

LRP

L A F C O M E M O R A N D U M

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
105 East Anapamu Street ♦ Santa Barbara CA 93101 ♦ (805) 568-3391 ♦ Fax (805) 647-7647

REQUEST FOR REPORTBACK

February 4, 2014

TO: Assessor
Auditor-Controller - Property Tax Division
County Executive
Elections Division
Planning & Development
Surveyor

FROM: Paul Hood
Executive Officer

RE: 14-1 **Summit View Homes Reorganization**

Enclosed is the ☒ proposal questionnaire, ☒ map and ☒ legal description for the above-referenced proposal.

The local agencies whose service area or responsibility will be altered by this jurisdictional change are as follows:

- ☐ The annexing agency only.
☐ The annexing city and the Santa Barbara County Fire Protection District.
☒ The local agencies listed below.

City of Lompoc

Santa Barbara County Fire Protection District

Mission Hills Community Service District

The Assessor and Auditor ☒ are ☐ are not required by Section 99 of the Revenue and Taxation Code to calculate information for the negotiation for an exchange of property tax revenues for this proposal.

Additional comments:

Please review this material and report back to our office at your earliest convenience. Thank you.

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

Questionnaire for Amending a Sphere of Influence.

(Attach additional sheets as necessary)

14-1

Sphere of Influence of the City of Lompoc

Purpose of the proposal

1. Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.

This proposal is being filed because the property owners have requested annexation of the parcel to the City of Lompoc. This proposal is reasonable because the project area will allow the City to master plan all four corners of the intersection of Harris Grade Road, Highway 1, and Purisima Road and provide the City with reviewing authority over this northern gateway to the City.

Actions for LAFCO approval include annexation of the subject 10.05-acre parcel to the City of Lompoc and to the Mission Hills Community Service District, detachment from the Santa Barbara County Fire Protection District, and expansion of the City Sphere of Influence to include the subject parcel, to be known as the Summit View Homes Area.

Other actions that are part of the overall project include the following:

Project Number	Description
EIR 12-01	Final EIR
GP 12-01	General Plan Amendment
ZC 12-01	Prezoning
ANNEX NO. 78	Anitiation of Annexation Proceedings
LOM 594	Vesting Tentative Tract Map
DR 12-04	Design Review

Consultation with the County (City sphere changes only)

2. Provide documentation regarding consultation that has occurred between the City and the County with regard to agreement on boundaries, development standards and zoning requirements for land in the proposed sphere as required by Government Code §56425.

The County of Santa Barbara was involved in discussions regarding the preparation of the Environmental Impact Report and commented on the document, and will be entering into a Tax Exchange Agreement with the City on the property.

Description of area to be included in the sphere

3. What area is proposed to be included in the sphere? Attach a map identifying the current sphere and the proposed addition. What is the acreage?

This proposed Sphere of Influence expansion includes a single 10.05-acre parcel located on the northeast corner of the intersection of State Highway 1, Harris Grade Road, and Purisima Road (Assessor Parcel Number 097-250-034). The City of Lompoc city limits and Sphere of influence currently extend to include all three of the other corners of this intersection. The proposed Expansion would extend the Sphere of Influence boundary to include the fourth corner.

4. Why was it decided to use these particular boundaries?

The applicants are requesting expansion of the Sphere of Influence to include the parcel that they own and wish to bring into the City of Lompoc for development. This area is contiguous to the existing northern City limits. The property abuts Harris Grade Road to the west and Purisima Road to the south.

5. What are the existing land uses for the proposal area? Be specific.

The subject property is vacant, except for a short access drive that extends onto the site from Purisima Road.

6. Are there proposed land uses for the proposal area? Be specific.

The City certified a Final Environmental Impact Report (EIR), amended its General Plan, and pre-zoned the property to allow for a 44-lot residential subdivision, and adopted a Resolution directing staff to initiate annexation proceedings. Although the current County land use designation (RES-4.6) would allow for 44 residential units, the City's design criteria would ensure that development is compatible with existing development in the area.

Relationship to Existing Plans

7. Describe current County general plan and zoning designations for the proposal area.

The current County land use designation for the project area is Urban RES-4.6 (Residential, maximum 4.6 units per acre) and the County zoning designation is DR-4.6 (County Design Residential, 4.6 dwelling units per acre).

8. Describe any City general plan and prezoning designations for the proposal area.

The City of Lompoc General Plan Land Use Element Map, revised on March 26, 2009, designates the subject property for Low Density Residential (LDR) use. On June 6, 2013, the Lompoc City Council approved Ordinance No. 1592(13), prezoning the project area as Single-Family Residential, Planned Development (7-R-1, PD).

Environmental Assessment

9. What is the underlying project? Who is the lead agency? What type of environmental document has been prepared for the proposed project?

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). The EIR addresses all of the following aspects of the proposed project: annexation (Annex. No. 78); General Plan Amendment (GP 12-01); Rezoning (ZC 12-01); subdivision (LOM 594); and Design Review (12-04). Findings were adopted as required by CEQA, but a Statement of Overriding Considerations was not necessary because no significant and unavoidable adverse impacts were identified. The EIR and Findings are included herein.

Justification

10. To assist LAFCO in making determinations pursuant to Government Code §56425, please provide information relevant to each of the following:

- A. Present and planned uses in the area, including agricultural and open-space lands.

The existing land uses within the project area include open space, as the site is currently vacant.

Allowable land uses on the site would be similar to those permitted under the current County land use designation (RES-4.6). However, the City's Planned Development designation would ensure that densities and design criteria are compatible with surrounding uses and consistent with City standards.

- B. Present and probable needs for public facilities and services in the area.

The City will provide services to the affected territory as development occurs, which include City police and fire services, solid waste services, parks services, electric services, and library facilities. The project site will require annexation into the Mission Hills Community Service District (MHCSD) for water and sewer services.

- C. Present capacity of public facilities and adequacy of public services the affected agency provides or is authorized to provide.

The City of Lompoc has sufficient revenues and the ability to provide the public services required for annexation. The Development and Annexation Agreement ensures that the City will receive additional funding benefits to offset public service demands generated by buildout of the project.

- D. Existence of any social or economic communities of interest in the area.

This proposed Sphere of Influence expansion encompasses an area of minimal existing social and economic activity.

Additional Comments

11. Provide any other comments or justifications regarding the proposal.
12. Enclose any pertinent staff reports and supporting documentation related to this proposal.

Material provided with Annexation application.

13. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

Name

Address

- | | | |
|----|---|--|
| 1. | Lucille T. Breese, AICP
Planning Manager | City of Lompoc
100 Civic Center Plaza
Lompoc CA 93438-8001 |
|----|---|--|

2. R.W. Whitt Hollis, Jr. Summit View Homes, LLC
3027 Townsgate Road, Suite 250
Westlake Village, CA 91361
3. Guy Jeremy Salts, P.E. Penfield & Smith
111 East Victoria Street
Santa Barbara, CA 93101

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Lucille T. Breese, AICP Planning Manager	City of Lompoc 100 Civic Center Plaza Lompoc CA 93438	(805) 875-8273

Signature 

Date Jan 16 2014

ATTACHMENTS:

- 1) Map showing existing/proposed City Limits/Sphere of Influence/Urban Limit Line
- 2) Mailing labels for property owners within 300 feet of project site

LEGEND

AG	Agriculture	LDR 4.6	Low Density Residential
BP	Business Park	MDR	Medium Density Residential
CC	Community Center	MU	Mixed Use
GC	General Commercial	NC	Neighborhood Commercial
HD	High Density Residential	OC	Office Commercial
I	Industrial	OS	Open Space
LDR 1	Low Density Residential	RD	Rural Density Residential
LDR 2.5	Low Density Residential	RLDR	Very Low Density Residential
LDR 3	Low Density Residential	VLD	Very Low Density Residential
LDR 4	Low Density Residential		
LDR 5	Low Density Residential		
LDR 6	Low Density Residential		
LDR 7	Low Density Residential		
LDR 8	Low Density Residential		
LDR 9	Low Density Residential		
LDR 10	Low Density Residential		
LDR 11	Low Density Residential		
LDR 12	Low Density Residential		
LDR 13	Low Density Residential		
LDR 14	Low Density Residential		
LDR 15	Low Density Residential		
LDR 16	Low Density Residential		
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LDR 97	Low Density Residential		
LDR 98	Low Density Residential		
LDR 99	Low Density Residential		
LDR 100	Low Density Residential		

Scale in Miles

North Arrow

City Limits

Sphere of Influence

Urban Limit Line

Base drawing source: City of Lompoc, 2014.

Land Use Element Map

AGUINIGA ALFONSO
2580 ARBORVIEW LN
LOMPOC CA 93436
97-960-42

ALDAMA RAUL AND ESTHER LIV
TRUST 11/26/06
227 SWEETSAGE CT
LOMPOC CA 93436
97-960-31

ALLEN WILLIAM E
4312 RIGEL AVE
LOMPOC CA 93436
97-950-36

ALMADA PETER L
2331 CARRIZO
LOMPOC CA 93436
97-950-09

HUDSPETH DALE R
2328 CARRIZO
LOMPOC CA 93436
97-950-10

ANTHONY TRAVIS
217 SWEETSAGE CT
LOMPOC CA 93436
97-960-32

BUSTOS JOSE A
2570 ARBORVIEW LN
LOMPOC CA 93436
97-960-41

BUTIKOFER HILDE REVOCABLE TRUST
203 GARDENGATE LN
LOMPOC CA 93436
97-960-18

CALVERT FAMILY TRUST
770 PURISMA RD
LOMPOC CA 93436
97-270-54

CHECCHI SUSAN E
3151 W 7670 S
WEST JORDAN UT 84084
97-960-33

CISOWSKI STANLEY MATTHEW
401 NOGAL
LOMPOC CA 93436
97-950-38

CLARKE BENJAMIN P
223 GARDENGATE LN
LOMPOC CA 93436
97-960-16

CORDOVA GILDA A
2327 MARAVILLA
LOMPOC CA 93436
97-950-24

ELIAS EFREN V
409 NOGAL
LOMPOC CA 93436
97-950-40

BALTZ JOSHUA N
220 ARCHBRIAR CT
LOMPOC CA 93436
97-960-28

FREE FAMILY TRUST 3/31/92
408 NOGAL
LOMPOC CA 93436
97-950-35

HARRIS GRADE PARTNERS
330 E CANON PERDIDO ST STE F
SANTA BARBARA CA 93101
97-250-40

HENSON MICHAEL J
2316 MARAVILLA
LOMPOC CA 93436
97-950-26

HER CHAO
415 NOGAL
LOMPOC CA 93436
97-950-42

IMANO KEITH K
211 ARCHBRIAR CT
LOMPOC CA 93436
97-960-26

JANKLOW FAMILY TRUST
233 GARDENGATE LN
LOMPOC CA 93436
97-960-15

JIMENEZ CARLOS
405 NOGAL
LOMPOC CA 93436
97-950-39

KIRSCH DIANA SUE
237 SWEETSAGE CT
LOMPOC CA 93436
97-960-30

KOLEFF WILLIAM H JR
2320 MARAVILLA
LOMPOC CA 93436
97-950-25

KOUPAS JAMES G
2319 MARAVILLA
LOMPOC CA 93436
97-950-22

KOWALSKI ANDREW J
25652 E INDONE DR
AURORA CO 80016
97-960-25

LANE'S END AT MESA OAKS OWNERS
ASSN
330 E CANON PERDIDO ST STE F
SANTA BARBARA CA 93101
97-960-43

LAWTON WENDY J FAMILY TRUST
3/17/04
2555 ARBORVIEW LN
LOMPOC CA 93436
97-960-36

MARTINEZ NICOLAS M
411 NOGAL
LOMPOC CA 93436
97-950-41

MARTINEZ GREGORIO AND PAULA L
243 GARDENGATE LN
LOMPOC CA 93436
97-960-14

NGUYEN LIEM THANH FAMILY TRUST
01/27/10
2325 CARRIZO
LOMPOC CA 93436
97-950-07

OLTMER CORY A
2314 MARAVILLA
LOMPOC CA 93436
97-950-27

PANIAGUA ROGELIO R
1735 A ST
SANTA MARIA CA 93455
97-250-39

PARETTI ANTHONY M
230 ARCHBRIAR CT
LOMPOC CA 93436
97-960-29

PEREZ JOAQUIN V
232 SWEETSAGE CT
LOMPOC CA 93436
97-960-34

ROJAS OSCAR
2329 CARRIZO
LOMPOC CA 93436
97-950-08

ROMERO ROBERT A
242 SWEETSAGE CT
LOMPOC CA 93436
97-960-35

ROSALES ROLAND CABANTAC
2324 CARRIZO
LOMPOC CA 93436
97-950-11

SCHNEIDER CARL AND ROCHELLE REV
TRUST
PO BOX 61734
SANTA BARBARA CA 93160
97-960-27

SPRENKLE FORREST AND ELIZABETH
FAM TRUST
330 GARDENGATE LN
LOMPOC CA 93436
97-960-24

ST MARY'S EPISCOPAL CHURCH
2800 HARRIS GRADE RD
LOMPOC CA 93436
97-250-73

STOLL GREGORY P
400 NOGAL
LOMPOC CA 93436
97-950-37

SUMMIT VIEW HOMES LLC
3027 TOWNSGATE RD #250
WESTLAKE VILLAGE CA 91361
97-250-34

JOHNSON SCOTT
2320 CARRIZO
LOMPOC CA 93436
97-950-12

WOLFE ELISA
PO BOX 363
LOMPOC CA 93438
97-960-17

XIONG CHA
2323 MARAVILLA
LOMPOC CA 93436
97-950-23

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

Proposal Justification Questionnaire for Annexations, Detachments and Reorganizations

14-1

1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application)

The Summit View Homes Annexation proposal includes the following:

- Extend the City Limit Boundary and City Sphere of Influence Boundary to include the subject property, owned by:

Summit View Homes, LLC
3027 Townsgate Road, Suite 250
Westlake Village, CA 91361
- Extend the Mission Hills Community Services District Boundary to include the subject property.
- Detach the subject property from the Santa Barbara County Fire Protection District

2. Describe the acreage and general location; include street addresses if known:

The project site is located in an unincorporated area of Santa Barbara County, immediately north of the City Lompoc (Figure 1). The site is a 10.05-acre parcel that is contiguous to the Urban Limit Line (ULL) and Sphere of Influence (SOI) of the City of Lompoc. 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. All three (3) of the other corners of this intersection are already within City Limits.

3. List the Assessor's Parcels within the proposal area:

The subject property consists of Assessor's Parcel Number 097-250-034

4. Purpose of proposal: (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)

The proposed annexation (Annexation No. 78) is part of a residential development called Summit View Homes. The development includes a subdivision of the existing 10.05-acre 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.

Residential lots would range in size from 6,785 square feet to 12,940 square feet. In addition to the proposed Vesting Tentative Tract Map to subdivide the property, the project includes a requested General Plan Amendment (GP 12-01), Rezone (ZC 12-01), and Design Review (DR 12-04).

5. Land Use and Zoning - Present and Future

A. Describe the existing land uses within the proposal area. Be specific.

The 10.05-acre site is currently vacant in 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. The DR zone is applied to areas appropriate for one-family, two-family, and multi-family dwellings. According to the Santa Barbara County Comprehensive Plan, this zone is “intended to ensure comprehensively planned and well-designed residential development, while allowing flexibility and encouraging innovation and diverse design, and requiring that substantial open space be maintained within new residential developments”. Each DR zoning designation is assigned a maximum density.

B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.

The proposed Summit View Homes project would involve the development of 44-residential lots and three (3) open-space lots. The residential lots would range in size, with the average lot size totaling 6,785 square feet and the largest approximately 12,940 square feet. One (1) of the two (2) open space parcels would be designated for stormwater detention and infiltration (see stormwater infrastructure description below). A summary of the project characteristics are tabulated below.

Proposed Summit View Project Summary

Lot Size	10.05-acres
Residential Units	44
Lot Access	Garden Gate Lane at the north of the project site.
Density	4.4 units per acre
Project Footprint	Building coverage: 2.39-acres (based on preliminary architectural design) Roads/Parking/Walkways: 2.79-acres Landscaping: 4.1-acres Open Space: 0.77-acres TOTAL: 10.05-acres
Parking	88 in garage spaces
Community Amenities	Pedestrian connectivity and walkability On-site open space recreational area

Annexation, General Plan Amendment, and Rezone. The proposed project would require annexation and a Sphere of Influence adjustment to annex the project site into the City. In addition, a General Plan Amendment would be required 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). The proposed project would also require approval of a vesting tentative subdivision map and design review of the proposed site architecture.

Community Amenities. The proposed project would include pedestrian connectivity and walkability by including landscaped buffers between the street and sidewalk. The project would also include a 0.39-acre open space area, which would also serve as a detention basin, near the southwest corner of the project site. The project would also include two (2) other open space areas that total 0.38-acres.

Circulation and Parking. Primary access to the site would be provided via a single entrance from Garden Gate Lane, an existing private road extending from Harris Grade Road. The Right-of-Way (ROW) of the private entrance road would be 60-feet and the curb-to-curb width, including the landscaped median would be 40 feet. Private roadways would be built within the project to provide access to the proposed lots and would be owned and maintained by the project Homeowners Association. Three (3) streets are proposed, including one (1) main access road and two (2) cul-de-sacs branching off from the main road. The streets are proposed to have a 36-foot wide travel lane, with a total ROW width of 56-feet including parking, sidewalks, curb and gutter. The roadways are proposed to allow parking on both sides of the street. Parking would also be located in garages and on driveways; two-car garages in 44 units, 88 parking spaces would be provided. Emergency access would be via an existing emergency access easement across the southeast corner of the property that connects to Purisima Road. The emergency access location would be improved and enlarged to 20-feet wide and maintained as part of the proposed project. The access would also be landscaped and have a pedestrian path to Purisima Road.

Stormwater Infrastructure. One of the open space lots on the southwest corner of the project site would be used for stormwater detention and infiltration. Stormwater runoff would be detained in this basin to reduce peak runoff levels at or below those of the undeveloped site condition. The basin would have a total volume of approximately 20,000 cubic feet and would be constructed of graded earth with 4:1 side slopes and a concrete spillway for overflow. Stormwater runoff from the project site would be collected in an existing 21-inch reinforced concrete pipe (RCP) culvert, at the southwest corner of the property that is currently conveyed under Purisima Road to the south and would continue in a culvert under Highway 1 to the west, eventually leading to the Santa Ynez River. Runoff would also be collected from an existing 24-inch RCP culvert, and conveyed under Harris Grade Road and Highway 1, eventually leading to the Santa Ynez River.

Off-site Improvements. Off-site improvements proposed with the project consist of landscape and hardscape improvements. These include:

- Along Purisima Road: an existing concrete drainage swale would be removed and replaced with a concrete curb, gutter, sidewalk, and landscaping.
- Between the existing edge of Harris Grade Road and the project site: a five (5) foot wide concrete pedestrian walkway, drainage swales and landscaping would be built.
- At the intersection of Harris Grade Road and Purisima Road: American Disability Act (ADA) compliant pedestrian ramps would be added. Also, an existing grated inlet with a curb opening catch basin would be replaced.
- On Harris Grade Road: a public bus stop is proposed.

C. Describe the existing zoning designations within the proposal area.

As mentioned above, the current zoning of the subject site is DR – 4.6. The Design Residential (DR) zone is applied to areas appropriate for one-family, two-family, and multi-family dwellings. According to the Santa Barbara County Comprehensive Plan, this zone is “intended to ensure comprehensively planned and well-designed residential development, while allowing flexibility and encouraging innovation and diverse design, and requiring that substantial open space be maintained within new residential developments”. Each DR zoning designation is assigned a maximum density, which in this case is 4.6 units per acre. Adjacent unincorporated lands are also zoned DR-4.6

D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?

As mentioned above, the project includes a Rezone from Design Residential, 4.6 units per acre (DR – 4.6) to Planned Development – Residential (PD-R). The former is a designation used by the County and the latter is a designation used by the City, but they are very similar in terms of allowed uses and densities. The site is 10.05 acres. Therefore, 46 residential units would be allowed under current zoning. The proposed project includes 44 residential units, well within the density that is currently permitted. The primary difference between the existing and proposed zoning is the requirement for common open space. The County’s DR zone has a requirement for 40% common open space, which in this case would equate to 4 acres. Although the proposed project includes over 4 acres of landscaped area it provides less than one acre of qualifying common open space.

E. (For City Annexations) Describe the prezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this prezoning?

The City has prezoned the site PD-R and the proposed project conforms with this zone district.

F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).

As discussed above, the proposed project includes the following requests:

- Annexation No. 78 – to incorporate the subject site into the City Limits, and into the Mission Hills Community Services District, and remove the site from the Santa Barbara County Fire Protection District.
- GP 12-01 – to establish a Low-Density Residential (LDR) land use designation for the site.
- Rezone ZC 12-01 – to zone the site Planned Development – Residential (PD-R).
- Vesting Tentative Tract Map LOM 594 – to subdivide the site into forty-four (44) single family residential lots, three (3) open space lots and one (1) lot to contain internal private streets.

6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

Table A is attached to this Questionnaire.

7. Conformity with Spheres of influence

A. Is the proposal area within the sphere of influence of the annexing agency?

No, the subject property is outside the City's Sphere of Influence.

B. If not, include a proposal to revise the sphere of influence.

8. Conformity with County and City General Plans

A. Describe the existing County General Plan designation for the proposal area.

The subject site is currently designated Residential. 4.6 units per acre. The DR zone is applied to areas appropriate for one-family, two-family, and multi-family dwellings. According to the Santa Barbara County Comprehensive Plan, this zone is "intended to ensure comprehensively planned and well-designed residential development, while allowing flexibility and encouraging innovation and diverse design, and requiring that substantial open space be maintained within new residential developments."

The subject property is part of a larger area to the north of Lompoc (that includes Mission Hills and Vandenburg Village) that is currently within the designated Urban Area. Within this area there are areas designated for residential use, commercial use, public facility use, educational use and open space use.

B. (For City Annexations) Describe the City General Plan designation for the area.

Once incorporated, the subject property would be designated Low Density Residential, 4.6 units per acre. The purpose of the LDR designation is *"to provide residential areas which promote and encourage a suitable environment for life on a neighborhood basis."* The City's Land Use Element goes on to describe LDR areas as *"residential areas free of physical or natural resource constraints, containing a mixture of housing designs, architectural styles, physical amenities, and recreational opportunities which stimulate a sense of neighborhood identification accessed by local roads and collector streets. Appropriate uses include single family dwellings and mobile homes."* An extensive General Plan Policy Consistency discussion is included in the Summit View Homes EIR.

C. Do the proposed uses conform with these plans? If not, please explain.

Yes, the proposed uses conform with the City and County General Plan designations for the subject property (with the possible exception of common open space, as discussed above).

9. Topography and Natural Features

A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.

Although the Purisima Hills area to the north of the City Limits does include some steeper slopes, the subject site slopes gently (less than 10%, with the majority of the site sloping at less than 5%) from north to south, toward Purisima Road. The proposal would require some grading but minimal retaining walls would be needed. A detention basin is proposed to intercept run-off from the site and convey it downstream in an existing storm drain. There are no significant topographic or other natural features that would affect the proposal, as evidenced by the EIR.

B. Describe the general topography of the area surrounding the proposal.

Generally, the area surrounding the proposal is a hillside that slopes towards the Santa Ynez River. Land upstream from the subject property is developed, as are lands downstream from the proposal. Drainage improvements are in place to accommodate surrounding development. Drainage improvements that are proposed to accommodate the proposed development would be tied to existing facilities.

10. Impact on Agriculture

A. Does the affected property currently produce a commercial agricultural commodity?

No. The subject site is not used or designated for agriculture.

B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?

No. The subject property is not under Williamson Act contract or any other agricultural subsidy/set-aside program, nor is there a history of agricultural use on the site.

C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?

No. Government Code Section 56064 defines "Prime agricultural land" as land that has not been developed for a use other than an agricultural use and that meets any of the following criteria:

- It has a Class I or Class II capability rating in the USDA Soil Conservation Service Soil Survey document, whether or not land is actually irrigated.
- It has an 80 through 100 Storie Index Rating.
- It supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre.
- It is planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars (\$400) per acre.
- It has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars (\$400) per acre for three of the previous five calendar years.

According to the USDA Soil Conservation Service Soil Survey for Northern Santa Barbara County, the site consists soils that have a Class III and Class IV capability rating and a Storie Index rating of 34 and 23, and the site is not used to support livestock or for agricultural production.

D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?

- 1) If "yes," provide the contract number and the date the contract was executed.
- 2) If "yes", has a notice of non-renewal be filed? If so, when?
- 3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved.

No. The subject property is not under Williamson Act contract.

11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560?

No. Government Code Section 65560 defines "Open Space" as any parcel or area of land or water that is essentially unimproved and devoted to an open-space use, and that is designated on a local, regional or state open-space plan as any of the following:

- Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
- Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.
- Open space in support of the mission of military installations that comprises areas adjacent to military installations, military training routes, and underlying restricted airspace that can provide additional buffer zones to military activities and complement the resource values of the military lands.
- Open space for the protection of places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

The subject property does not meet any of these Open Space criteria.

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG.

Pursuant to Government Code Section 65584.07, the City and County will need to reach an agreement to transfer a portion of the County's Regional Housing Needs Allocation to the City. The City intends to work with the County to develop this agreement at the time when the City and County prepare the tax exchange agreement as required by law.

13. Population

A. Describe the number and type of existing dwelling units within the proposal area.

There are no existing dwelling units within the proposed annexation area. The area proposed for annexation consists of a single 10.05-acre parcel that is currently vacant.

B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family 44 Multi-family 0

14. Government Services and Controls – Plan for Providing Services (per §56653)

A. Describe the services to be extended to the affected territory by this proposal.

Upon annexation of the affected territory, public and utility services would be provided as follows:

- Water -- The Mission Hills Community Services District (MHCS D) would provide water services to the project. The project site is within the MHCS D sphere of influence, though it is not currently within the MHCS D service area.

The project's water demand, and the ability for the MHCS D to satisfy that demand, is discussed in detail in the project EIR. In summary, the project would result in approximately 128 new residents. This would increase water demand by an estimated 24,192 gallons per day, which equates to 8.8 million gallons per year, or 27 acre-feet per year (AFY). The water supply for the MHCS D is the Lompoc uplands groundwater basin, which is not in a state of overdraft and currently has a surplus of approximately 900 AFY. Hence, the MHCS D can safely accommodate the proposed project and a "can and will serve" letter has been received.

- Wastewater -- The Mission Hills Community Services District (MHCS D) would provide wastewater services to the project. The project site is within the MHCS D sphere of influence, though it is not currently within the MHCS D service area.

The project's wastewater treatment demand, and the ability for the MHCS D to satisfy that demand, is discussed in detail in the project EIR. In summary, the project would generate an additional 128 residents. Based on a rate of 75 gallons of wastewater generation per capita per day for Lompoc residents, the proposed project would generate approximately 9,600 gallons of wastewater per day. Wastewater would be treated at the LaPurissima Wastewater Treatment Plant

(LPWTP) operated by the MHCSO. The LPWTP currently treats approximately 0.285 MGD and has a capacity of 0.57 MGD. The remaining capacity of the LRWRP is approximately 0.285 MGD, or 285,000 gallons. Hence, the LPWTP would have sufficient capacity to treat the additional 9,600 gallons per day of wastewater generated by the proposed project and a "can and will serve" letter has been received.

- Solid Waste -- The City of Lompoc would provide solid waste services to the proposed project. The City of Lompoc provides all weekly garbage and recycling collection services in the City and owns and operates the City of Lompoc Sanitary Landfill.

The project's solid waste disposal demand, and the ability for the City of Lompoc to satisfy that demand, is discussed in detail in the project EIR. In summary, the proposed project would generate approximately 0.33 tons of solid waste per day, or 121.6 tons of solid waste per year. Considering that the City of Lompoc has a diversion rate of 64%, solid waste generated by the proposed project would be approximately 0.12 tons per day, or 43.78 tons per year. The remaining daily capacity of the Lompoc Sanitary Landfill is 280 tons. The additional 0.12 tons per day would only represent 0.04% of the remaining daily capacity and thus the proposed project can safely be served.

- Electricity, Natural Gas and Telephone -- The City of Lompoc would provide electricity to the proposed project site. Lompoc Electric provides standard electrical service to residential, commercial and industrial land uses within the City. Natural gas would be provided by the Southern California Gas Company, and numerous telephone companies including AT&T and Comcast are available to the subject property.
- Fire Protection -- Fire protection and emergency medical services in the City of Lompoc are provided by the Lompoc Fire Department.

The project's demand for fire protection services, and the ability for the City of Lompoc to satisfy that demand, is discussed in detail in the project EIR. In summary, the project site would be served by the City of Lompoc Fire Department. The Fire Department would be able to serve the project site and maintain their five minute response time goal. In addition, if back-up assistance is necessary, the project site would continue to be served by the County of Santa Barbara as part of a mutual aid agreement between the City of Lompoc and County of Santa Barbara. The proposed project would be required to provide emergency access and meet applicable fire codes and would be subject to review by the Lompoc Fire Department.

- Police Protection -- Law enforcement services within the City of Lompoc are provided by the Lompoc Police Department. The Department has its own dispatch

center and handles emergency (i.e., 911) telephone calls, non-emergency telephone calls, and dispatches police, fire, and ambulance service.

The project's demand for police protection services, and the ability for the City of Lompoc to satisfy that demand, is discussed in detail in the project EIR. In summary, an additional 0.2 police officers would be needed to serve the 128 new residents resulting from the proposed project, based on the target ratio of 1.5 officers per 1,000 residents. The additional 0.2 officers needed would further diminish the currently inadequate service ratio of 1.17 officers per 1,000 residents to 1.15 officers per 1,000 residents. However, the proposed project would be required to pay impact fees that would result in funding equivalent to the provision of additional police officers and/or equipment.

- Parks and Recreation -- The City of Lompoc provides parks and other recreational opportunities for the project. The City owns and operates 22 public parks and recreation facilities (parkland), totaling 450 acres throughout the the City (and adjacent to the City).

The project's demand for parks and recreation services, and the ability for the City of Lompoc to satisfy that demand, is discussed in detail in the project EIR. In summary, the population increase resulting from the proposed project would generate demand for 0.26 acres of neighborhood parkland, 0.64 acres of community parkland, and 0.64 acres of regional parkland. Because the City exceeds the regional parkland requirement by 12.7 acres, the additional demand for this type of parkland would not exceed current supply. The proposed project includes 0.77 acres of recreational space, which would offset demand for neighborhood parkland. However, the proposed project would further exacerbate the existing deficiency for community parkland. To offset impacts to community parkland, the proposed project would be required to pay in-lieu fees (City of Lompoc Municipal Code Chapter 16.44). Payment of in-lieu park fees would result in funding equivalent to the provision of public parks in accordance with State Quimby Act standards.

- Schools -- The Lompoc Unified School District (LUSD) provides educational facilities to the entire Lompoc Valley, including the City of Lompoc, Vandenberg Village, Mesa Oaks, Mission Hills, Vandenberg Air Force Base, and the surrounding rural areas.

The project's demand for educational facilities, and the ability for the LUSD to satisfy that demand, is discussed in detail in the project EIR. In summary, the proposed project would result in 44 single-family homes. Based on a student generation rate of 0.7 students per household, the 44 new residences would generate approximately 31 students. Currently, the LUSD public schools that would serve the project site have the capacity to accommodate up to 198 elementary school students, 1,269 middle school students and 1,120 high school students. As such, the proposed project would not contribute to an exceedance in school capacity such that it would require new or expanded facilities. Nevertheless, the project would be

required to pay school impact fees during the permitting process (California Education Code Section 17620).

- The Lompoc Public Library system, which consists of the main branch located at 501 East North Avenue and two other branches located in Vandenberg Village and in Buellton, would serve the proposed project.

The project's demand for library services, and the ability for the City of Lompoc to satisfy that demand, is discussed in detail in the project EIR. In summary, Lompoc Public Library uses the National Library Standard of 0.6 square feet of library space per capita. This ratio is used to evaluate the library's ability to accommodate the community's current and projected population. Using this ratio, the Lompoc Library is currently undersized by 6,002 square feet, but the project would be required to pay library impact mitigation fees.

B. Describe the level and range of the proposed services.

The level and range of services that are currently in place to serve the project are explained under Section 14.A above.

C. Indicate when the services can feasibly be provided to the proposal area.

All services are currently in place and available to the proposed project. No new services or substantial additions or alterations to existing facilities would be required in order to serve the proposed project. Initial subdivision improvements, including the construction of roadways, utility infrastructure and drainage improvements would be constructed in a single phase upon approval of the project. No import or export of soils is proposed. The development of residences would proceed based upon market demand. Upon approval of the project, engineered improvement plans would be prepared and building/grading permits would be issued by the City. The improvement plans would include extension of all utilities onto the site from the abutting road right-of-ways and along the proposed new private streets to each of the newly created parcels.

D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

Primary access to the site would be provided via a single entrance from Garden Gate Lane, an existing private road extending from Harris Grade Road. The Right-of-Way (ROW) of the private entrance road would be 60-feet and the curb-to-curb width, including the landscaped median, would be 40 feet. Private roadways would be built within the project to provide access to the proposed lots and would be owned and maintained by the project Homeowners Association. Three (3) streets are proposed, including one (1) main access road and two (2) cul-de-sacs branching off from the main road. The streets are proposed to have a 36-foot wide travel lane, with a total ROW width of 56-feet including parking, sidewalks, curb and gutter. The roadways are proposed to allow parking on both sides of the street. Parking would also be located on driveways, and each of

the new homes would have a two-car garage. Emergency access would be via an existing emergency access easement across the southeast corner of the property that connects to Purisima Road. The emergency access location would be improved and enlarged to 20-feet wide and maintained as part of the proposed project. The access would also be landscaped and have a pedestrian path to Purisima Road.

One of the open space lots on the southwest corner of the project site would be used for stormwater detention and infiltration. Stormwater runoff would be detained in this basin to reduce peak runoff levels at or below those of the undeveloped site condition. The basin would have a total volume of approximately 20,000 cubic feet and would be constructed of graded earth with 4:1 side slopes and a concrete spillway for overflow. Stormwater runoff from the project site would be collected in an existing 21-inch reinforced concrete pipe (RCP) culvert, at the southwest corner of the property that is currently conveyed under Purisima Road to the south and would continue in a culvert under Highway 1 to the west, eventually leading to the Santa Ynez River. Runoff would also be collected by an existing 24-inch RCP culvert, and conveyed under Harris Grade Road and Highway 1, eventually leading to the Santa Ynez River.

Off-site improvements proposed with the project consist of landscape and hardscape improvements, as follows:

- Along Purisima Road: an existing concrete drainage swale would be removed and replaced with a concrete curb, gutter, sidewalk, and landscaping;
- Between the existing edge of Harris Grade Road and the project site: a five (5) foot wide concrete pedestrian walkway, drainage swales and landscaping;
- At the intersection of Harris Grade Road and Purisima Road: An Americans with Disability Act (ADA) compliant pedestrian ramp would be added. Also, the existing grated inlet with a curb opening catch basin would be replaced.
- On Harris Grade Road: a new public bus stop is proposed.

E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

The cost of constructing all public and private improvements would be borne by the developer. Ongoing operational and maintenance costs associated with proposed private improvements (i.e., within the boundaries of the proposed subdivision) would be financed by the Homeowner's Association. The City, MHCS and respective utility purveyors would be responsible for ongoing repair and maintenance costs associated with proposed public improvements. Impact fees, monthly bills and property taxes would defray such repair and maintenance costs.

- F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

No alternatives for services other than as described in Section (A) have been identified.

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs.

As discussed above, the project would result in approximately 128 new residents, which would represent an increased water demand of 24,192 gallons per day, which equates to 8.8 million gallons per year, or 27 acre-feet per year (AFY). Water supply would be pumped as necessary from the Lompoc uplands groundwater basin, which is not in a state of overdraft and which has a surplus of approximately 900 AFY. The project's increased demand of 27 AFY would therefore not substantially deplete groundwater supplies. A "can-and-will-serve" letter has been received from the MHCSD and a copy of the letter is attached hereto (Exhibit 12).

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

- A. Do agencies whose boundaries are being changed have existing bonded debt? No
If so, please describe.

- B. Will the proposal area be liable for payment of its share of this existing debt? _____
If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)

N/A

- C. Should the proposal area be included within any 'Division or Zone for debt repayment? ____
If yes, please describe.

N/A

- D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? _____. If yes, please describe.

N/A

18. Environmental Impact of the Proposal

- A. Who is the "lead agency" for this proposal? City of Lompoc
- B. What type of environmental document has been prepared?
- None, Categorically Exempt -- Class _____
- EIR X Negative Declaration _____ Mitigated ND _____
- Subsequent Use of Previous EIR _____ Identify the prior report. _____
- C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."

An EIR was prepared for the project and certified by the City of Lompoc the following discretionary actions:

- Certification of the EIR
- Adoption of a Mitigation Monitoring and Reporting Program (MMRP)
- Approval of Subdivision Map
- Approval of Zone Change
- Approval of General Plan Amendment
- Sphere of Influence Adjustment
- Engineering Review and Design Review
- Approval of Tax Distribution
- Approval of Annexation

The Final EIR is attached hereto as is the Mitigation Monitoring and Reporting Program (MMRP) that was adopted to reduce or avoid potentially significant impacts. Because the proposed project would not have significant and unavoidable (Class I) impacts, a Statement of Overriding Considerations was not required. However, Findings were made and adopted, as required by the California Environmental Quality Act (CEQA).

19. Boundaries

- A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal?

The boundaries of the proposed annexation include the boundaries of the subject property and the abutting road right-of-ways. The other three corners of the Harris Grade/La Purisima intersection (to the west, southwest and south) are already within City Limits. The City does not envision further annexations in this area.

- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.

The subject property represents the full extent of the land owner's ownership in the project vicinity. Contiguous lands are owned by others.

20. Final Comments

- A. Describe any conditions that should be included in LAFCO's resolution of approval.

- B. Provide any other comments or justifications regarding the proposal.

See Fiscal Impact Analysis by Stanley R. Hoffman Associates (attached).

- C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.

Staff reports and other pertinent studies and documentation are attached.

21. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

Name

Address

- A. Lucille T. Breese, AICP

City of Lompoc
100 Civic Center Plaza
Lompoc CA 93438-8001

- B. R.W. Whitt Hollis, Jr.

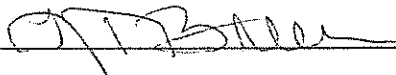
Summit View Homes, LLC
3027 Townsgate Road, Ste 250
Westlake Village, CA 91361

- C. Guy Jeremy Salts, P.E.

Penfield & Smith
111 East Victoria Street
Santa Barbara, CA 93101

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Lucille T. Breese, AICP	City of Lompoc 100 Civic Center Plaza Lompoc CA 93438-8001	(805) 875-8273

Signature 

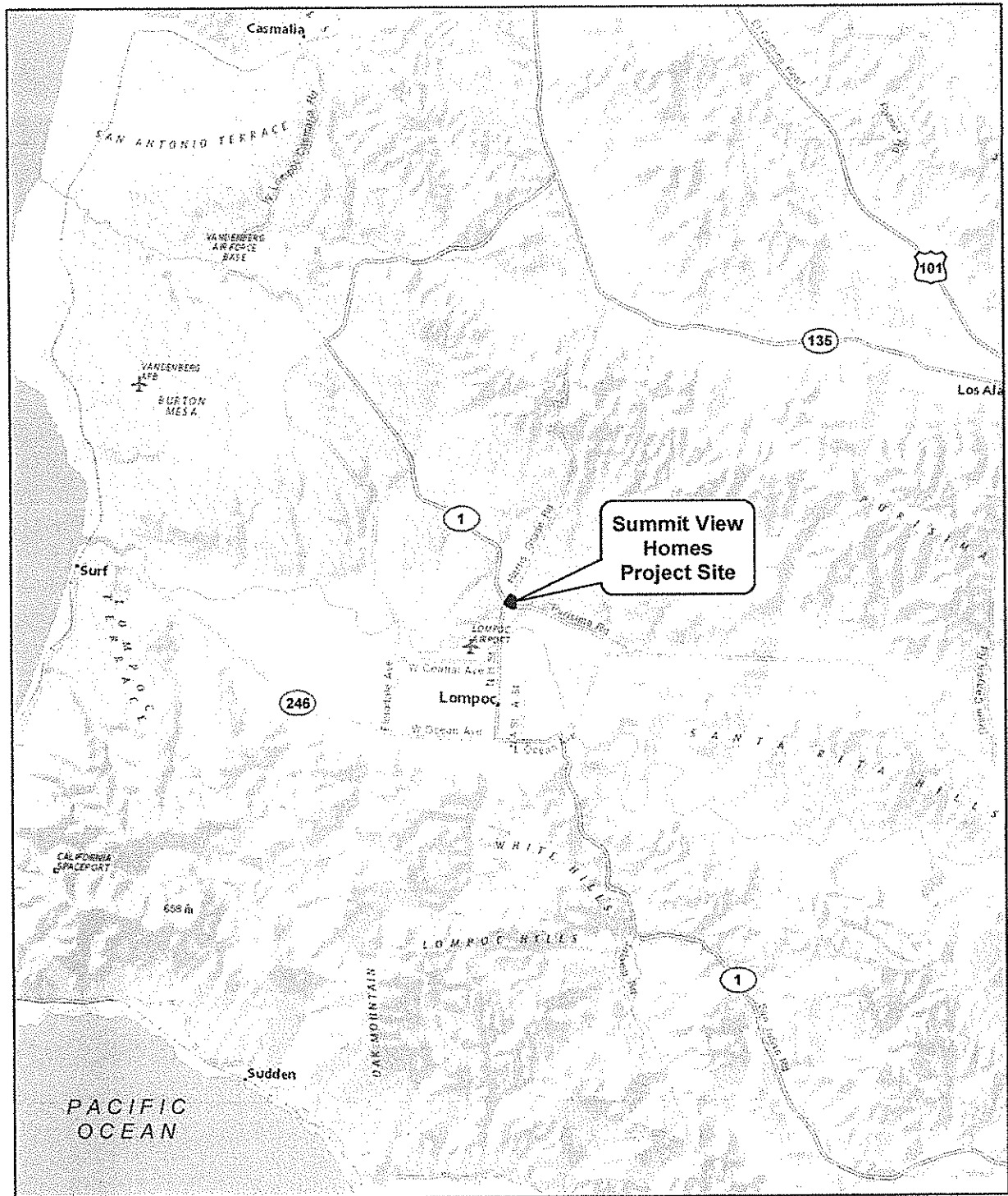
Date Jan 13 2014

TABLE A

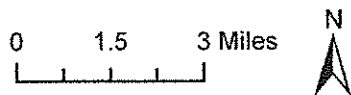
Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East	Single Family Residential	Res. 4.6	Design Residential (DR) - 4.6
West	Open Space (approved for residential development)	LDR 4.6 (Low Density Residential 4.6 dwelling units per acre)	SP (Specific Plan)
North	Saint Mary's Episcopal Church	Res. 4.6	Design Residential (DR) - 4.6
South	Single Family Residential	LDR – (Low Density Residential)	7-R-1 (Single Family Residential, 7,000 square foot minum lot size)

Other comments or notations:

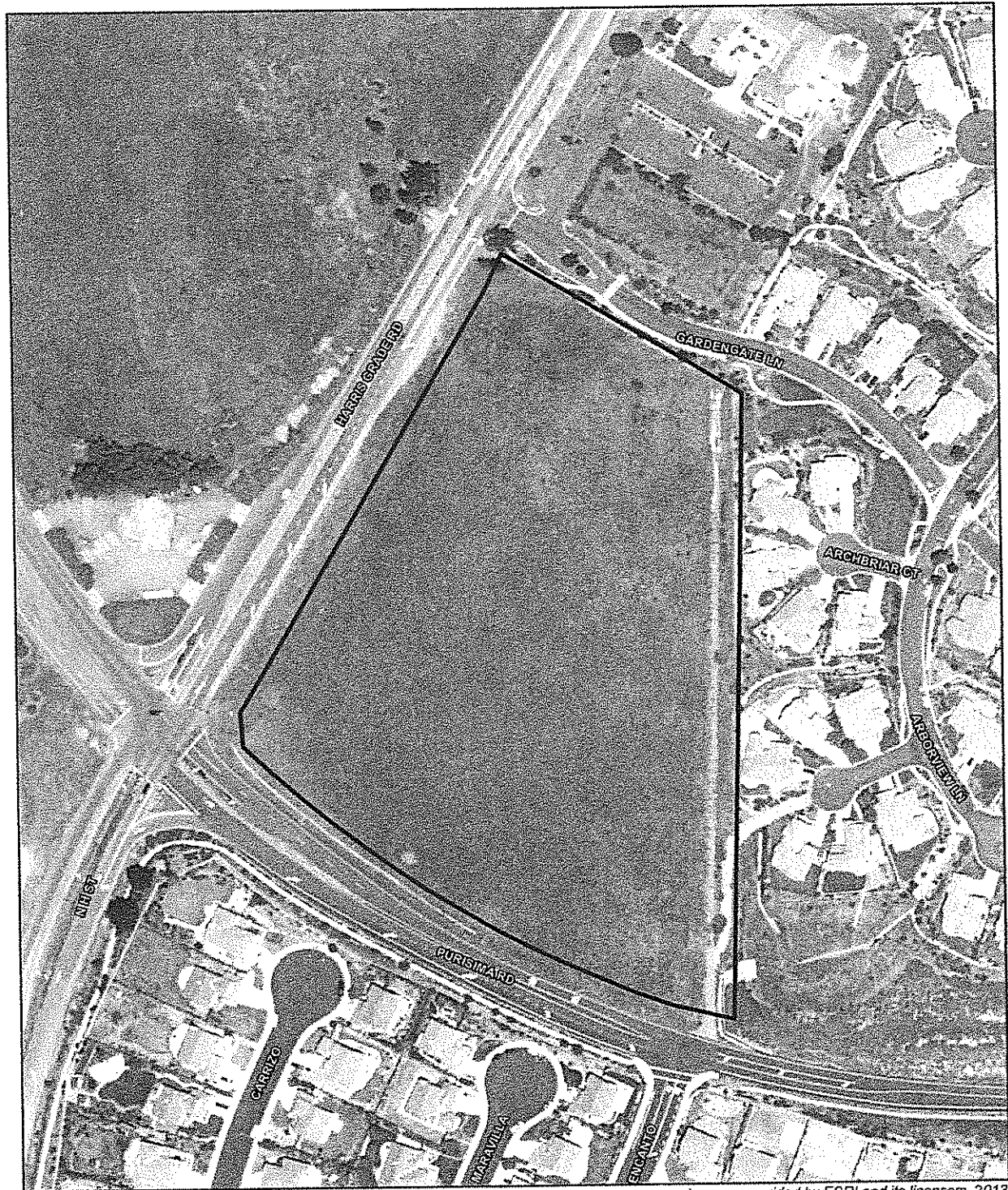


Imagery provided by National Geographic Society, ESRI and its licensors, 2013.



Regional Location

Figure 1
City of Lompoc



Project Site Location

Figure 2
City of Lompoc

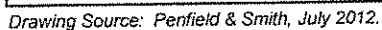


Figure 3
City of Lompoc

14-1

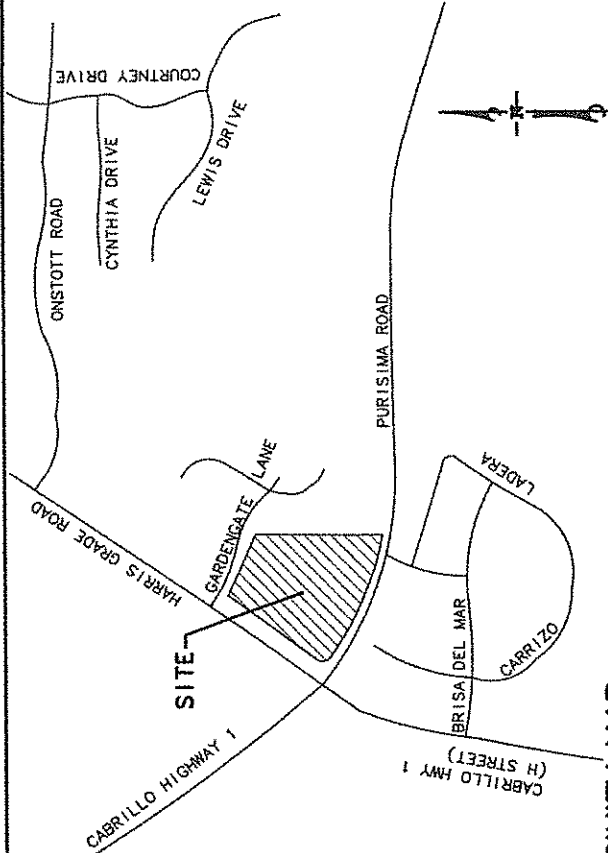
EXHIBIT "A"

SHEET 1 OF 3

JULY 3, 2013

APPROVED AS TO FORM
AND SURVEYING CONTENT

ALEKSANDAR JEVREMOVIC PLS 8378
SANTA BARBARA COUNTY SURVEYOR



VICINITY MAP

NOT TO SCALE

THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION.



DATE: _____

KENNETH J. WILSON, PLS 7911



111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

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DATE: JULY 3, 2013

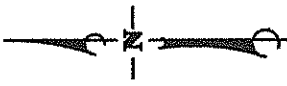
SUMMIT VIEW HOMES:
ANNEXATION TO THE
CITY OF LOMPOC

LAFCO NO. _____

A PORTION OF THE RANCHO MISSION LA PURISIMA AS
SHOWN ON THE MAP FILED IN
BOOK 175, PAGE 4 OF RECORD OF SURVEYS
IN THE COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

SUMMIT VIEW HOMES:
ANNEXATION TO THE
CITY OF LOMPOC
LAFCO NO. _____

CURVE	DELTA	RADIUS	LENGTH
C1	5°22'17"	1640.00'	153.75'
C2	4°07'17"	1685.00'	121.20'



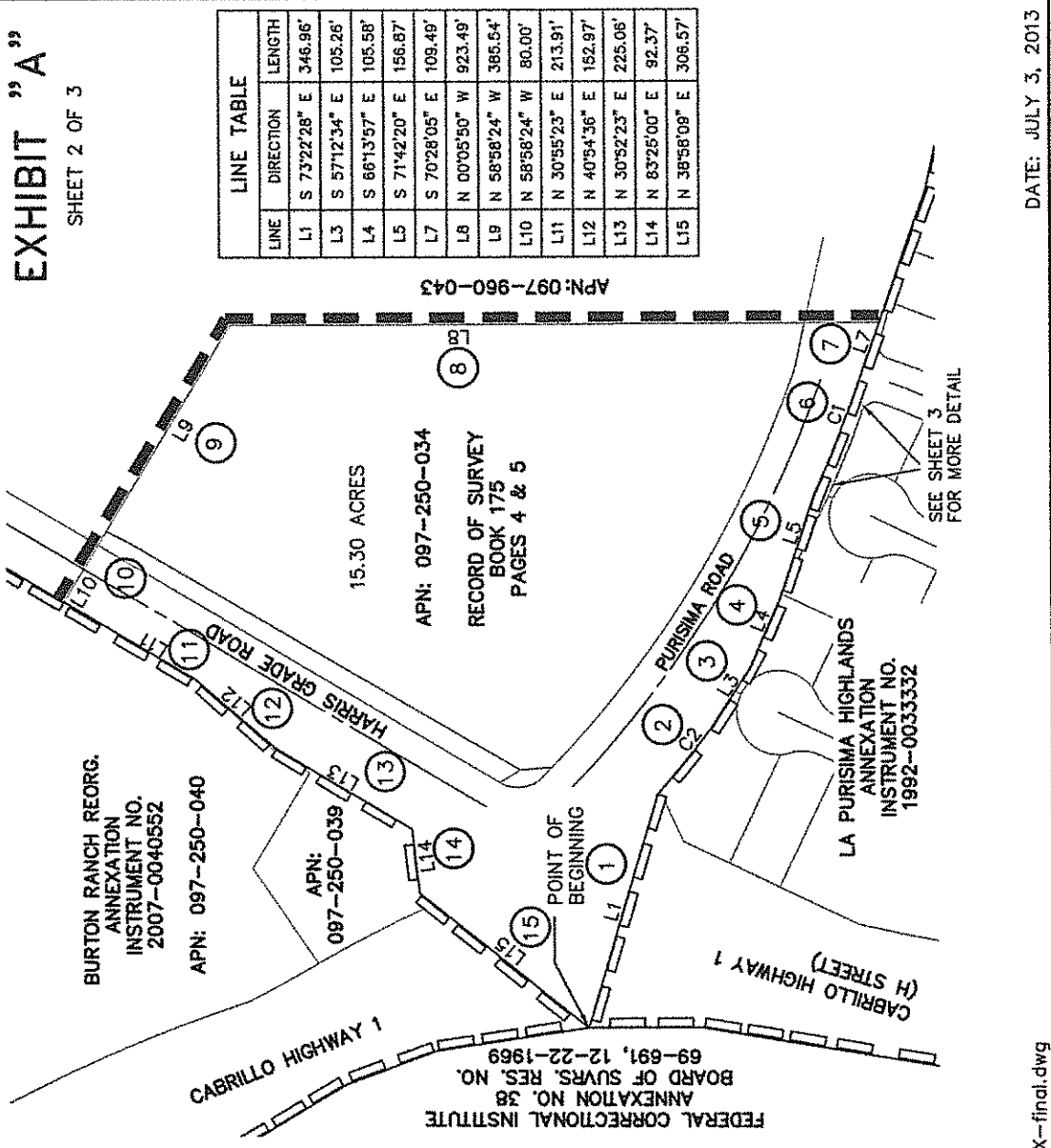
LEGEND

- = PROPOSED CITY OF LOMPOC BOUNDARY
- = EXISTING CITY OF LOMPOC BOUNDARY
- = COURSE NUMBER IN LEGAL DESCRIPTION

ALL DISTANCES SHOWN HEREON
ARE EXPRESSED IN US SURVEY FEET

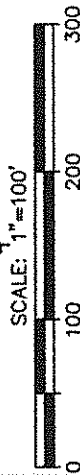
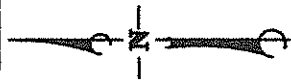
Perfield & Smith
Engineering • Surveying • Planning
• Construction Management •

111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801



LINE	DIRECTION	LENGTH
L1	S 73°22'28" E	346.96'
L3	S 57°12'34" E	105.26'
L4	S 66°13'57" E	105.58'
L5	S 71°42'20" E	156.87'
L7	S 70°28'05" E	109.49'
L8	N 00°05'50" W	923.49'
L9	N 58°58'24" W	365.54'
L10	N 58°58'24" W	80.00'
L11	N 30°55'23" E	213.91'
L12	N 40°54'36" E	152.97'
L13	N 30°52'23" E	225.06'
L14	N 83°25'00" E	92.37'
L15	N 38°58'09" E	306.57'

SUMMIT VIEW HOMES:
ANNEXATION TO THE
CITY OF LOMPOC
LAFCO NO. _____



LEGEND

— = PROPOSED
CITY OF LOMPOC
BOUNDARY

— = EXISTING
CITY OF LOMPOC
BOUNDARY

① = COURSE NUMBER IN
LEGAL DESCRIPTION
ALL DISTANCES SHOWN HEREON
ARE EXPRESSED IN US SURVEY FEET



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EXHIBIT "A"

SHEET 3 OF 3

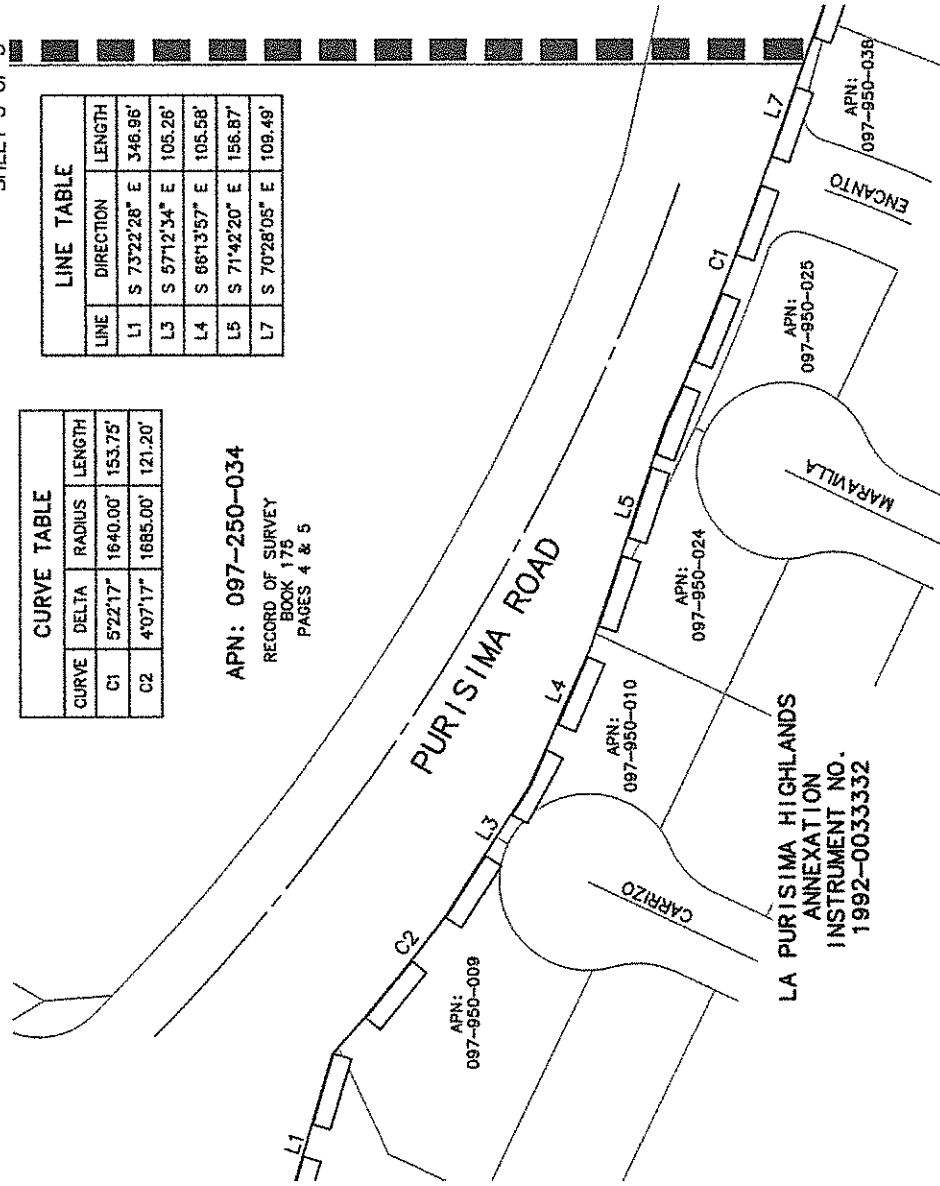
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	5°22'17"	1640.00'	153.75'
C2	4°07'17"	1685.00'	121.20'

APN: 097-250-034

RECORD OF SURVEY
BOOK 175
PAGES 4 & 5

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 73°22'28" E	346.96'
L3	S 57°12'34" E	105.26'
L4	S 66°13'57" E	105.58'
L5	S 71°42'20" E	156.87'
L7	S 70°28'05" E	109.49'

APN: 097-960-043



DATE: JULY 3, 2013

LEGAL DESCRIPTION
OF ANNEXATION No. ____ (SUMMIT VIEW HOMES)
TO THE CITY OF LOMPOC

That portion of Lot 19 of the Partition of the Rancho Mission La Purisima, in the County of Santa Barbara, State of California according to the map thereof made by R. R. Harris and filed with the Report of Referee in Action No. 642, in the Superior Court of the State of California, in and for the County of Santa Barbara, entitled "John H. Wise, et.al., plaintiffs vs. Ramona Malo de Jones, et. Al., defendants, and described in Final Decree of Partition entered therein on December 27, 1884, recorded in Book 6, Page 118 of Deeds, in the Office of the County Recorder of said County, said portion also shown on the map filed in Book 175, Page 4 of Record of Surveys, records of Said County, described as follows:

Beginning at the northwesterly corner of Annexation No. 62 (La Purisima Highlands) to the City of Lompoc, adopted by the Santa Barbara County Local Agency Formation Commission as Resolution No. 92-833 on March 5, 1992, being also the most southwesterly corner of Annexation No. 70 (Burton Ranch Reorganization) adopted by the Santa Barbara County Local Agency Formation Commission as Resolution No. 2006-05 on May 4, 2006; thence, along the northerly line of said Annexation No. 62 the following eight (8) courses,

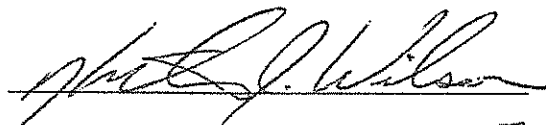
- 1st - South 73° 22' 28" East, a distance of 346.96 feet to the beginning of a non-tangent curve to the left, concave northeasterly, having a central angle of 04° 07' 17", the radial center of which bears North 41° 25' 25" East, 1685.00 feet; thence,
- 2nd - Southeasterly along said curve, an arc distance of 121.20 feet; thence,
- 3rd - South 57° 12' 34" East, a distance of 105.26 feet; thence,
- 4th - South 66° 13' 57" East, a distance of 105.58 feet; thence,
- 5th - South 71° 42' 20" East, a distance of 156.87 feet to the beginning of a non-tangent curve to the left, concave northerly, having a central angle of 5° 22' 17", the radial center of which bears North 24° 46' 08" East, 1640.00 feet; thence,
- 6th - Southeasterly and easterly along said curve, an arc distance of 153.75 feet; thence,
- 7th - South 70° 28' 05" East, a distance of 109.49 feet to the point of intersection with the southerly prolongation of the west line of Tract No. 14,483 filed August 13, 2002 in Book 187, Pages 56 to 60, inclusive, of Maps in the Office of the County

Recorder of said County; thence, leaving said northerly line of said Annexation No. 62 and along said prolongation and west line,

- 8th - North 0° 05' 50" West, a distance of 923.49 feet to the southeast corner of Lot 2 as shown on that certain Record of Survey filed March 4, 1993 in Book 145, Page 6 of Record of Surveys in said County; thence, along the southwest line of said Lot 2,
- 9th - North 58° 58' 24" West, a distance of 385.54 feet to the southwest corner of said Lot 2; thence, along the northwesterly prolongation of said southwest line,
- 9th - North 58° 58' 24" West, a distance of 80.00 feet to the intersection with the easterly line of said Annexation No. 70; thence, along said easterly line,
- 10th - South 30° 55' 23" West, a distance of 213.91 feet to an angle point therein, said point also being the northerly terminus of the 6th course in said Annexation No. 70 shown as "S 40° 54' 36" W, a distance of 152.97"; continuing along said easterly line the following four (4) courses,
- 11th - South 40° 54' 36" West, a distance of 152.97; thence,
- 12th - South 30° 52' 23" West, a distance of 225.06; thence,
- 13th - South 83° 25' 00" West, a distance of 92.37 feet; thence,
- 14th - South 38° 58' 09" West, a distance of 306.57 feet to the point of beginning.

Containing 15.299 acres, more or less.

Prepared by:



Kenneth J. Wilson, PLS 7911

7-3-2013

License Expiration Date: 12/31/2013



Approved as to Form and Surveying Content:

Aleksandar Jevremovic, PLS8378
Santa Barbara County Surveyor
License Expiration Date: 12/31/2013

