to connect this private property currently used for and to continue to be used for a single family residence.

Name of Public Agency Approving Project: Mission Hills Community Services District

Name of Person or Agency Carrying Out Project: Mrs. Ann Kaehn

- Exempt Status: (check one):
[ ] Ministerial (Sec. 21080(b)(1); 15268);
[ ] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[ ] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: Section 15319 and 15301
[ ] Statutory Exemptions. State code number:

Reasons why project is exempt:
Project is for an individual utilities service connection for an existing single family residence on a site zoned for single family residential use. Further, the Mission Hills Community Services District has the existing infrastructure and capacity to theat wastewater from this site.

Lead Agency
Contact Person: Michael W. Riley Area Code/Telephone/Extension: (805) 733-4366

- If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? [X] Yes [ ] No

Signature: [Handwritten Signature] Date: 3/14/2014 Title: General Manager

[X] Signed by Lead Agency [ ] Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

LAFCO 14-2

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE KAEHN  
ANNEXATION TO THE MISSION 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

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

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

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

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

A. Find the proposal to be categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15319, Annexation of Existing Facilities and Lots for Exempt Facilities ("Class 19").

B. The subject proposal is assigned the following distinctive short-form designation:  
KAEHN ANNEXATION TO THE MISSION HILLS COMMUNITY  
SERVICES DISTRICT

C. Approve the proposal subject to the following terms and conditions:

1. The subject territory shall be liable for its pro rata share of any existing bonded indebtedness of the Mission Hills Community Services District, and

2. The subject territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the current district boundaries.

D. Find: 1) the subject property is uninhabited, 2) all affected landowners have given written consent to the annexation, and 3) the annexing agency has consented to waive conducting authority proceedings.

E. Waive the conducting authority proceedings and direct the staff to take the steps necessary and proper to complete the proceeding.

This resolution was adopted on June 5, 2014 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: \_\_\_\_\_

\_\_\_\_\_  
Chair  
Santa Barbara Local Agency  
Formation Commission

ATTEST

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