

Villalobos, David

From: ART HIBBITS [ahibbits01@gmail.com]
Sent: Monday, December 02, 2013 8:32 AM
To: Villalobos, David; Eady, Dana; Karamitsos, John
Subject: Fwd: PC 12/04/2013 meeting
Attachments: Mosby Maps089.pdf

Categories: Purple Category

AGENDA ITEMS
ITEM #: 1
MEETING
DATE: 12-4-13

From: ART HIBBITS <ahibbits01@gmail.com>
Date: Dec. 2, 2013
Subject: PC 12/04/2013 meeting, Mosby CUP
To: David Villalobos

David: Please forward to the Planning Commissioners and staff:

Reference: Staff Report, Nov. 26, 2013, Mosby, Attachment C, pg.1, right paragraph 2: "Inconsistent: The recreational.....and is located on the urban fringe of the City."

I believe this is misleading, if not in error. (Please see the attached maps) The distance between Mosby SW corner of APN 099-141-015, which is the SW corner of the Paint Ball Facility, and the City of Lompoc City Limits to the West, is approximately 1000 ft. Note that this is the shortest distance. The distance to the East property line of Mosby is at least 2000ft.

This 1000 ft.between the Mosby SW corner and the City is comprised of about 370 ft. of riparian vegetation starting the West, then 260 feet of actual Santa Ynez River channel, then 105 ft. of more riparian veg. and the balance is used for the Campsites/RV parking.Almost all of the above is in the 100 yr. flood zone, except approximately the West 100 ft.

A more accurate statement would be "...and is over 1000 ft East of the existing City Limit, with the Santa Ynez River in between. This has been the buffer between the City and Ag for over 100 years."

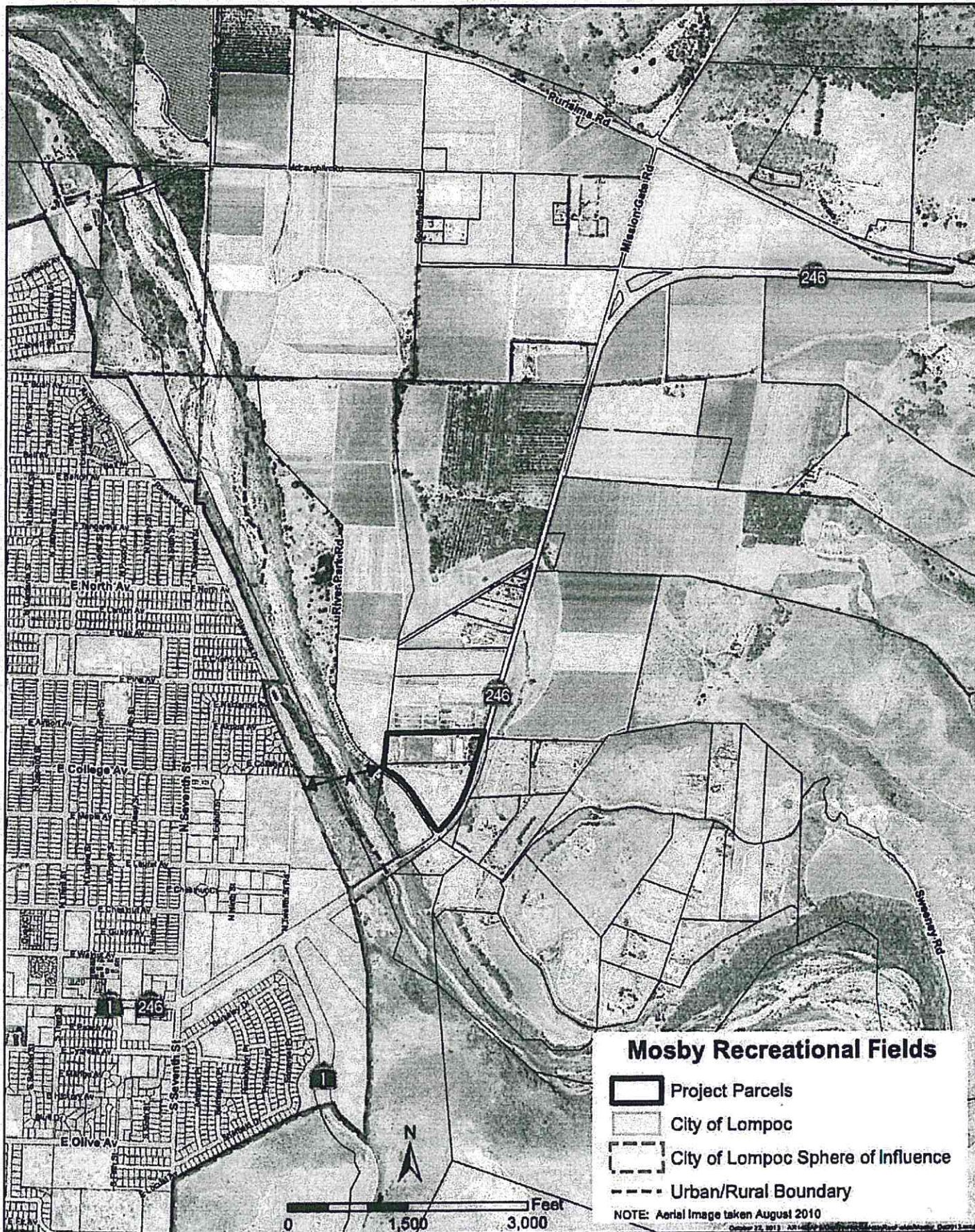
Reference: Same page, 4th paragraph on right: The sentence: "The project also has the potential..." and following sentence: "...with these Lompoc area community goals." makes no sense. Are the "sensitive receptors" on the Mosby property or in River Park.

Finally, under 2.1.2 Good Planning Practice is to use existing natural features as your buffers between incompatible uses, ie Urban and Ag. Also, what about the Growth-inducing impacts resulting by allowing this CUP to go forward?

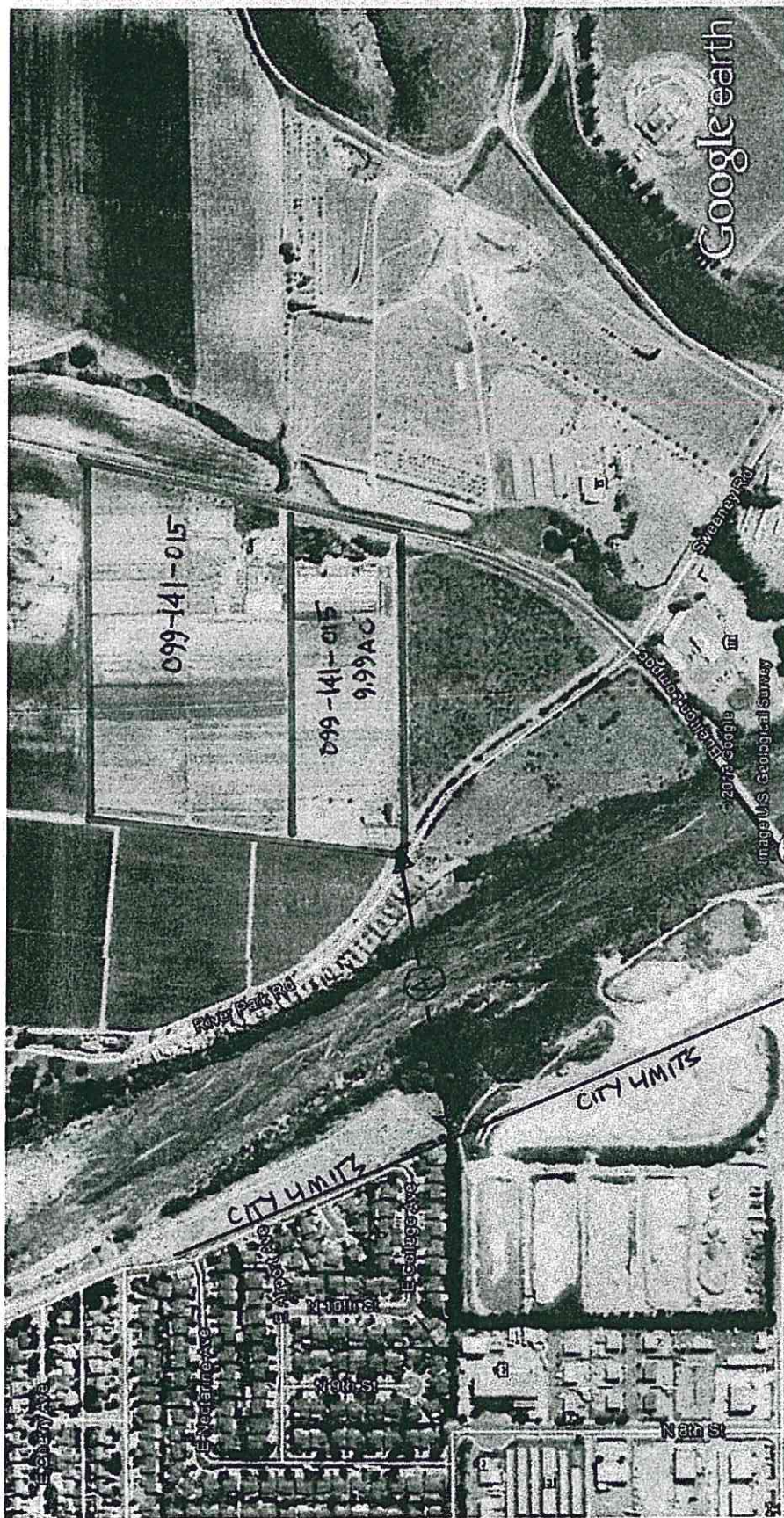
I will not be able to attend this meeting. Please call if any of this needs clarification. Thanks, Art Hibbits

RECEIVED

DEC 02 2013



A = APPROX. 1000 FT.



Villalobos, David

From: Mary Ellen Brooks [mebrooks@sbceo.org]
Sent: Saturday, November 30, 2013 11:26 AM
To: Villalobos, David
Subject: Public Comment for Mosby item

Categories: Purple Category

ALBUQUERQUE
ITEM #: _____
MEETING
DATE: _____ 12-4-13

Dear Staff: Please forward this information to all Planning Commissioners for the Mosby item on Wednesday. I received this from Richard Jacoby, past Lompoc City Council member. Mary Ellen Brooks

Begin forwarded message:

I was a member of the Lompoc City Council from 1966 to 1970. During that time there was a move to create a bypass around the city on the east side of the river. In that connection there had been an official survey and appraisal of the land to be acquired for the bypass.

The bypass project was abandoned and at that time there was a federal/state initiative to provide green belts in urban areas. With the surveys and appraisal finished (for the bypass project) we went to Sacramento and applied for funding to acquire the land for a "green belt." That land is now River Park.

It was in furtherance of the Green Belt Initiative that we qualified and were funded for the land acquisition.

I hope this is adequate. If you want more details, let me know.

Thanks for your work on this project.

Dick

RECEIVED

DEC 02 2013

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

To: Chair Hartmann and Honorable Members of the Planning Commission

Date: Dec 1, 2013

From: Sharyne Merritt

RE: Mosby Recreation Fields

ITEM #: 1

MEETING

DATE: 12-4-13

The issue of LAFCO's denial of the City of Lompoc's request to expand beyond the natural boundary of the Santa Ynez River was raised at the November 13, 2013 Planning Commission meeting. In order that the record be more thorough, I have attached four public documents that make reference to this denial.

(1) SB LAFCO minutes of Feb 4 1999 (Attachment 1) details LAFCO's acceptance of 3 of 4 areas requested by the City of Lompoc for inclusion in its Sphere of Influence (SOI) and denial of expansion of the SOI East of the Santa Ynez River. Top of page 2:

"Denied including that portion of Component 2 (River Park/River Bend Park) located east of the Santa Ynez River, with Commissioners Burnett, Orach and Urbanske opposed."

(2) Montecito Water District minutes of Feb 16 1999 (Attachment 2) provides a report on the Feb 1999 LAFCO meeting by LAFCO Commissioner, Campbell. Top of page 6:

"Director Campbell reported that the next LAFCO meeting will be held on March 11th at the County Planning Hearing room. He said that Lompoc is trying to expand its sphere of influence. He said that LAFCO agreed to expand Lompoc's boundaries up to the middle of the Santa Ynez River, but would not approve crossing it."

(3) Lompoc City Council agenda Nov 16 2004 (Attachment 3) discusses a request for annexation of parcels APN 099-141-17 and 099-141-18 and notes the 1999 LAFCO rejection. Second paragraph page 2:

"LAFCO denied the City's application to include River Park and the subject parcels in the City's Sphere of Influence. The decision seemed to be based upon LAFCO's determination that the Santa Ynez River is a natural boundary which should not be crossed, because extending the City would have a growth inducing effect. It is unknown whether LAFCO will consider the subject request favorably."

(4) In 2008, The City of Lompoc commissioned Rincon Consultants to analyze four areas for potential annexation for the City of Lompoc General Plan Update. (Attachment 4). One of areas to be assessed was East of the Santa Ynez River, including parcel 099-141-17, (see map on page 6 of report). Rincon identifies five constraints associated with potential annexation of this area (page 8 of report) one of which is:

"Previous annexation requests denied by LAFCO due to presence of a natural barrier (the river) and precedent-setting effect."

(See report for other constraints identified by Rincon in addition to the LAFCO denial.)

DEC 02 2013

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
MINUTES OF MEETING

February 4, 1999

City Council Chambers
City of Lompoc

1. Chair Bob Orach called the meeting to order at 2:05 p.m. Present were Commissioners Burnett, Campbell, Langer, Marshall, Orach, Umenhofer and Urbanske, Alternate Commissioners Fox, Leich, and Pointer, Executive Officer Bob Braitman and Legal Counsel Alan Seltzer.
2. Upon motion by Urbanske, second by Campbell, Commissioner Umenhofer was selected as Chair, and upon motion by Urbanske, second by Langer, Commissioner Marshall was selected as Vice Chair, both to serve until February 2000.
3. The minutes of the December 2, 1998 meeting were approved, with corrections.
4. Public Comment Period – There was no public comment.
5. City of Lompoc – Sphere of Influence Expansion

Upon motion by Marshall, second by Umenhofer, the Commission reopened the public hearing to allow further testimony. Upon motion by Urbanske, second by Campbell, the Commission reconsidered including the Campbell property within the sphere.

Upon motion by Burnett, second by Orach, the Commission included the Campbell property in the sphere of influence, with Commissioners Langer, Marshall and Umenhofer opposed.

6. The Commission briefly suspended the hearing to allow Deputy County Clerk Angie Andrelus administered the Oath of Office to newly arrived Commissioner Susan Rose.
7. The Commission resumed the hearing on the Lompoc sphere of influence expansion.

Testimony was received from Anna Bass, Bob Campbell, Art Hibbits, DeWayne Holmdahl and Will Schuyler, interested citizens; Jeff Martin, representing Big E Produce; John Lewis and Cathy Schlottman, representing the Mission Hills Community Services District; and Marlene Demery and Arleen Pelster, representing the City of Lompoc.

The Commission certified it had reviewed the information contained in the EIR, and upon separate motions took the following actions:

- Included Component 1 (Federal Correctional Institution and Allan Hancock College).
- Included that portion of Component 2 (River Park/River Bend Park) located west of the Santa Ynez River, with the staff to prepare a map for Commission approval.

- Denied including that portion of Component 2 (River Park/River Bend Park) located east of the Santa Ynez River, with Commissioners Burnett, Orach and Urbanske opposed.
- Included Component 3 (City landfill area).

The staff was directed to prepare a resolution encompassing the Commission's actions for adoption at the next meeting.

8. Commissioner Orach left the meeting at this time due to a schedule conflict.

9. 99-1 – Westside Annexation No. 3 to the Santa Ynez Community Services District

After due consideration, upon motion by Urbanske, second by Marshall, the Commission found the proposal to be categorically exempt from CEQA, approved the proposal, waived the conducting authority proceedings and directed the staff to complete the annexation.

10. 99-3 – Via Clarice II Annexation to the Goleta Sanitary District

After due consideration, upon motion by Marshall, second by Langer, the Commission found the proposal to be categorically exempt from CEQA, approved the proposal, waived the conducting authority proceedings and directed the staff to complete the annexation.

11. 99-2 – Out-of-Agency Service Agreement, City of Santa Barbara (Johnson)

After due consideration, upon motion by Burnett, second by Langer, the Commission authorized the City to provide water and sewer service for this property subject to the limitations set forth in the staff report including the condition that prior to connection the property owner shall record a covenant and agreement to annex the property to the City.

12. Appointment of Alternate Public Member

Upon motion by Urbanske, second by Burnett, the Commission reappointed Alternate member Penny Leich for a term extending to May 5, 2003.

13. Executive Officer Performance Evaluation

The Chair appointed an ad hoc personnel committee of Commissioners Campbell, Langer and Marshall, to be chaired by Campbell, to review the performance and compensation of the Executive Officer, with a report to the Commission at the March meeting if possible.

14. Schedule of 1999 LAFCO meetings

The Commission cancelled the regular meetings of March 4 and April 1 and tentatively scheduled special meetings for March 11 and April 8.

15. The Commission received and filed the Mid-Year Financial Status Report.

16. Santa Barbara County Taxpayers Association request for a study of unincorporated areas

Testimony was provided by Ken Taylor. After due consideration, the Commission received and filed the request and the staff report.

17. Request from the Goleta Roundtable regarding unincorporated governmental options

Ken Taylor spoke and withdrew the request by the Goleta Roundtable for coordination of the study requested by the Taxpayers Association with other intergovernmental activities.

18. Status report on the draft *Guidelines for Orderly Government*

Ken Taylor spoke regarding this item. Upon motion by Marshall, second by Langer, the Commission directed the staff to provide a further report regarding the proposed *Guidelines* at the April LAFCO meeting.

19. The Commission received and filed staff reports on:

- Selection of City and Special District Commissioners
- 1999 CALAFCO meeting schedule

20. The Executive Officer announced that the Committee on Local Governance for the 21st Century has agreed to meet in the Tri-Counties area. The chair indicated that he and the executive officer would be the liaison with the Committee for arranging the meeting.

21. The meeting was adjourned at 5:05 p.m.

Next scheduled LAFCO meeting March 11 in Santa Barbara.

Final Minutes Approved by the Commission
On _____

By _____

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**MINUTES OF A REGULAR MEETING
of the
BOARD OF DIRECTORS OF THE MONTECITO WATER
DISTRICT
held at the
DISTRICT BOARD ROOM**

583 SAN YSIDRO ROAD, MONTECITO, CALIFORNIA
at 3:00 p.m. on TUESDAY, FEBRUARY 16, 1999

CALL TO ORDER AND ROLL CALL

The meeting was called to order by President Puddicombe at 2:00
p.m.

Those in attendance were:

Present: Directors Abel, Campbell,
Jones, Puddicombe, Wilson

Absent: None

Also Present: C. Charles Evans, General
Manager/Secretary
Tom Mosby, Engineering
Manager
Evalyn Kerman, Business
Manager
Chip Wullbrandt, District
Counsel
Gary Ricks, Counsel
Cathy Muneio, Secretary

PUBLIC FORUM

There were no comments made from the public during public forum.

CONSENT AGENDA

Several corrections were made to the minutes of January 19, 1999. A motion was made by Director Jones, seconded by Director Campbell and unanimously carried to approve the consent agenda, including the amended minutes of January 19, 1999.

**TENTATIVE AWARD OF BID CONTRACT FOR HIGHLINE MAIN
RELOCATION
2303 BELLA VISTA DRIVE**

The General Manager reported that he had spoken with Russell Trenholme, the buyer of the property at 2303 Bella Vista Drive, who indicated that he is only willing to pay \$30,000 to relocate the Highline under the house he is purchasing. He said that he had discussed a possible Highline break with his insurance company, and that his policy would take care of any damage if the Highline were to break. The District has received bids for this work, with a low bid of \$88,000 from Lash Construction, including \$80,000 for the Highline relocation. The Engineering Manager said that the bid could be held for several months until there is an agreement reached. The District offered a solution of splitting the cost of the Highline relocation 50/50. The seller had provided \$50,000 in the sale of the home to the buyer for this relocation. A motion was made by Director Abel to send a letter to Mr. Trenholme stating the District offered a solution and he agreed to that solution, and that he purchased the property with the knowledge and the need to fix the problem, and that the Board receive a copy of this letter prior to it being reviewed by Operations Committee so that the Operations Committee could review any comments from other Board members. The motion was seconded by Director Wilson. The motion carried unanimously.

Director Jones left the meeting. The General Manager and Counsel left the meeting to attend a funeral.

MONTECITO ASSOCIATION REPORT

Director Wilson said there was nothing new to report regarding the Montecito Association.

**1998-99 SECOND QUARTER DISTRICT BUDGET STATEMENTS
AND FINANCIAL REPORT**

Director Campbell stated that the Finance Committee had reviewed the second quarter budget statements, and he complimented staff on their clarity and explanatory information. The Board reviewed the budget information.

QUARTERLY REPORT ON INVESTMENT POLICY

The Business Manager said that the District is mandated to provide the Board with a quarterly report on investments. She also informed the Board that the District has sufficient funds to pay its expenses for the next six month period.

REVISED ORTEGA RESERVOIR INFLOW/OUTLOW PIPING PROPOSAL

The Engineering Manager indicated that this item had come before the Board on several occasions. Carpinteria Valley Water District has reviewed the latest proposal and approved it. Letters have been sent to the City of Santa Barbara and COMB for review. Director Abel made a motion to approve Montecito's participation on a 50/50 cost share basis with Carpinteria Valley Water District to install a new pipeline costing approximately \$250,000 to improve circulation patterns at Ortega Reservoir, and to appropriate \$125,000 from the 1998A bond funds for Montecito's share of the work. The motion was seconded by Director Wilson and carried unanimously.

LETTER TO RIVEN ROCK MUTUAL WATER COMPANY RELATIVE TO WATERLINE CAPACITY

President Puddicombe said that the Operations Committee had met with the Fire District staff to discuss this, and that a letter had been sent to the Board of the Riven Rock Mutual Water Company supporting the letter from the Montecito Fire Protection District, and requesting that a meeting of the parties be held. Director Wilson said that the District may receive some assistance from the Montecito Association regarding the fire flow problems at Riven Rock. President Puddicombe said that the District was awaiting a response from the Board of Riven Rock.

REQUEST FROM PROPERTY OWNER FOR COST SHARE AGREEMENT FOR UPGRADE OF PICACHO LANE, JR. WATER MAIN

The Engineering Manager said that Mr. Fred Lukas had purchased the 9 acre parcel behind the District and that he was requesting that the District participate in a cost share main replacement project on Picacho Lane, Jr., to improve water distribution and fire flow. President Puddicombe said that the Operations Committee had reviewed this and that it appears to qualify under the Water Availability Charge and that a 50/50 cost sharing would be appropriate. Director Campbell made a motion to approve entering into a cost share agreement with Fred Lukas for a 50/50 cost sharing in replacing a 1941 4" cast iron water main with a new 8" DIP water main, and to appropriate funds from the 1998 A bonds in an amount of \$17,500 for the District's 1/2 share of the estimated \$35,000 total project cost. The motion was seconded by Director Abel and carried unanimously.

POLICY ON STRUCTURES BUILT ON DISTRICT RIGHTS OF WAY

The Business Manager said that the neighboring districts were contacted to see if they had a policy regarding encroachments on district rights of ways, and they did not. The District is concerned that building permits are issued by the County without checking on easements. The County receives title policies in which the easements are recorded, but does not seem to be reviewing these policies. Staff was directed to work with Counsel to develop a policy to restrict structures for placing buildings on District rights of way.

DISTRICT OVERTIME POLICY

The Business Manager said that in 1996 the District switched to following the policy for District overtime to the Federal law. Subsequently, the District has experienced a problem that, if an employee took a day off during a 40 hour work week, the employee would be paid straight time, not overtime, if he was called out during that week until he actually had worked a 40 hour period. She said that the City of Santa Barbara, Goleta Water District, Carpinteria Valley Water District and the Central Coast Water Authority were paying in a different manner, and that a work week can be defined as the District chooses. It was recommended that the District define the work week to include any paid time. A motion was made by Director Campbell, seconded by Director Abel and unanimously carried to approve a District policy that provides for time and a half pay to be paid after 40 hours in a week, including other paid time.

APPROPRIATION OF FUNDS FOR NEW FACSIMILE MACHINE

A motion was made by Director Campbell, seconded by Director Abel and unanimously carried to approve the purchase of a new facsimile machine for \$1,719, and to appropriate \$1,719 for the purchase of this machine from the District's General Capital Repair and Replacement Fund.

PROPOSED DISTRICT MEDICAL REIMBURSEMENT PLAN

The Business Manager explained the proposed District Medical Reimbursement Plan. She said that this was an offer to employees to set aside monies in a fund that is non-taxable. Any medical expenses, co-payments, prescriptions, etc. would be paid from that employee's fund. The District staff requested between \$450-500 to put this plan together. This differs from most plans of this type since the employees would receive back any unused funds at the end of the year. A motion was made by Director Wilson, seconded by Director Abel and unanimously carried to approve establishing a District Medical Reimbursement Plan, and approved \$500 to put a plan together.

BOARD MEETING SCHEDULE

By consensus, the Board approved retaining the Board meeting schedule of one meeting per month on the third Tuesday with the option to call special meetings

as necessary. Director Abel was requested to apprise the other Board members of any informative meetings regarding year 2000 water rights hearings.

VERBAL REPORTS ON MEETINGS

SANTA BARBARA WATER PURVEYORS AGENCY MEETING OF JANUARY 22, 1999

Director Wilson reported that Rob Almy spoke on the Bradbury Dam winter modified flow program.

SPECIAL DISTRICTS ASSOCIATION MEETING OF JANUARY 25, 1999

Director Campbell reported that Bob Braitman, LAFCO Executive Officer, discussed the proposed LAFCO Guidelines for Orderly Government. He said Joni Gray, 4th District Supervisor, also spoke.

CACHUMA CONSERVATION RELEASE BOARD MEETING OF JANUARY 27, 1999

Director Abel reported that Lompoc was interested in talking with the water agencies regarding the proposed Below Narrows Exchange. She also reported on the participation in the Pacific Coastal Salmonid Recovery Initiative. She said that CCRB prepared information for planning and lobbying for this initiative and that the name had been changed from Northwest Coastal Salmon Initiative to the Pacific Coast Salmon Initiative to include a larger area of interested parties. She also reported that CCRB meetings will now be held at the same place and date as the COMB meetings, at 1:30 p.m. with COMB at 4:00 p.m.

CENTRAL COAST WATER AUTHORITY MEETING OF JANUARY 28, 1999

President Puddicombe said that a written report was included in the Board packet.

ACWA BOARD OF DIRECTORS MEETING OF JANUARY 29, 1999

Director Abel said that a Director of the Department of Water Resources had not yet been selected.

She said that Governor Davis was taking a hands on approach to filling posts, but there were many left to fill. She said that ACWA's goals and housekeeping changes were discussed. She said that there was an addition of a new goal regarding the relationship of ACWA to the California environmental community in seeking to develop partnerships.

LAFCO MEETING OF FEBRUARY 4, 1999

Director Campbell reported that the next LAFCO meeting will be held on March 11th at the County Planning Hearing room. He said that Lompoc is trying to expand its sphere of influence. He said that LAFCO agreed to expand Lompoc's boundaries up to the middle of the Santa Ynez River, but would not approve crossing it.

COMMITTEE REPORTS

OPERATIONS

REQUEST FROM MIRAMAR BEACH HOMEOWNER'S ASSOCIATION FOR COST SHARE AGREEMENT FOR MAIN EXTENSION

The Engineering Manager reported on the request from the Miramar Beach Homeowner's Association for the District to participate in a 50/50 cost share agreement for an 8" main extension on Miramar Beach Road, with the District sharing in the costs of this project. President Puddicombe said that the area does not have adequate fire protection and that this would solve that problem. A motion was made by Director Abel, seconded by Director Campbell and unanimously carried to approve a conceptual cost share agreement with the Miramar Beach Homeowners Association for a water main extension on Miramar Beach Road, with the District sharing in water main construction, water related engineering and surveying costs on a 50/50 basis for the extension of an 8" water main from Eucalyptus Lane to a terminus on Miramar Beach Road. Tom Mosby reported that the complexity of the project increased significantly with the homeowners wishing to underground all utilities in a common trench. We will also contact the Miramar Hotel to determine if they will participate in the looping of the main.

OTHER

President Puddicombe said that the Operations Committee items were already reported on.

FINANCE

Director Campbell stated that the Finance Committee items were previously reported on.

PUBLIC INFORMATION

Director Abel gave the Public Information Committee report. She distributed a sheet regarding water quality questions that may arise regarding the new movie "A Civil Action", and a Wall Street Journal article on Enron and the privatization of water worldwide. She said that the first edition of the District newsletter will be

out April 1 and will include the annual water quality report. President Puddicombe requested that an article be placed in the newsletter regarding fluoride.

WATER MARKETING

There was nothing new to report regarding water marketing.

ITEMS FOR NEXT AGENDA

Director Campbell requested that a LAFCO report and Special District report be placed on the next agenda. Director Abel requested that a report on the ACWA DC Conference be placed on the next agenda.

CLOSED SESSION

There was no need for a closed session.

ADJOURNMENT

The meeting was adjourned at 5:45 p.m.

Respectfully submitted,

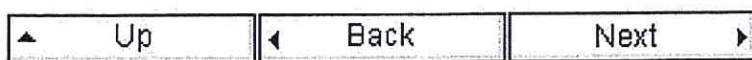
C. Charles Evans, Secretary

Approved:

Robert Puddicombe, President

Note: The agenda for this meeting was posted at the front counter and on the front wall at the Montecito Water District on February 16, 1999.





Lompoc City Council Agenda Item



City Council Meeting Date: November 16, 2004

TO: Gary Keefe, City Administrator

FROM: Peggy Woods, Associate Planner
p_woods@ci.lompoc.ca.us

SUBJECT: REQUEST BY COASTAL VISION INC. FOR CONSIDERATION OF ANNEXATION OF 18 ACRES OF PROPERTY LOCATED NORTHWEST OF THE INTERSECTION OF STATE HIGHWAY 246/RIVER PARK ROAD (APNS 099-141-17 AND 099-141-18), ANNEXATION NO. 72

RECOMMENDATION:

That the City Council:

1. Take public testimony; and
2. Determine whether to refer the annexation request to the Planning Commission to take public testimony and forward a recommendation to the City Council indicating whether annexation, amending the City's General Plan, and rezoning of the subject property should be studied.

BACKGROUND:

The Community Development Department received a letter dated May 26, 2004, Attachment 1, requesting that the City of Lompoc discuss whether there would be support for annexing approximately 18 acres of property located northwest of the intersection of State Highway 246 and River Park Road, east of the present city limits. The project representative does not have a project planned for these parcels at the present time. The request was placed on hold temporarily until the applicant submitted an application and paid a deposit to cover expenses incurred by staff in researching the property and preparation for public hearing. A deposit was submitted on June 9, 2004.

DISCUSSION:

As shown in the Project Vicinity Map, Attachment 2, the property consists of two parcels, Santa Barbara County Assessor's Parcel Numbers 099-141-17 and 099-141-18. The property is located northwest of the intersection of State Highway 246 and River Park Road, in Santa Barbara County. One parcel is to the west of River Park Road and the second parcel is to the east of River Park Road. The parcels are not contiguous to the present City limit line as the eastern City limits and the parcels are separated by the

Santa Ynez River. The area is not within the City's Sphere of Influence but is within the City's Urban Limit Line. For this area to be annexed the Santa Barbara County Local Agency Formation Commission (LAFCO) would need to expand the City's Sphere of Influence.

In February of 1999, LAFCO denied the City's application to include River Park and the subject parcels in the City's Sphere of Influence. The decision seemed to be based upon LAFCO's determination that the Santa Ynez River is a natural boundary which should not be crossed, because extending the City would have a growth inducing effect. It is unknown whether LAFCO will consider the subject request favorably.

The property is currently designated as an A-II-40 (Agriculture II) land use under the County of Santa Barbara's Comprehensive Plan. The zoning of the subject site is 40-AG (40 acre minimum parcel size, General Agriculture) under the County's Ordinance 661 zoning district. The properties to the north, west, south, and east are also zoned 40-AG under the County's Ordinance 661 zoning district. The soils underlying the site are Class III soils and not considered prime agricultural land.

The City of Lompoc's Land Use Element Map designates APN 099-141-18 as Open Space and APN 099-141-17 as Agriculture. Both properties have a Park Overlay on the site and are designated in the Parks and Recreation Element as an 18 acre Regional Park. State Highway 246 borders both properties along their southern property lines and the Urban Design Element designates State Highway 246 east of the intersection of State Highways 246 and 1 as a Scenic Road. In addition, the properties are visible as one travels west on State Highway 246 and are located near a designated City Entry (east entrance into the City at State Highways 1 and 246) in the Urban Design Element. As noted in the annexation inquiry, the property owner does not have a project for the site and, therefore, the proposed use is not known at this time.

The annexation application would involve amending the City's General Plan and rezoning the site. As part of a formal request for annexation, environmental review would be required. The site contains potentially significant environmental constraints, and it is likely that a complex environmental impact report would be required.

Based on a cursory review of the City's General Plan and maps available in the Community Development Department, the following constraints apply to the site. The list of constraints included herein is not intended to be an exhaustive list. Should the City Council determine to refer the annexation request to the Planning Commission, a more detailed study would be completed by City staff.

Properties' proximity to the Santa Ynez River a **biologically significant riparian vegetation and stream habitat** (Resource Management Element).

The City of Lompoc's General Plan Safety Element identifies the Santa Ynez River as a **Floodway** and the two properties as being located in the **Floodway Fringe** and **Liquefaction Hazard Area**.

Extension of City utilities and services, such as water, sewer, electric, and fire and police protection, across the Santa Ynez River.

Consistency with policies contained in the General Plan. Briefly, the Land Use Element, Recreation and Parks Element, and Urban Design Element specifies open space with a **Park** overlay and preservation of scenic beauty and natural resources including open space, and scenic roads.

Development of the properties may conflict with policies related to growth toward the east beyond the Santa Ynez River. The Land Use Element specifies maintaining a compact urban form and growth pattern and opposes urbanization of agricultural lands east of the City unless necessary to protect environmental resources. The properties were included within the City's Urban Limit Line to be used for park purposes.

Urban development on the two properties may result in potential inducements to growth to the east of the present City limits across the Santa Ynez River and into prime agricultural land.

Brief Analysis of Consistency with City of Lompoc General Plan

The following goals and policies are examples of the proposal's potential General Plan inconsistencies:

Land Use Element

Goal 1: Maintain a compact urban form and growth pattern which provides adequate space to meet housing, employment, business, and public service needs.

Policy 1.2: The City shall encourage development of underdeveloped and vacant land within its boundaries; and shall oppose urbanization of agricultural lands east of the City and west of Bailey Avenue, unless necessary to protect environmental resources.

Policy 1.3: The City shall encourage Santa Barbara County and the Local Agency Formation Commission to plan urbanization within municipalities in order to protect prime agricultural land outside the Urban Limit Line and to efficiently utilize public infrastructure.

Goal 5: Protect the Lompoc Valley's natural resources.

Policy 5.1: The City shall maintain Open Space designations for areas used for the preservation of scenic beauty, natural resources, or outdoor recreation; or the managed production of resources; or the protection of public health & safety.

Policy 5.4: The City shall minimize conflicts between agricultural and urban uses.

Policy 5.8: Development proposals in the vicinity of natural objects that have unique aesthetic significance shall not be permitted to block, alter, or degrade existing visual quality without the provision of suitable visual enhancement. This may include open space, eucalyptus groves, or vegetation that serves as a view corridor or has important visual attributes. Development proposals shall be sited to ensure that these features are retained or replaced to the extent feasible, resulting in minimal view impairment.

Urban Design Element

Policy 1.3: The City shall protect and enhance the views along the scenic roads noted on the Scenic Ridgelines and Roads map.

Resource Management Element

Goal 2: Protect natural habitats in recognition of their biological, educational, and scientific values.

Policy 2.1: The City shall ensure that the biologically significant areas identified on the Biologically Significant Areas map are preserved.

Policy 2.2: The City shall protect the valuable natural resources of the Santa Ynez River and tributaries which serve as flood channels, wildlife habitats, critical links in Lompoc's water supply, and components of the City's urban form. Watercourses shall be retained in a natural state, rather than be concrete-lined or placed underground, so long as proper flood protection is provided.

Policy 2.3: The City shall encourage the restoration and management of natural habitats for wildlife enhancement and public enjoyment.

Safety Element

Goal 2: Protect the community from loss of life and property resulting from flooding while maintaining protection of natural resources located in flood hazard areas.

Policy 2.1: The City shall designate floodways, as shown on the Flood Hazard Areas Map, for open space land uses. Developments which impair the ability of the floodway to convey floods shall be prohibited.

Policy 2.2: The City may permit development within the floodway fringe provided that: building setback requirements from the Santa Ynez River and other streams are met and finished floor elevations are at least one foot above the 100-year flood elevations.

Policy 2.3: The City shall ensure that all new developments will not compound the potential for flooding.

Policy 2.6 The City shall preclude new developments from compounding the potential for flooding.

Peggy Woods, Associate Planner

Attachments: Attachment 1 – Annexation Inquiry dated May 26, 2004
Attachment 2 – Project Vicinity Map

Attachment 3 – Aerial Photo
Attachment 4 – Topography and Site Plan

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Arleen T. Pelster, AICP, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Gary P. Keefe, City Administrator

**Issue Paper on
Infill and Annexation**

City of Lompoc General Plan Update

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BACKGROUND

City Setting

The City of Lompoc is currently home to approximately 41,915 residents. Over the last thirty years 2,500 new homes have been built in the Lompoc Valley. This influx has created many jobs and increased the City's tax base, although most of these new jobs are in the relatively low-paying service sector. Major employers in the City of Lompoc currently include Vandenberg Air Force Base, the Lompoc Federal Correctional Complex (FCC), the nearby diatomaceous earth mine, and local agriculture. 44% of residents are employed in the City of Santa Barbara, or other cities outside of the Lompoc Valley, and commute from Lompoc to take advantage of its comparatively lower housing costs.

The City is located in the Lompoc Valley, at approximately 80-100 feet above mean sea level (msl), and is surrounded by rolling hills to the north, east, and south. The Lompoc Valley is the final passage of the Santa Ynez River before it meets the Pacific Ocean south of Vandenberg Air Force Base. The river does not have surface flow for most of the year, but the riverbed still provides a natural border to the north and east of the City. Major developments north of the River include the La Purisima Highlands neighborhood, and approved Burton Ranch Specific Plan area (which would contain 476 residential units) within the City, the unincorporated area of Mission Hills to the northeast (pop. 3,142), and the unincorporated area of Vandenberg Village to the north (pop. 5,802). In addition, much of the undeveloped area to the north is dominated by the 5,200 acre Burton Mesa Ecological Reserve, which straddles either side of Vandenberg Village.

The southern edge of the City extends to the foothills of the Santa Ynez Mountains. The only existing southward path through these mountains is San Miguelito Road. The region west of the City is dominated by some of the county's best prime agricultural land. As the City of Lompoc grows, this and other land around the City is becoming increasingly desirable for urban expansion.

Annexation and Infill Basics

The City has the primary responsibility for planning and regulating land use within its boundaries. The General Plan must cover all incorporated territory within the City. However, State guidelines encourage General Plans to go beyond the existing City Limits to include any land outside its boundaries which bears relation to its planning. Accordingly, the General Plan Update may logically include adjacent lands as part of the long-term (i.e. 20-year) growth strategy and vision.

Annexation. Annexation is the process of incorporating land under county jurisdiction into a city, expanding the limits of the city. The annexation process is established by State law, and requires negotiation between a city and county, overseen by a Local Agency Formation Commission (LAFCO). There is a LAFCO for each county, which reviews proposals for boundary changes and establishes the ground rules for how a city must process annexations.



A "Sphere of Influence" (SOI) is a plan for the probable future boundaries and service area of a city. It is the primary area outside current city boundaries within which urban development may be encouraged. The SOI is intended to combat urban sprawl, provide orderly growth patterns, and give appropriate consideration to prime agricultural lands and open space. The SOI must be adopted before an annexation to the City can be considered. Lompoc's SOI exceeds the current City limits in the following locations:

- Open space areas east of City Limits, including River Bend Park
- A portion of the landfill property
- One very low density residential area south of West Willow Avenue
- The Wineman property west of V Street
- The Drive-in Property east of H Street

Infill. Infill development is the creative use or reuse of vacant or under-utilized properties within a city or town to improve or revitalize the community. Infill is a key component of "smart growth." The 10 guiding principals of "smart growth" have been described as follows:

1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environment areas;
7. Strengthen and direct development towards existing communities;
8. Provide a variety of transportation choices;
9. Make development predictable, fair, and cost effective; and
10. Encourage community and stakeholder collaboration in development decisions

Infill development embodies many of these principles, including compact building design, walkable neighborhoods, and the preservation of open space and farmland. Infill development is also often characterized by the inclusion of mixed uses. Mixed-use development allows more than one type of use in a building or set of buildings. This can mean some combination of residential, commercial, industrial, office, institutional, or other land uses.

The potential benefits of utilizing infill development to accommodate growth in Lompoc include:

- Adaptation and reuse of vacant parcels and empty buildings
- Location of housing near job centers, transit, shopping, and community facilities
- Development of affordable housing
- Enhancement and revitalization of downtown Lompoc
- Increase in the base on property tax
- Capitalization on community resources, such as infrastructure, services, and parks
- Promotion of smart growth rather than sprawl and greenfield development
- Provision of alternatives to single-occupant vehicles
- Creation of a sense of being "downtown."



The challenges of infill development include the following:

- Neighborhood opposition (NIM BYism)
- Perception of increased demands on infrastructure and services
- Lack of open space for kids & pets (best suited for people who prefer public amenities to private space)
- Land redevelopment
- Bank funding and financing
- Construction costs
- Consumer preference for "big box" retailers vs. shopping several smaller stores.

Cities that utilize infill are characterized by compact neighborhoods, pedestrian- and bicycle-friendly communities, mixed land uses, and a variety of housing options. The goal of smart growth is to create vibrant, sustainable communities with a strong sense of place in a manner that enhances public health and the local environment. Infill and mixed-use development revitalize previously developed communities in the urban center at higher densities, and put services closer to residents, thereby reducing traffic, encouraging walking and bicycling, and conserving energy.

Compact, mixed-use neighborhoods enhance social capacity by offering residents places to socialize, shop, and work that are close to where they live and easily accessible without cars. Historic buildings and natural and man-made landmarks are used to define communities within the City, creating a unique sense of community. By identifying the City closely with its architectural and natural elements, Lompoc can foster the development of cohesive neighborhoods while promoting the unique culture and values that have always drawn visitors, increasing tourism and economic vitality.

Existing Urban Form Goals and Policies

The current General Plan calls for the City to "maintain a compact urban form and growth pattern which provides adequate space to meet housing, employment, business, and public service needs" (Land Use Goal #1). Associated policies include encouraging the development of underdeveloped and vacant land within the city, limiting development of agricultural land surrounding the City, protecting of prime agricultural land outside of the Urban Limit Line, and encouraging mixed-use development in certain areas. In addition, the General Plan Circulation Element contains a goal to "reduce automobile use and the associated emissions by maintaining a compact and well-designed urban form which encourages alternative transportation modes."

Community Input

At the first General Plan Update workshop on January 12, 2008, 80% of commentators said that they would support mixed-use development on H Street outside of the downtown area, and 74% said that it is "very important" to provide for infill and land use intensification along the H Street corridor. In addition, 48% said that what they like the best about Lompoc is the fact that it is a small town, and 52% said it is "very important" to place a higher priority on protecting the environment and open space than on expanding land area for development. In addition to



these survey questions, residents at the workshop, along with key stakeholders and people in neighborhood meetings have expressed the following views about growth and infill development:

- Limited growth in the City – about 1% per year for the next five years.
- New growth should be based on measures such as the Regional Housing Needs Assessment and countywide projections.
- New development should pay for itself.
- Infrastructure should precede development.
- Infill should be supported on existing underutilized and vacant lots before expanding the City boundaries.
- Mixed-use development should be encouraged in infill areas.
- A vacant lot inventory should be conducted.
- Intelligent growth for Lompoc would be up, rather than out.

CONCEPTUAL INFILL AREAS

Infill development may be appropriate on vacant or underutilized parcels that contain or are located to City infrastructure and services. Mixed use development may be appropriate in existing vacant or underutilized commercial or residential areas, and can often serve as a "transitional" land use between more intense commercial areas and residential areas. Conceptual infill areas are shown as Area 1 on Figure 1. These infill areas are located along the H Street and Ocean Avenue corridors and may be appropriate locations for a mixed use zoning district. Infill development in these areas would efficiently utilize currently vacant and underutilized lands, reduce incremental demands on City utilities and services, reduce average vehicle trip lengths, and promote additional commercial demand.



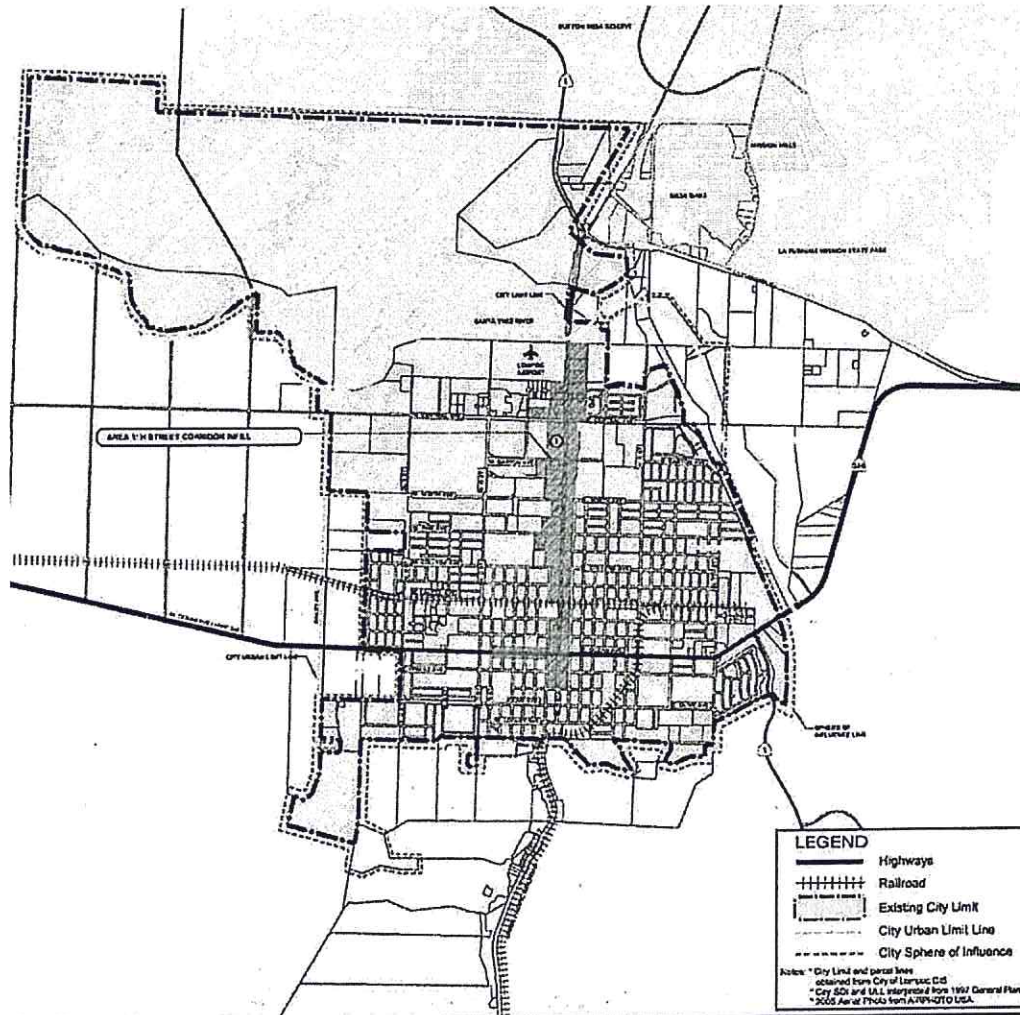


Figure 1: Conceptual Infill Locations – the incorporated portions of the City of Lompoc are shaded in grey. Potential areas for infill are colored red. Source: RRM Design Group, 2008.

CONCEPTUAL ANNEXATION AREAS

Lompoc has recently received several annexation inquiries for sites within and around the current City Sphere of Influence. In addition, City decision-makers have indicated preliminary support for considering annexation of areas within and around the Santa Ynez River and River Park. Conceptual annexation areas are shown on Figure 2. Each of these potential annexation areas is discussed below. Constraints and opportunities related to each area are preliminary identified.

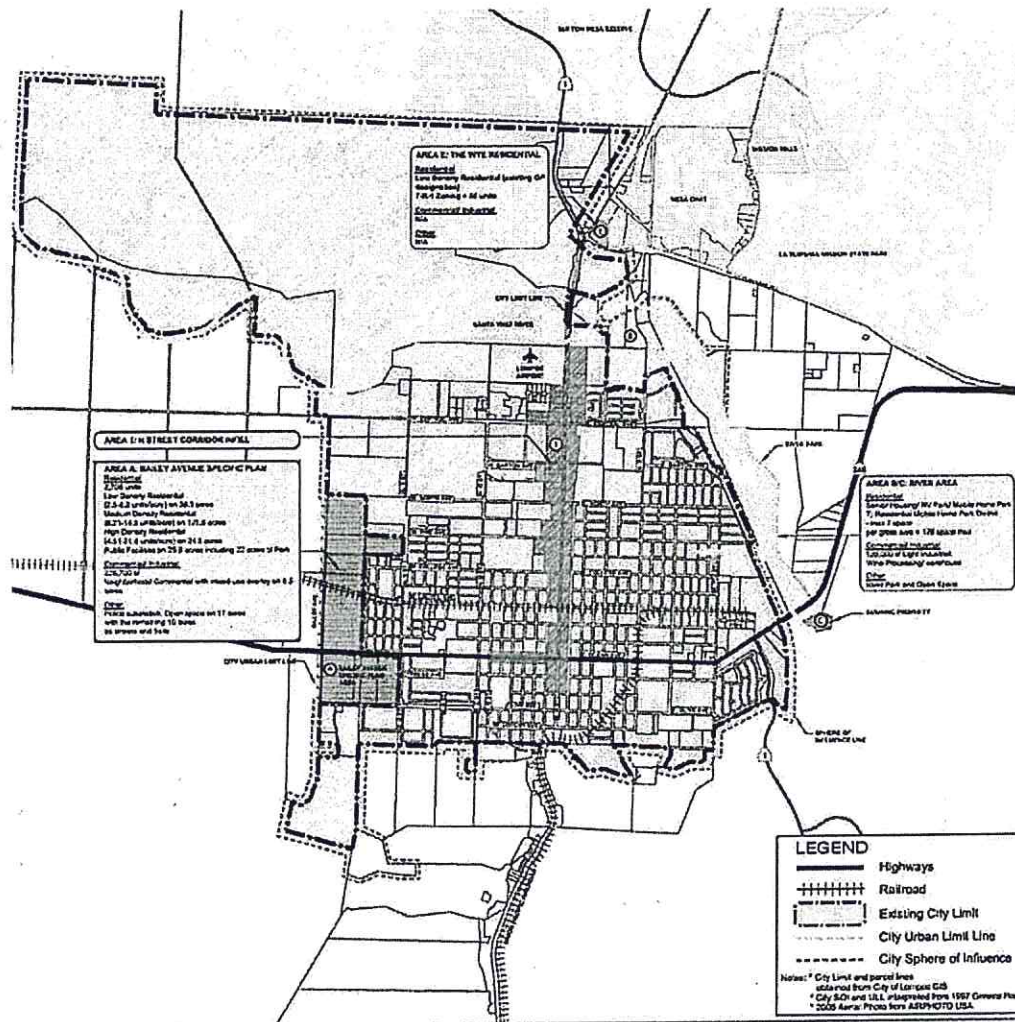


Figure 2: Conceptual Annexation Locations – the incorporated portions of the City of Lompoc are shaded in grey. Potential areas for annexation are colored. Source: RRM Design Group, 2008.

It should be noted that although an annexation inquiry was filed for the Plains Exploration and Production Company (PXP) site, located three miles north of the City, southwest of Harris Grade Road, this project is no longer active due to a negotiated agreement between the applicant and environmental groups to preserve the site as public open space. The agreement is currently undergoing consideration by the County. At this time, the reasonably foreseeable condition on the site is public open space.

Bailey Avenue Corridor Specific Plan Area

This is a 270-acre area located east of Bailey Avenue, north and south of Ocean Avenue, and contiguous to the existing City boundary. The site is predominantly vacant. It is currently in agricultural use, and is zoned for agricultural use by the County, but is designated by the City for

low density residential use. An application has been filed for a Specific Plan that would allow up to 2,719 residences, and 228,700 square feet of commercial uses, parks, and public uses. This project would require a General Plan amendment, a change to the SOI line, annexation, a zone change, and a Specific Plan.

Constraints associated with this potential annexation area include the following:

- Conversion of prime agricultural lands
- Potential contamination of soils from historic agricultural use
- Traffic impacts on currently constrained intersections
- Development would block scenic views to west and change aesthetic character of site
- Located at urban/rural interface
- Site bisected by railroad

Opportunities associated with this potential annexation area include the following:

- Logical growth pattern
- Agricultural buffer would provide hard urban edge and limit future conversion of agricultural lands to west
- Could help build critical mass of demand for old town and Ocean Avenue commercial services
- Large parcel of land facilitates large-scale planning effort
- Facilitates housing production in accordance with State mandates
- Prevents sub-optimal outcome of development within County

Miguelito Canyon

The Miguelito Canyon area is located immediately south of the City boundary, and features hilly, varied topography. There are no pending inquiries for annexation of this area.

Constraints associated with this potential annexation area include the following:

- Development may be visible from town
- Traffic through town would need to cross south side neighborhood
- Possible precedent setting/growth inducement effects
- Potential land use conflicts with the existing mining operation
- Exposure to fire hazards

Opportunities associated with this potential annexation area include the following:

- Logical growth pattern
- Could help build critical mass of demand for Old Town and Ocean Avenue commercial services
- Facilitates housing production in accordance with State mandates
- Prevents sub-optimal outcome of development within the County

East of Santa Ynez River

This area is located immediately east of the City boundary and contains the Santa Ynez River and River Park. Most of this land is either floodplain or park area. Annexation inquiries have



been filed for two parcels (a total of 18 acres) that flank the entrance to River Park and one parcel (10 acres) on Sweeney Road, south of State Route 246. Land uses preliminarily identified for these potential annexation areas include mobile home park, recreational vehicle park, or senior housing uses on the parcels flanking the entrance to River Park, and a wine processing warehouse on the Sweeney Road parcel.

Constraints associated with this potential annexation area include the following:

- Difficult/costly to extend infrastructure and provide services across the river.
- Conversion of prime agricultural lands
- Traffic impacts on currently constrained SR 246 intersections
- Proximity to sensitive biological resources associated with the Santa Ynez River
- Previous annexation requests denied by LAFCO due to presence of a natural barrier (the river) and precedent-setting effect

Opportunities associated with this potential annexation area include the following:

- Logical growth pattern
- Capture River Park within the City boundary
- Could help build critical mass of demand for Old Town and Ocean Avenue commercial services
- Facilitates housing production in accordance with State mandates

Wye Parcel

This is a 10-acre parcel located immediately north of the City boundary at the northeast corner of Harris Grade Road and Purisima Road. The land is currently vacant and designated by the City and the County for low density residential use. There is an annexation inquiry for 120,000 square feet of commercial use, although the prospective applicant has stated a willingness to consider development of a low density residential use on the site.

Constraints associated with this potential annexation area include the following:

- Traffic impacts on currently constrained intersections
- Access issues
- Development would alter aesthetic character of the site
- May divert commercial demand from Old Town district and other existing commercial areas

Opportunities associated with this potential annexation area include the following:

- Logical growth pattern
- Generation of tax revenues
- Prevents sub-optimal outcome of development within the County



POLICY CONSIDERATIONS

The following issues will be addressed in the Land Use Element of the 2030 General Plan.

- **Appropriate Areas for Infill Development**

Considerations for determining appropriate areas for infill development include the following: what areas are most appropriate to take advantage of compact building design, create walkable communities, and foster a strong sense of place; what areas are most appropriate for retention at lower development intensities or for preservation of open space, farmland, and environmental resources.

Areas appropriate for mixed use development will be determined. Appropriate areas may include vacant or underutilized commercial parcels within the City's core, where additional commercial and residential development is most likely to enhance and revitalize existing commercial districts, increase the base on City property taxes, and capitalize on existing community resources, such as infrastructure, services, and parks. However, these objectives must be balanced against potential land use conflicts with surrounding properties.

The City could consider prioritizing or otherwise encouraging certain types of development deemed to meet the City goals. This could include offering incentives for infill and/or mixed use development or prioritizing such development over annexations that affect prime farmland or other resources.

- **Appropriate Areas for Annexation**

Considerations for adjusting the Sphere of Influence and/or annexing land include the following: the current and planned uses for the area, such as agriculture and open space, the likelihood of substantial growth in the area, the City's ability to provide public services to the site, the presence of natural physical boundaries, the efficiency of future growth patterns, the effects of annexation on the tax base, City center, community identity, and neighborhood communities, and whether more suitable vacant space is available within the current SOL.

Annexation of additional land into the City would control development patterns on lands currently outside of the City boundaries, generate tax revenues, and establish forward-looking mechanisms to pay for necessary facility and service improvements for the City. However, annexations require the City to extend services to additional lands. In addition, development further from the City's center will increase vehicle trip lengths, with associated traffic congestion, air contaminant emissions and noise generation. It can also be a challenge to integrate annexation areas into the physical design "fabric" of the existing City. Additionally, annexation of rural areas may result in conversion of existing agricultural lands to urban use, and may create land use conflicts with adjacent agricultural and/or urban land uses.



The City could consider policies requiring certain characteristics of projects that would be suitable for annexation, such as: compatibility with adjacent City land uses, fiscal neutrality or benefit to the City, provision of open space, provision of affordable housing in accordance with State mandates, and/or other amenities.



REFERENCES

Burton Mesa Ecological Reserve, Land Management Plan; Department of Fish and Game website: <http://www.dfg.ca.gov/lands/mgmtplans/bmer/>

Lompoc, History of; City of Lompoc website:
<http://www.cityoflompoc.com/government/history.htm>

Lompoc Planning Documents and Maps; City of Lompoc website:
http://www.cityoflompoc.com/departments/comdev/plan_docs_maps.htm

Santa Barbara County 2030: The Open Lands; County of Santa Barbara Planning and Development Department, Office of Long Range Planning website:
<http://www.countyofsb.org/plandev/comp/programs/Newsletters/openlands/default.asp>

Smart Growth in Ventura County; Local Government Commission website:
http://www.lgc.org/freepub/land_use/presentations/index.html

Smart Growth, About; Smart Growth Online: <http://www.smartgrowth.org/about/default.asp>



Villalobos, David

From: Timothy R Smith [timrsmith@earthlink.net]
Sent: Sunday, November 24, 2013 5:02 PM
To: Villalobos, David
Subject: CPC Public Comment Submission

Categories: Purple Category

RECEIVED

NOV 25 2013

RE: MOSBY RECREATIONAL FIELDS

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

Dear Members of the Santa Barbara Planning Commission:

I have been a resident of Lompoc for 29 years. I visit the River Park area several times a week, and see first-hand the valuable service Mosby Recreational Fields provides this community. It hardly takes an extensive evaluation to conclude the environmental impact of the current sports-related activities is minimal compared with agriculture, the latter of which has resulted in considerable water quality degradation to the aquifers along this course of the Santa Ynez River valley. Costs to the City of Lompoc to improve the quality of water drawn from the aquifer are significant, yet agriculture simply has not borne its share of this environmental and financial burden to the City. Agricultural land is valuable, to be sure, but any reasonable assessment of this site finds no irreversible impact should it prove desirable to farm it in the future. Further, common sense readily deduces there is no conflict between the current recreational uses of this property and surrounding agricultural operations. Finally, to the families that enjoy Mosby Recreational Fields, no attractive alternative for its current recreational activities has been provided by either the Santa Barbara County Planning Commission or the project's detractors. Especially with the many social issues facing community youth these days, every kid bouncing a ball in the fresh air at Mosby Recreational Fields every weekend is one more healthy youngster we don't have to worry quite so much about for the moment. Unless, of course, the Fields go away.

So, the only real issue that's left is the zoning. Mr. Mosby proposes in good faith to appropriately modify zoning of the property for its current use. The Santa Barbara County Planning Commission should simply accept this request and move on to other matters in our County that are far more pressing.

Sincerely,

Timothy R Smith

816 W Fir Ave
Lompoc, CA 93436
Tel. (805)-735-6129

AGENDA ITEMS
ITEM #: _____
MEETING
DATE: _____ 12-4-13