

LOMPOC AREA AD-HOC COMMITTEE ON ANNEXATIONS AND LAND USE ISSUES

**Santa
Barbara
County**

**Board of
Supervisors**

**February 3,
2015**

TODAY'S ITEM



- **Summit View – Background**
 - Board Direction – Option #3
- **Update from Lompoc Council**
- **Summit View Status**
- **Recommended Actions**
- **Questions**

BACKGROUND



- The County and the City of Lompoc have been engaged in a variety of land use and annexation negotiations in recent years.
- Currently, County staff is negotiating a tax exchange agreement for a proposed project in unincorporated area at the northern Lompoc City border (Summit View Homes).

BACKGROUND



- On November 4, 2014 , your Board requested that the City of Lompoc withdraw its application to LAFCO for annexation of the project, but if that does not occur, for staff to continue the negotiation process (Option #3); which, if no agreement is reached, would ultimately lead to mediation and arbitration.

11-4-14 BOARD ACTION OPTION #3



Directed staff to continue tax exchange negotiations to include the following concerns:

- I. Compensation for the loss of development fees to the County
- II. Timeliness of response for Sheriff and Fire services to residents; consider service agreements or Fire District remaining in TRA
- III. The City would be responsible for road maintenance, which would extend the easterly extent of the reorganization boundaries ~500' along Purisima Rd. to end at the current City limit, and extend the northerly extent of the reorganization boundaries ~3500' along Harris Grade Rd. to end at the current City limit.

UPDATE – LOMPOC COUNCIL



- 12/16/14; Lompoc City Council voted to continue the Summit View reorg. application; not withdraw;
- Lompoc's Council also approved an Ad-Hoc Committee:
 - Comprised of two City Council members,
 - Requested two County Board members participate
 - Purpose: discuss Summit View reorg. and other land use issues; promote mutual understanding of policy positions
- If the Board agrees to participate; it is recommended that Supervisors from the Third and Fourth Districts participate on this Ad Hoc Advisory Committee

SUMMIT VIEW STATUS



- Communicated the Board's recommended actions from 11/4/14 to Lompoc City Manager
- January 22, 2015; negotiation meeting with Lompoc using Board's 11/4/14 recommendations in Option #3
- County staff is researching open items and will schedule the next meeting (most likely for next week)

RECOMMENDED ACTIONS



- a) Consider a request from the City of Lompoc to appoint two supervisors to an Ad-Hoc Advisory Committee to discuss annexations and land use issues in the Lompoc area, including the proposed Summit View Homes Reorganization;
- b) If the Board approves the request, appoint Supervisors Doreen Farr and Peter Adam to the Ad-Hoc Advisory Committee;

RECOMMENDED ACTIONS



- c) Find that the proposed actions are not a project under the California Environmental Quality Act (CEQA) pursuant to Sections 15378(b)(4) and 15378(b)(5) of the CEQA Guidelines, because they are government fiscal, organizational, or administrative activities that will not result in direct or indirect physical changes in the environment.

QUESTIONS

