

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 E. Anapamu Street
Santa Barbara, California 93101
805\568-3000 • FAX 805\568-3019



SCOTT D. MCGOLPIN
Director

Memorandum

2/25/2014

To: Mr. Paul Hood
LAFCO Executive Officer

From: E. Teñell Matlovsky
Santa Barbara County Surveyor's Office

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

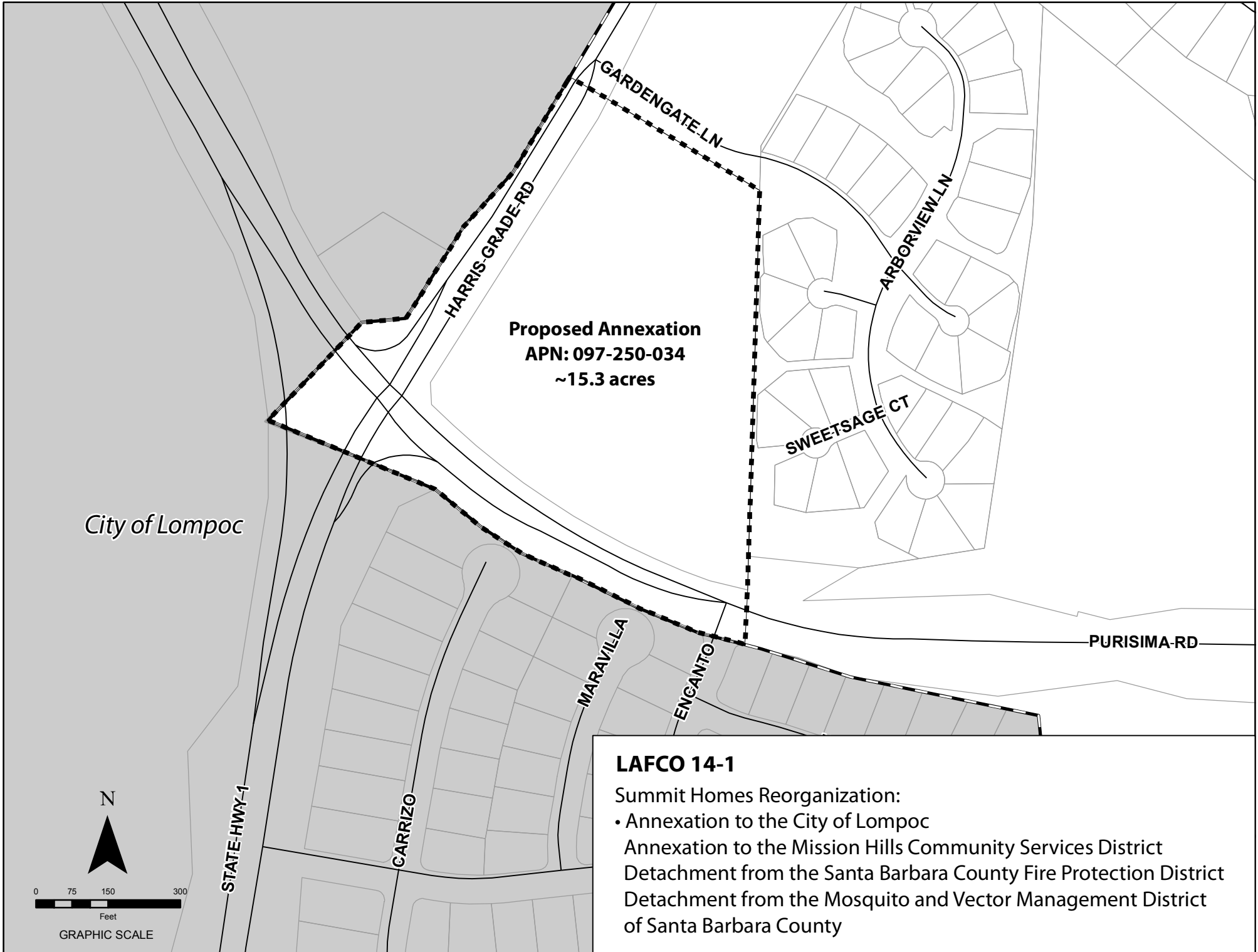
This office has examined the application materials and reports back on the following:

1. The proposal is contiguous to the existing boundaries of the local agencies.
2. The proposal is approximately 15.3 acres. The proposal follows existing lines of assessment, and includes APN 097-250-034.
3. The proposal includes portions of Harris Grade Road, Purisima Road, and Highway 1. The proposal is in an unincorporated area northeasterly of and adjacent to the City of Lompoc.
4. The proposal is not within the City of Lompoc's sphere of influence (SOI) as described in the LAFCO resolution dated 11/4/2010. The proposal is not within the Mission Hills Community Services District sphere of influence (SOI) as described in the LAFCO resolution dated 11/4/2010.

The County Surveyors Office is reviewing the submitted map and legal description for sufficiency for filing with the State Board of Equalization. This separate, map check process addresses whether or not the boundary is certain and definite. The submittals first review letter to the applicant surveyor is attached for reference.

cc: Toni Damiano – County Assessor's Office
Claudia Ornelas – Auditor's Office
Jennifer Slayman – General Services Department
Brett Buyan & Heather Imgrund – Planning & Development Department
Aleks Jevremović, Mike Collie and Adrian Foster – County Surveyor's Office
Lafco@sblafco.org – General LAFCO email

AA /EEO Employer

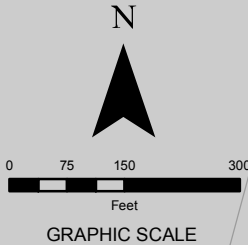


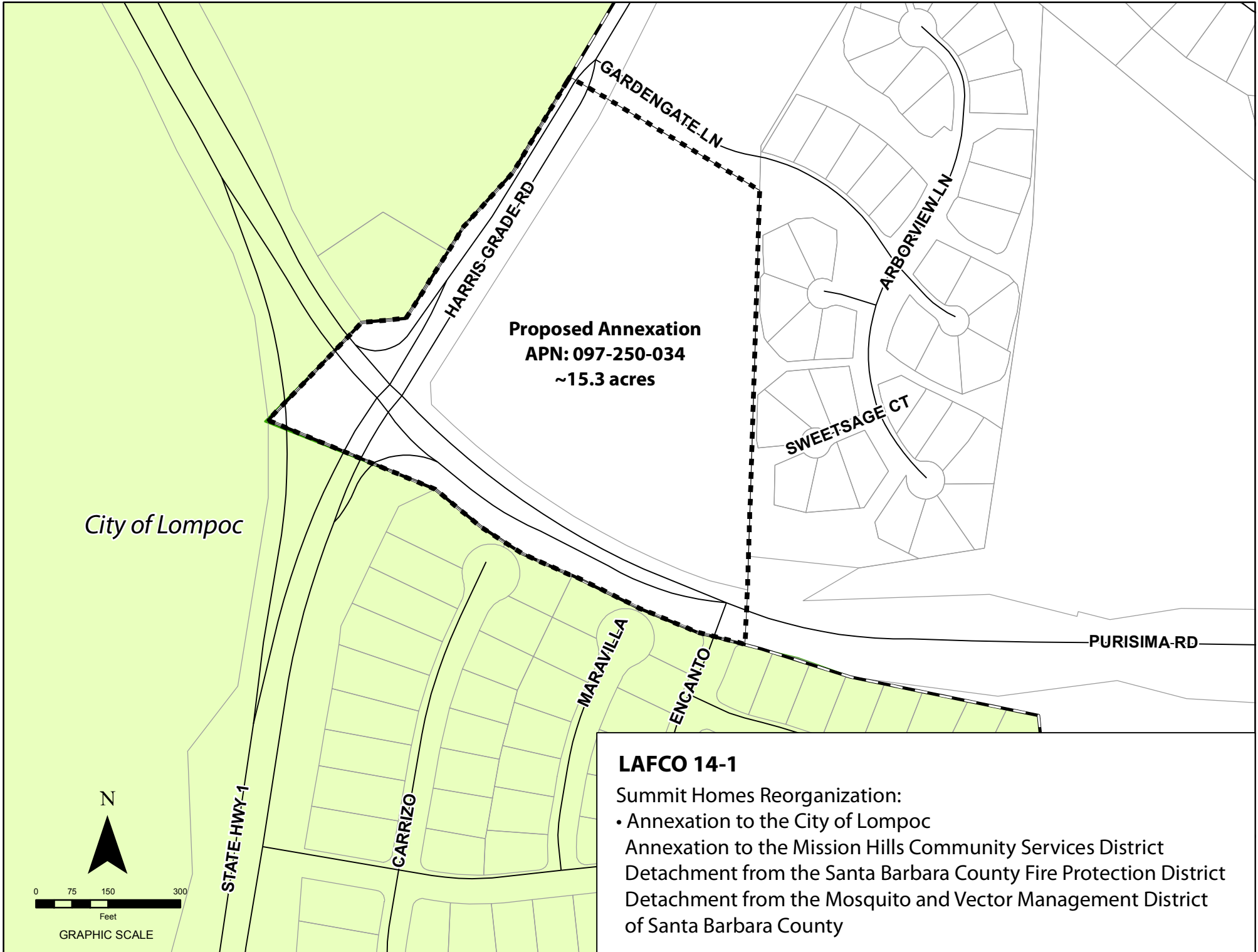
Proposed Annexation
APN: 097-250-034
~15.3 acres

City of Lompoc

LAFCO 14-1

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

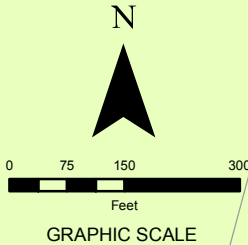


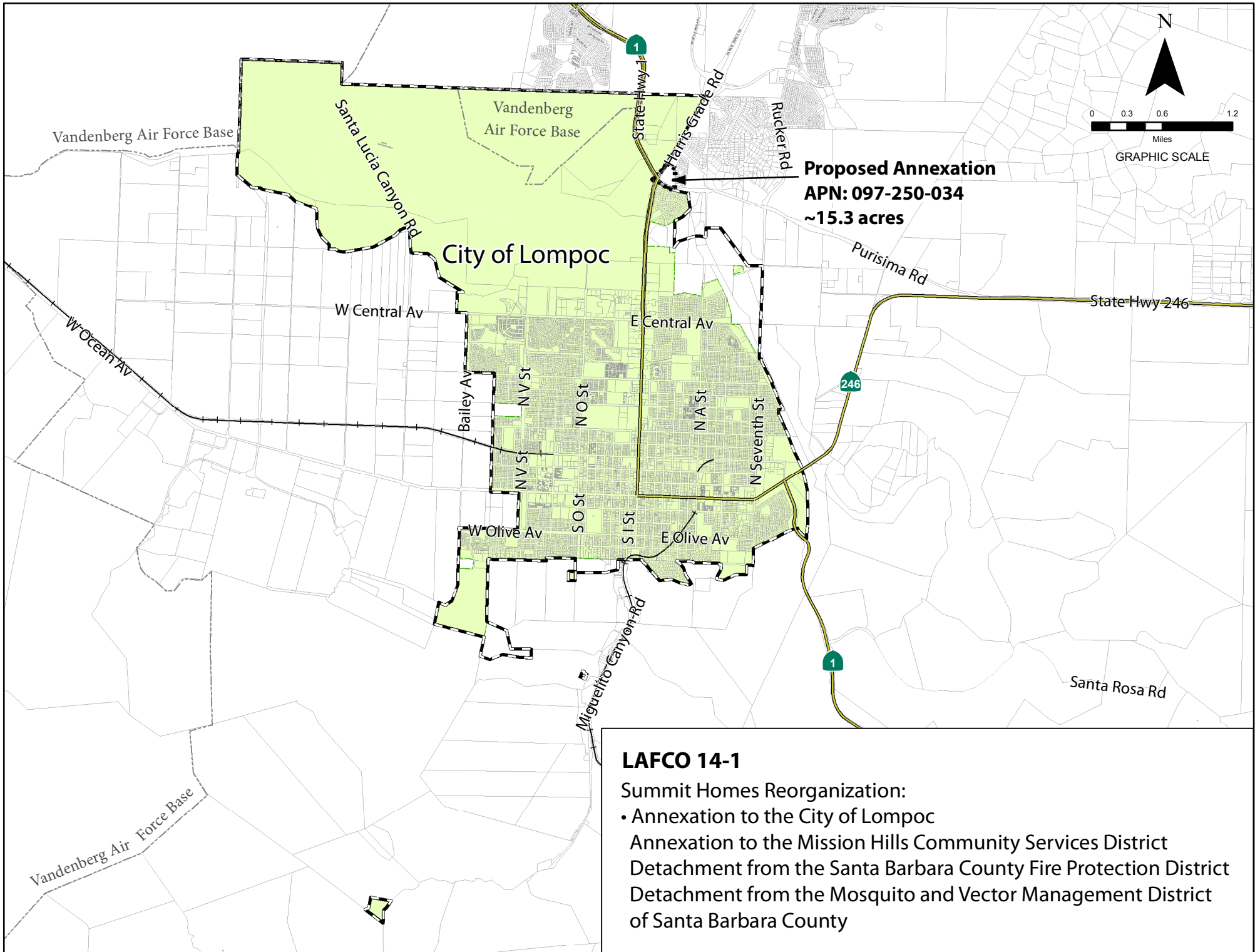


Proposed Annexation
APN: 097-250-034
~15.3 acres

City of Lompoc

LAFCO 14-1
Summit Homes Reorganization:
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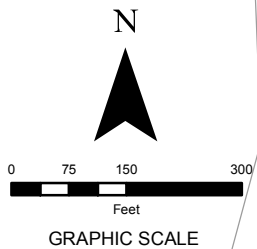




Mission Hills Community Services District

City of Lompoc

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



STATE HWY-1

CARRIZO

MARAVILLA

ENCANTO

GARDENGATE LN

HARRIS GRADE RD

ARBORVIEW LN

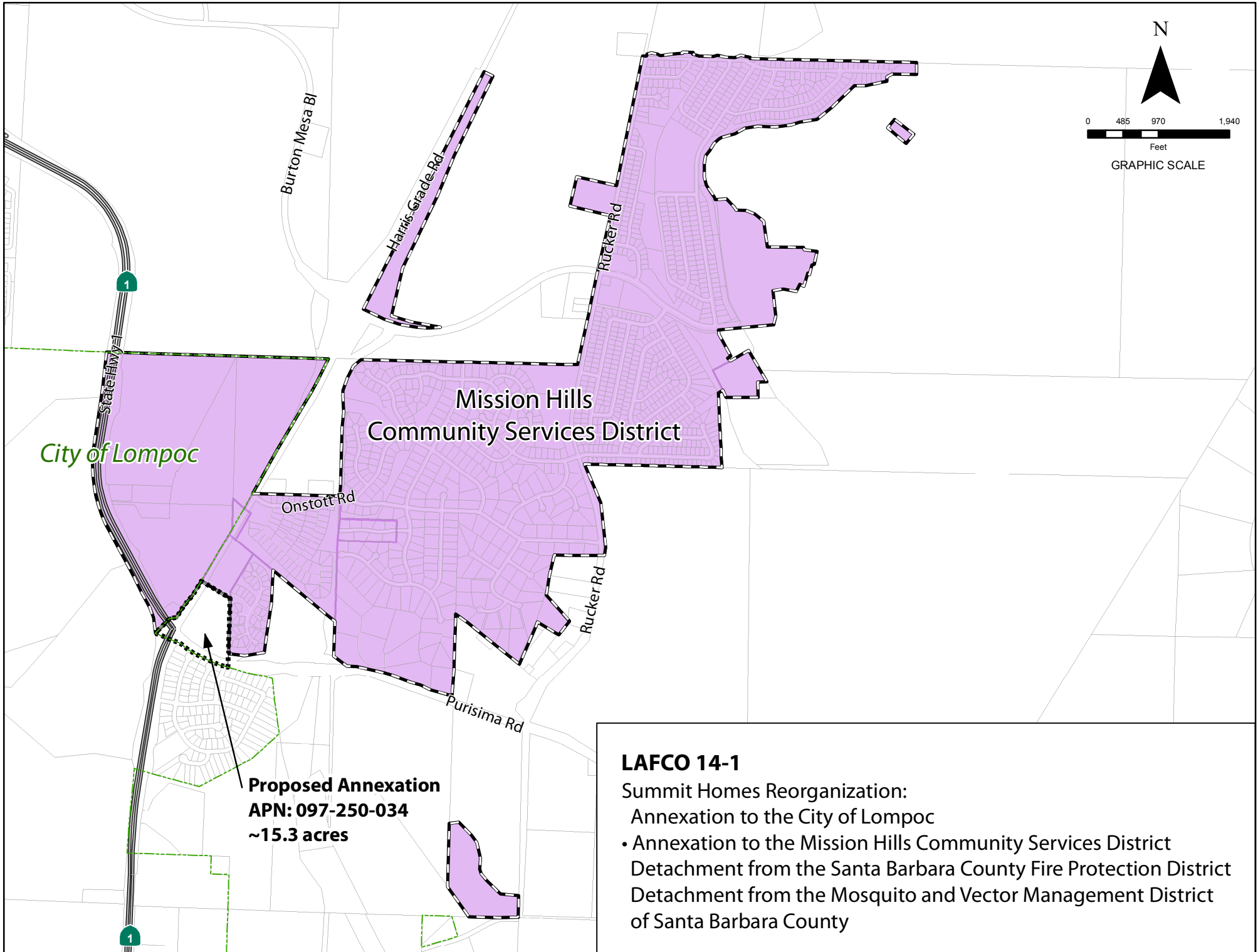
SWEETSAGE CT

PURISIMA RD

LAFCO 14-1

Summit Homes Reorganization:

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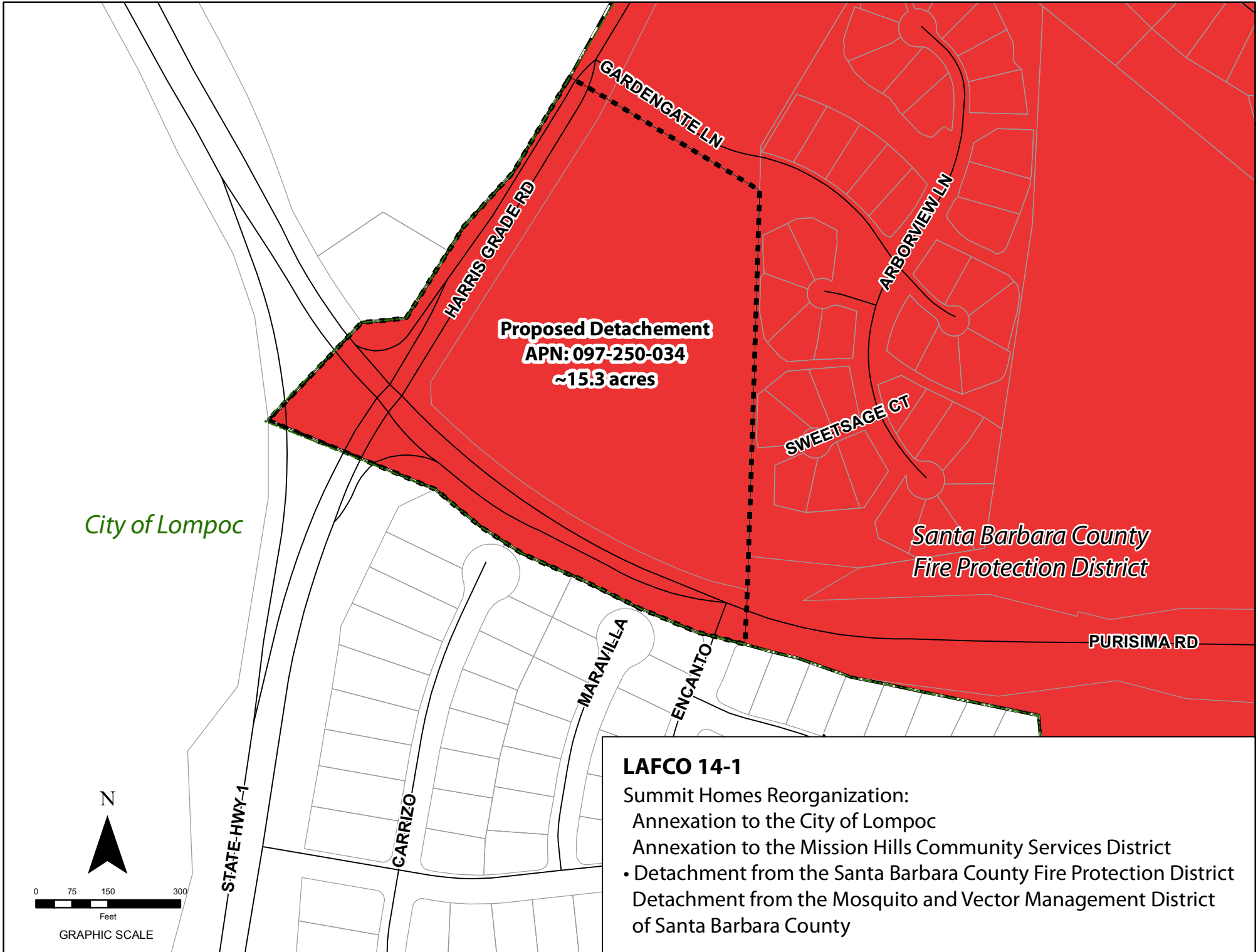


Proposed Annexation
APN: 097-250-034
~15.3 acres

LAFCO 14-1

Summit Homes Reorganization:

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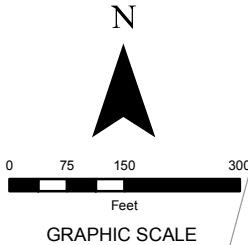
Proposed Detachment
APN: 097-250-034
~15.3 acres

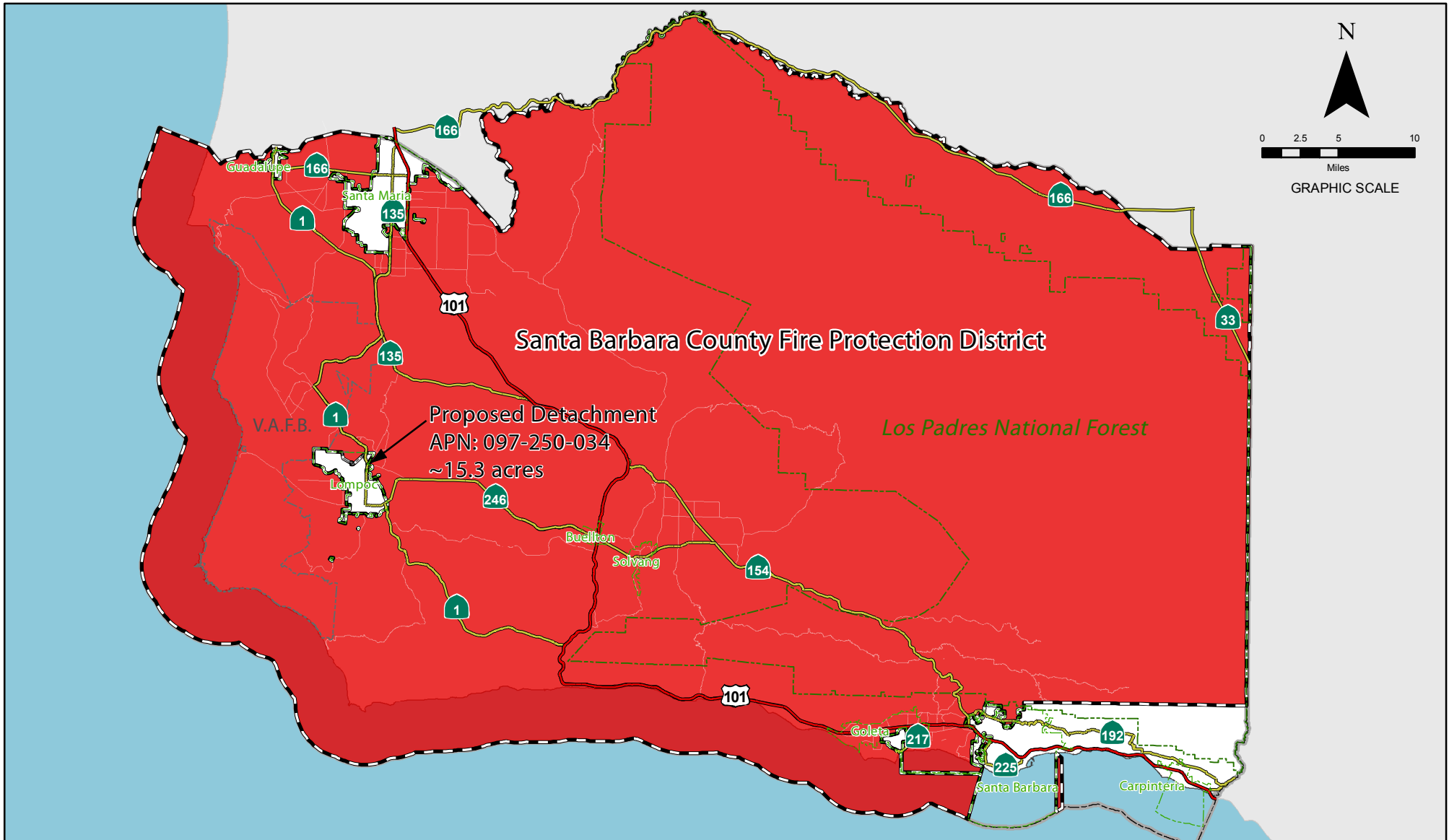
City of Lompoc

*Santa Barbara County
Fire Protection District*

LAFCO 14-1

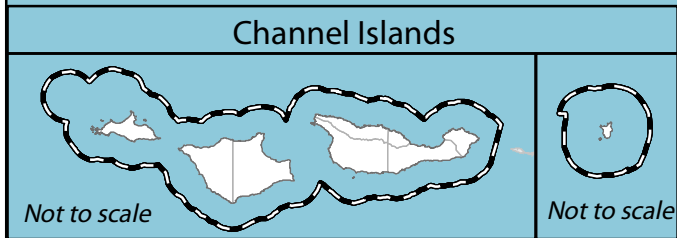
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Santa Barbara County Fire Protection District

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



LAFCO 14-1
 Summit Homes Reorganization:
 Annexation to the City of Lompoc
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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
LONG RANGE PLANNING
MEMORANDUM**

Date: February 26, 2014

To: Paul Hood, Executive Officer, LAFCO

From: Dianne Black, Assistant Director, Planning and Development Department *Dianne Black*

Subject: LAFCO Request for Reportback - #14-1 Summit View Homes Reorganization

This memorandum is in response to your Request for Reportback regarding the above-referenced proposal. Based on our review of the application materials, we submit the following information for your consideration.

Regional Housing Needs Allocation

Government Code Section 65584.07 states “If an annexation of unincorporated land to a city occurs...a portion of the county’s allocation [Regional Housing Needs Allocation] may be transferred to the city.” The proposed project includes 44 new residences on approximately 10.05 acres of unincorporated land that would be annexed to the City of Lompoc. As a result, the county and city will need to reach an agreement on the number of residential units to be transferred from the county’s RHNA allocation to the city’s RHNA allocation. This step typically occurs when the county and city prepare the tax exchange agreement required by law as part of the annexation proceedings. It is the County’s practice to seek a 100% transfer of the total units that will be produced as part of the annexation. For instance, in the most recent annexation involving a proposed residential development, the County and City of Santa Barbara agreed to transfer all (100%) of the potential residential units from the county’s RHNA allocation to the city.

Project Description

The LAFCO Proposal Justification Questionnaire for Annexations states that the Summit View Homes site is contiguous to the Urban Limit Line (ULL) and Sphere of Influence (SOI) of the City of Lompoc. The proposed annexation is part of a residential development and includes a subdivision of the parcel into forty-eight (48) new parcels (LOM 594). Forty-four of the proposed new parcels would be for single family residential use, three (3) of the proposed new lots would be for open space use, and one (1) of the proposed new parcels would be for private road use.

Verification of County Comprehensive Plan & Zoning Designations

Proposal Assessor Parcel Numbers (APNs)	Acres	County Comprehensive Plan Land Use Designation	County Zoning	Community Planning Area	Open Space per G.C. § 65560	Prime Agricultural Land G.C. §56064	Coastal Zone
097-250-034	10.060	RES-4.6	DR-4.6	N/A	No	No	No

LAFCO Proposal Considerations

The proposed project would require annexation and a SOI adjustment to annex the project site into the City of Lompoc. The City of Lompoc would submit a General Plan Amendment in order to amend the General Plan Land Use Map to include the project site with a designation of Low-Density Residential (LDR). The project site would also require a Rezoning to amend the Zoning Map to include the project site with a designation of Planned Development – Residential (PD-R), to be completed by the City of Lompoc. The proposed project would also require approval of a vesting tentative subdivision map and design review of the proposed site architecture.

CEQA/Environmental Review

The City of Lompoc is the lead agency for the proposed project. On May 21, 2013, the City Council certified the Final EIR that was prepared for the proposed project (EIR 12-01). Findings were adopted as required by CEQA. A Statement of Overriding Considerations was not necessary because no significant and unavoidable adverse impacts were identified.

Santa Barbara County Comprehensive Plan

The current parcel is within an unincorporated area of Santa Barbara County. The Santa Barbara County Comprehensive Plan Land Use Designation for the site is Design Residential (DR) and the zoning designation is DR – 4.6.

Boundaries and Lines of Assessment

The current parcel is within an unincorporated area of Santa Barbara County and outside the SOI of the City of Lompoc.

Document Review

In the course of review, staff considered the following documents:

- LAFCO Application #14-1 Summit View Homes Reorganization, dated January 16, 2014



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Fire Department

“Serving the community since 1926”

HEADQUARTERS

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX: (805) 681-5553

Michael W. Dyer
Fire Chief
County Fire Warden

Christian J. Hahn
Deputy Fire Chief

February 20, 2014

Paul Hood, Local Area Formation Commission
Executive Director
105 East Anapamu Street
Santa Barbara CA 93101

Dear Mr. Hood,

This letter will serve as the Fire Department response for the proposed Summit View Homes project. The Fire Department is opposed to the detachment of the property from the Santa Barbara County Fire Protection District. Santa Barbara County Fire Station #51 is located at 3500 Harris Grade Road, one mile away from the project site. By our most conservative estimate, (using Geographic Information System mapping) Engine 51's emergency response time to the proposed development is at least three minutes faster than the closest Lompoc Fire Department engine.

Public safety demands that whenever possible, the closest emergency resource should be sent to an emergency. This “Closest Resources Concept” has been adopted by the State of California and is accepted by local agencies throughout the State. ([California Emergency Management Agency, Fire and Rescue Division, Bulletin #1, Closest Resources Concept – Requesting Mutual Aid from Adjoining Operational Areas and Regions](#))

The existing Mutual Aid Agreement between Lompoc and the Santa Barbara County Fire Department states, “The first engine assigned to the response should be the closest available engine, regardless of jurisdictional boundaries.” We can see no justifiable reason to remove a parcel from a fire district which currently provides the closest available emergency response.

If annexation and removal from the District goes forward, 911 calls coming from the development will have to be routed to the City, and then transferred to the County dispatch center in order to notify Station #51. This will create a risky and unnecessary time delay. Additionally, County Fire will be providing this service without benefit of future tax revenue, due to its removal from the District.

The parcel should be kept in the fire district that will provide the closest and most rapid response to it.

Sincerely,

Eric Peterson
Fire Marshal
Santa Barbara County Fire Department



Takashi M. Wada, MD, MPH Director/Health Officer
Anne M. Fearon Deputy Director
Suzanne Jacobson, CPA Chief Financial Officer
Susan Klein-Rothschild, MSW Deputy Director
Daniel Reid, MPA Deputy Director Interim
Peter Hasler, MD Medical Director

Nancy Lapolla, MPH EMS Agency Director
Angelo Salvucci, MD EMS Agency Medical Director

February 21, 2014

Santa Barbara Local Agency Formation Commission
Attn: Paul Hood, Executive Officer
105 East Anapamu St.
Santa Barbara, CA 93101

RE: 14-1 Summit View Homes Reorganization

Thank you for providing the Emergency Medical Services (EMS) Agency the opportunity to comment on the proposal to annex property into the City of Lompoc. The EMS Agency is responsible for planning implementing and evaluating to ensure quality emergency medical services are available to all communities in Santa Barbara County. This responsibility includes 9-1-1 medical emergency dispatch, fire services emergency medical response, advance life support ambulance, hospital emergency and specialty care services. Part of the statutory and regulatory requirements of the EMS Agency is to designate ambulance response areas and contract for the provision of emergency and non-emergency ambulance services. The EMS Agency's response will address the ambulance emergency medical service components of the proposal.

The parcel of land referred to as the Summit View Homes Project proposes to annex property currently in the County of Santa Barbara into the City of Lompoc. This area is described as 10.05 acres located on the northeast corner of the intersection of Harris Grade Road and Purisima Road (Assessor's Parcel Number 097-250-034). The site is bordered by Garden Gate Lane to the north, Harris Grade Road to the west, existing residential structures to the east, and Purisima Road to the south.

The Summit View Homes Project is located in Santa Barbara County EMS Zone 36. If this property is annexed into the City of Lompoc and fire services are transferred to the city, the Lompoc City Fire Department would provide fire responses into the Summit View Homes Project annexation area. For emergency medical responses, the contracted ambulance provider in in this zone (EMS Zone 36) is the Santa Barbara County Fire Department. County Fire operates a paramedic ambulance out of Station 51 located at 3500 Harris Grade Road. Backup mutual aid ambulance services are provided by American Medical Response responding from the City of Lompoc.

Ambulance response zones are established by the EMS Agency and are submitted for approval to the State of California EMS Authority as part of the local EMS plan approval process as required in statute. In the event the parcel is annexed, The EMS Agency does

not anticipate any changes to the level of paramedic ambulance services into this zone. Santa Barbara County Fire Department will continue to provide paramedic ambulance services to this parcel and all parcels in EMS zone 36, as described and approved in the EMS Plan in accordance to state law and local EMS Agency policies.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Nancy Lapolla". The signature is written in a cursive, flowing style.

Nancy Lapolla, MPH
Director – Santa Barbara County EMS Agency

**COUNTY OF SANTA BARBARA
SUMMIT VIEW HOMES REORGANIZATION
ANNEXATION TO CITY OF LOMPOC and MISSION HILLS CSD
DETACH SANTA BARBARA FIRE PROTECTION DISTRICT
LAFCO PROPOSAL NO. 14-001**

ANNEXATION TRA 72-040	TOTAL ASSESSED VALUE (AV) 2013-2014	1% OF VALUE
Parcel #(s) 097-250-034	<u>\$1,443,132</u>	<u>\$14,431</u>

FUND	FUND DESCRIPTION	ALLOCATED PERCENT	ALLOCATED TAXES	
0001	General	23.47202636	\$3,387	} Funds under B.O.S.
2230	CSA 32	0.00000000	0	
2280	Fire Protection Dist	14.05672525	2,029	
2400	Flood Ctrl/Wtr Cons Dst Mt	0.31903064	46	
2480	Lompoc Valley Flood Zone 2	1.01297840	146	
3050	Water Agency	0.40995474	59	
3290	Lompoc Cemetery District	0.78742970	114	
3750	Lompoc Healthcare Dist	1.96961185	284	
4160	Mosquito & Vector Mgt District	0.02215189	3	
4500	Cachuma Resource Cons Dist	0.09145497	13	
5800	S Ynez Rvr Wtr Cons Dist Gen	0.32409807	47	
8901	Lompoc Unified Sch Dist-Gen	34.48824792	4,977	} School District
9401	Allan Hancock CC Dist-Gen	6.21471503	897	
9801	County School Service	4.29507765	620	
9802	Education Revenue Augmentation	12.53649753	1,809	
TOTAL		<u>100.00000000</u>	<u>\$14,431</u>	

0.00

School Taxes are not subject to negotiation
per R & T Code Section 99.02(f)(4)

12/13 TOTAL ASSESSED VALUE: \$1,414,836

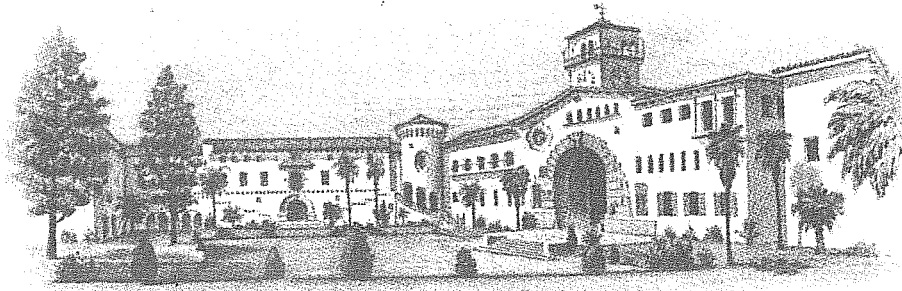
POTENTIAL MATCHING CITY TRA ALLOCATION INFORMATION

<u>Fund</u>	<u>Annexing City</u>	<u>Allocation%</u>	<u>TRA</u>
0700	Lompoc	No current match	N/A

COUNTY OF SANTA BARBARA

ROBERT W. GEIS, C.P.A.
Auditor-Controller

THEO FALLATI, C.P.A.
Assistant Auditor-Controller



County Administration Bldg.
105 E. Anapamu Street, Rm. 303
Santa Barbara, CA 93101
(805) 568-2100

Auditor@co.santa-barbara.ca.us

Mailing Address:
P.O. Box 39
Santa Barbara, CA 93102-0039
FAX (805) 568-2016

OFFICE OF THE AUDITOR-CONTROLLER

March 19, 2014

Mr. Dennis Bozanich
County Executive Office
(on behalf of County General Fund &
Dependent Districts)
105 East Anapamu Street
Santa Barbara, CA 93101

City Council
c/o Mr. Brad Wilkie
Finance Director
100 Civic Center Plaza
Lompoc, CA 93436

RE: Property Taxes associated with Local Agency Formation Commission (LAFCO) Proposal:

14-001 – Summit View Homes Reorganization: Annexation to the City of Lompoc and Mission Hills CSD/ Detach Santa Barbara County Fire

Pursuant to Revenue and Taxation Code §99(b)(3), this office has been asked to furnish your agency with the attached data that defines the property tax revenues available for a negotiated exchange of property taxes. School taxes are not subject to negotiation per Section §99.02(f)(4).

If your agency elects to negotiate a property tax revenue exchange, please notify the County Administrative Office at 105 East Anapamu, Santa Barbara, CA 93101 within ten (10) days of the receipt of this letter. If an agreement is reached, the jurisdictional change cannot become effective until a resolution to accept the negotiated exchange of property tax revenues is adopted by both governing boards and forwarded to this office.

If you should have any question regarding this matter, contact Claudia Ornelas at (805) 568-2123.

Sincerely,

Robert W. Geis, CPA
Auditor-Controller

CC:

Paul Hood, LAFCO Executive Office
Toni Damiano, Santa Barbara County Assessor
Mission Hills CSD General Manager and Board Members



SANTA BARBARA COUNTY
OFFICE OF THE CLERK-RECORDER-ASSESSOR

Joseph E. Holland, Clerk-Recorder-Assessor

ASSESSOR MAPPING/GIS UNIT
OPERATIONS DIVISION

REPORTBACK

Tuesday, February 25, 2014

To: Paul Hood
LAFCO Executive Officer

CC: Claudia Ornelas, Auditor-Controller

RE: 2014-01

097-250-034

072032
Current TRA: 072040

Land: 1,449,683	Improvements:	Personal:	Unsecured:
Exemptions: \$0	HomeOwnerExemp: \$0		Net:

TOTALS: 2012-2013 ROLL: NET:

LAND: 1,443,132 ALL IMPROV: 0

TOTALS: 2011-2012 ROLL: NET:

LAND: 1,414,836 ALL IMPROV: 0

Note: Total calculations do not include HomeOwners Exemption

NOTE: THERE APPEARS TO BE AN ERROR IN THE TRA BOUNDARY DRAWN BY THE B.O.C. ON "SANTA BARBARA COUNTY DETAIL 075. THE SOUTHERLY CORNER OF TRA 001041 SHOULD MEET THE NORTHWESTERLY CORNER OF TRA 001028, SPLITTING THE TRA 072032

NOTE: THE NEW CALLS ON LAFCO 2014-01 DO NOT MATCH THE CALLS ON BS 145/006 NOR THE LATER SUBDIVISION MAPS, LEAVING IT UP TO THE LEGAL DESCRIPTION 'TIES' TO FIT AROUND THE OWNERSHIP BOUNDARIES. (LB 4 29)