

**SANTA BARBARA COUNTY  
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Agenda Number:**  
**Prepared on:** 11/12/03  
**Department Name:** Public Works Department  
Housing and Community  
Development  
**Department No.:** 054, 055  
**Agenda Date:** 11/25/03  
**Placement:** Administrative  
**Estimate Time:** Staff - None Required  
**Continued Item:** NO  
**If Yes, date from:**  
**Document File Name:** G:\HCD\Housing  
Implementation\HsgComDevDept\  
PROJECTS\The Bluffs at Mesa  
Oaks\The Bluffs BofS

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**TO:** Board of Supervisors

**FROM:** Phillip M. Demery Housing and Community Development  
Public Works Director Ed Moses Director

**STAFF CONTACT:** Michael B. Emmons Ext. 3012 Susan Everett Ext. 2014  
County Surveyor Planner

**SUBJECT:** Tract No. 14,499, Bluffs at Mesa Oaks, Phase 1  
Fourth Supervisorial District

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**Recommendation(s):**

That the Board of Supervisors:

- A. Approve and execute the attached Agreement to Provide (Attachment A) for The Bluffs at Mesa Oaks Housing Development and direct its recordation.
- B. Approve the Final Map of Tract No.14, 499, Phase 1 contingent upon the approval of the Affordable Housing Agreement.
- C. Accept waiver of abutters access rights for Harris Grade Road as shown on said map
- D. Accept offer of dedication for Onstott Road and a portion of Harris Grade Road for public road easement purposes as shown on said map.

**Alignment with Board Strategic Plan:**

The recommendation to provide Affordable Housing is primarily aligned with actions required by law or by routine business necessity.

The recommendation(s) are primarily aligned with Goal No. 1. An Efficient Government Able to Respond Effectively to the Needs of the Community.

**Executive Summary and Discussion:**

**Recommendation A:**

The Board of Supervisors approved The Bluffs at Mesa Oaks, Phase I, Housing Project on February 12, 2002. The approved project allows for construction of 25 new residential units. Two of the 25 homes are designated as affordable units, (see Exhibit C, Address List of Affordable Housing Units), and are to be restricted through the County's Ten-year Shared Equity Program. The *Agreement to Provide Affordable Housing* and the *Shared Equity Appreciation Restrictive Covenant*, which is attached thereto as Exhibit D, assures the provision of the required affordable units for the first phase of the development.

**Recommendation B – D:**

The County Surveyor's Office has received the Final Map of Tract No. 14,499, Phase 1, which is located east of Harris Grade Road, 0.3 miles north of Highway 1 and Purisima Road, Lompoc area, Fourth Supervisorial District, AP Nos. 097-250-047, -048 and -066. The County Surveyor is satisfied that the Final Map is technically correct, conforms to the approved Tentative Map or any approved alterations thereto, and complies with all applicable laws and regulations.

All Departments concerned with the processing of Subdivision Maps have certified that the Final Map is ready for Board approval. The payment of Real Property Taxes has been made or bonded for and deposited with the Clerk of the Board.

The County Surveyor's Office is in receipt of a Can & Will Serve letter from the Mission Hills Community Services District for said Tract No. 14,499 Phase 1, stating that all financial arrangements have been made to the satisfaction of the District for water and sanitary sewer services.

**Mandates and Service Levels:**

**Recommendation A:**

State Planning Law mandates that local jurisdictions prepare Housing Elements containing policies and programs to ensure local provision of affordable housing. One of these programs is Santa Barbara County's Inclusionary Program, which applies to all housing developments with five or more units. This program requires that a percentage of units within a project have affordability restrictions placed upon them. The Final Development Plan [98-DP-043] for The Bluffs at Mesa Oaks was approved with a condition implementing the policies of the Inclusionary Program. Attachment A implements this June 2000 condition. The approval, execution and recordation of this Agreement to Provide Affordable Housing will satisfy the basic requirement of the housing condition which states, "Prior to map clearance for final map recordation and land use clearance for the final development plan, the applicant shall enter into and record an Agreement to Provide Affordable Housing and a Shared Equity Appreciation Restrictive Covenant with the County of Santa Barbara, agreeing to provide two affordable units at sale prices affordable to very low income households, as required by the Housing Element and Housing Element Implementation Guidelines for the Lompoc Housing Market Area".

**Recommendation B – D:**

No change in programs or service levels.

**Fiscal and Facilities Impacts:**

**Recommendation A:**

Housing and Community Development will expend funds for advertisements to market the affordable homes and to screen potential buyers through the Income Certification process. Additional funds will be expended for ongoing monitoring of the affordable homes in this project, and to enforce the Shared Equity Restrictive Covenant (see Exhibit E, Marketing Plan, Exhibit F, Lottery Plan, Exhibit D Shared Equity Appreciation Covenant). Application Screening and Income Certification fees offset a portion of these expenses, the remainder is paid out from the General Fund. These costs and revenue are included in the approved 2002-2003 Planning and Development budget.

**Recommendation B – D:** None.

**Special Instructions:**

**Recommendation A:**

- Clerk of the Board to forward the executed *Agreement to Provide Affordable Housing* to the County Clerk Recorder for recordation.
- Clerk of the Board shall send copies of the Minute Order and executed document to David Swenk, Planning and Development and Susan Everett, Housing and Community Development.

**Recommendation B – D:**

After the Clerk of the Board endorses its approval thereon the Final Map of Tract No. 14,499 Phase 1, shall then be transmitted to the County Recorder's Office. A copy of the Board of Supervisor's Minute Order of Approval shall be sent to the County Surveyor's Office.

**Concurrence:**

**Recommendation A:** County Counsel

**Recommendation B – D:** None.

**ATTACHMENTS:**

Attachment A, Agreement to Provide Affordable Housing

Cc: County Counsel – Kevin Ready

David Swenk, Planning & Development

Susan Everett, Housing and Community Development

Michael Towbes

Towbes Group

21 East Victoria Street #200

Santa Barbara, CA 93120

Subject: Tract Map No. 14,499 Phase 1, Bluffs at Mesa Oaks

Agenda Date 11/25/03

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Santa Maria, CA 93455

ATTACHMENT A  
AGREEMENT TO PROVIDE AFFORDABLE HOUSING