

# Lompoc City Council Agenda Item



**City Council Meeting Date:** May 6, 2014

**TO:** Patrick Wiemiller, City Administrator

**FROM:** Lucille T. Breese, AICP, Planning Manager  
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**SUBJECT:** Discussion of the Possibility of Annexing Properties East of the Current City Limits along North H Street and South of the Santa Ynez River West of Riverbend Park

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## **Recommendation:**

Staff recommends the City Council take the following action:

- 1) Review the material presented in the staff report and discuss the possibility of annexation; and
- 2) Provide direction to staff on how to proceed.

## **Background/Discussion:**

During the review of the General Plan Land Use Element, the City Council made changes to the Urban Limit Line (ULL) for Expansion Area B – the River Area. The Council adopted the changes in November 2013, with the adoption of the 2030 General Plan Phase 1 Land Use Element.

A Council request has been forwarded to staff for information regarding the process for annexation of property east of the current City limits along North H Street, mainly occupied by the old drive-in theater, and south of the Santa Ynez River, west of Riverbend Park. The proposed annexation area is highlighted in Figure 1, and excludes City owned property. The proposed area includes property owned by the Calvert Family Trust, B Milo Mitchel Family Trust, and the Conrad L. and Calene H. Facer Family Trust. Privately-owned land is highlighted in yellow and City-owned land is highlighted in green.

Traditionally, an annexation request is accompanied by a development proposal so the Council can consider if the annexation request is a benefit to the community and whether staff resources should be expended on the project. Additionally, the cost of the annexation is funded by the developer, including all required studies, mapping, and fees.

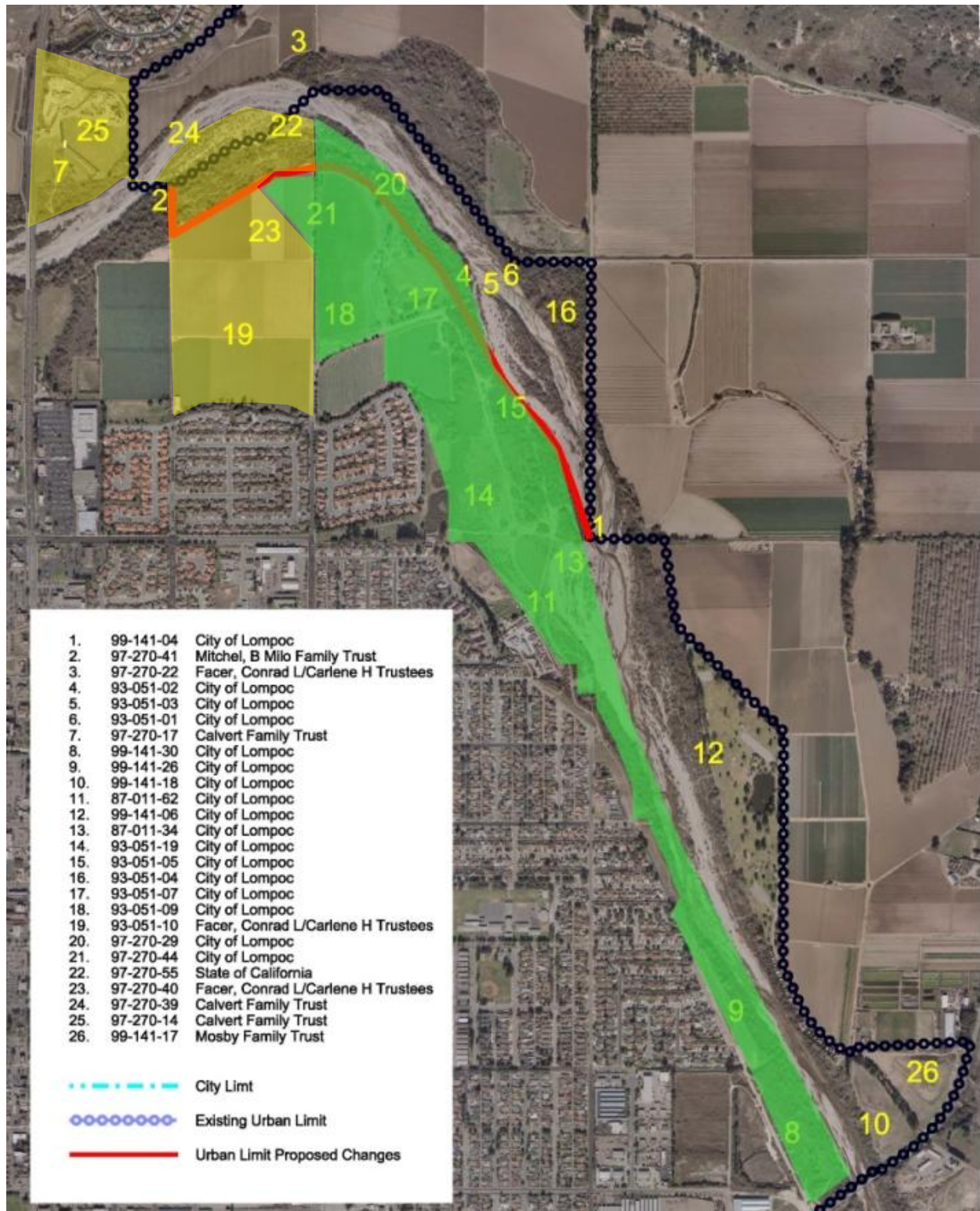


Figure 1: Proposed Annexation Area. City owned parcels outside City limits are highlighted in green.

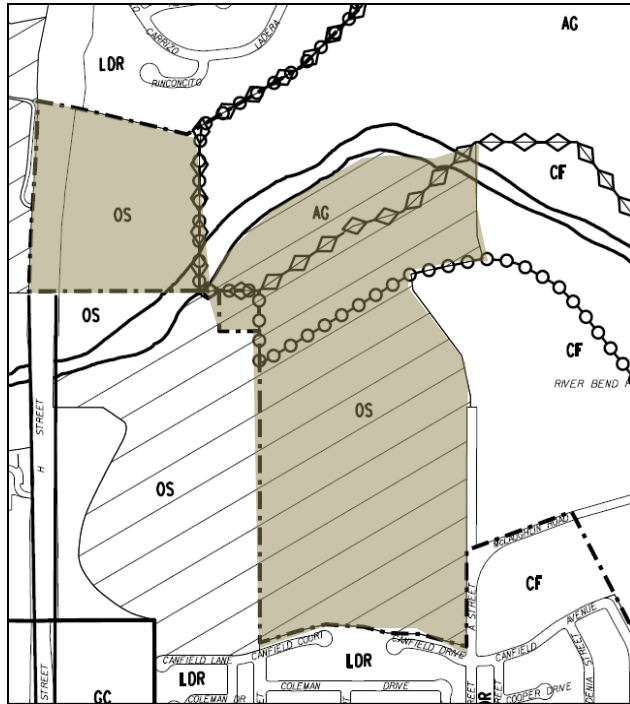


Figure 2: Enlarged section of the General Plan Land Use Map showing the land designations of the proposed annexation area (Part 1) indicated by the gray shaded area.

In order to allow the entire Council to discuss a portion of the potential annexations, it has been divided into three parts; Part 1: parcels south of Purisima Highlands and north of McLaughlin Road, Part 2: parcels south of McLaughlin Road and generally north of Barton Avenue, and Part 3: parcels generally south of Barton Avenue and north of Highway 246. All the parcels in Parts 2 and 3 are owned by the City. Only Part 1 (parcels south of Purisima Highlands and north of McLaughlin Road, shown in Figure 2) is discussed as part of this agenda item. If the Council chooses to include a discussion of Part 2 or Part 3, then the Mayor will need to recuse himself from that discussion, due to property owned by his wife being within 500 feet of the property included in Parts 2 and 3. Parts 2 and 3 could be included on the agenda of some future undetermined meeting.



Figure 3: Privately owned parcels within the proposed annexation area.

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The proposed Part 1 annexation area, as shown in Figure 3, is approximately 100-acres. The area is currently designated on the City Land Use Element Map as Open Space and Agriculture with a Park Overlay and is located primarily within the Urban Limit Line and the City's Sphere of Influence according to the updated 2030 General Plan Land Use Element. The area is bordered to the north and south by Low-Density Residential, Highway 1 to the west, and City Facility and the Santa Ynez River to the east.

Existing Conditions:

<b>Assessor Parcel Numbers</b>	097-270-041, 097-270-022, 097-270-017, 093-051-010, 097-270-040, 097-270-039, 097-270-014
<b>Property Owners</b>	State of California Calvert Family Trust B Milo Mitchel Family Trust Conrad L. and Calene H. Facer Family Trust
<b>Size</b>	Approx. 100 acres
<b>Proposed City of Lompoc GP Land Use Designation</b>	Open Space (OS) and Agriculture (AG) with Park Overlay
<b>SBCO Comp. Plan Land Use Designation</b>	A-II-40
<b>SBCO 661 Zoning District</b>	40-AG (General Agriculture – 40 acre minimum) and 40-AL-O
<b>Current Use</b>	Vacant property
	Located inside the City's Sphere of Influence* and Urban Limit Line**

\* Sphere of Influence – The probable ultimate physical boundary and service area of the City.

\*\* Urban Limit Line – The ultimate edge of urban development within the City.

General Plan Discussion:

This annexation area was included as an expansion area in the 2030 General Plan Update approved by the City Council on November 19, 2013. The updated Land Use Element contains the following Goals and Policies that support annexation of this site:

Land Use Element:

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

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*Policy 1.5: The City's Sphere of Influence is depicted on the Land Use Element Map. The Sphere of Influence delineates the probable ultimate physical boundaries and service area of the City. Refer to Table LU-1 for additional information on the Sphere of Influence.*

*Policy 1.6: Areas identified by the City for potential annexation are depicted on Figure LU-1 as areas where the Urban Limit Line exceeds the City Limit Line. These lands include:*

- *Expansion Area A: the Bailey Area Specific Plan Area;*
- ***Expansion Area B: the River Area;***
- *Expansion Area C: the Miguelito Canyon Area;*
- *Expansion Area D: the Wye Residential Area.*

#### Potential Constraints:

The following list of policies will need to be considered should the proposed annexation proceed. A complete analysis would be performed as part of the environmental review process for the annexation and would identify the possible impacts on the City infrastructure.

#### Land Use Element:

*Policy 4.6: To ensure that requested annexations do not negatively impact City fiscal health, such requests shall be accompanied by a study that analyzes the fiscal impact to the City presented by the annexation. The City shall not approve annexation requests unless it can be demonstrated: 1) that the annexation promotes orderly development commensurate with available resources; 2) that the annexation proposal would result in a positive relationship between city facility and service costs and the revenues generated subsequent to the annexation; 3) that the annexation substantially furthers the City needs for new or expanded parks, open space areas, and/or other public facilities; 4) that the annexation will positively impact public health through community design and location of resources; and 5) that an adequate revenue stream is available to provide continuing maintenance of parks, open space and other amenities provided in the annexed area.*

*Policy 5.2: The City shall protect prime agricultural lands east of the City and west of the Urban Limit Line.*

#### Circulation Element:

*Policy 1.3: The City shall assure that all improvements to the circulation system necessitated by new development are proportionately financed by the project sponsor.*

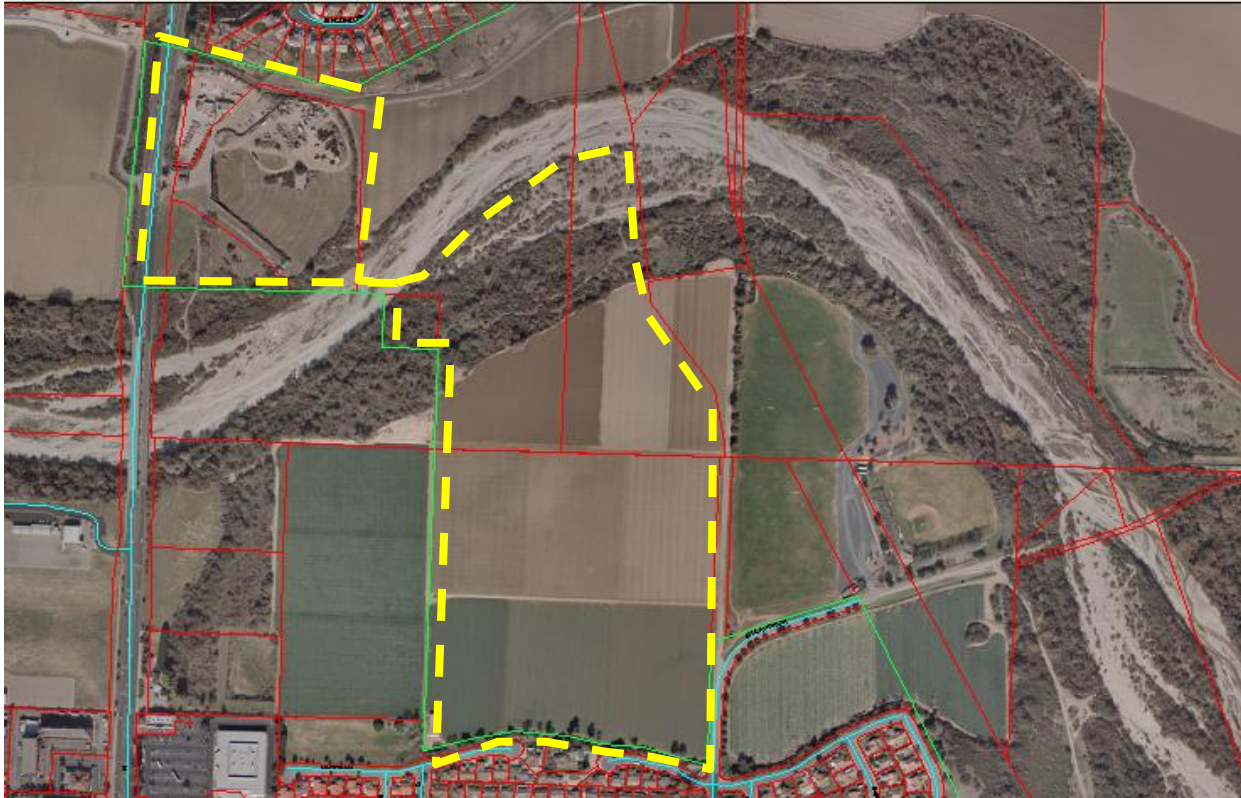


Figure 4: Image of the proposed annexation area and the property lines (red lines) of each property. The green line indicates the City Limits and the yellow dotted line outlines the proposed area of annexation.

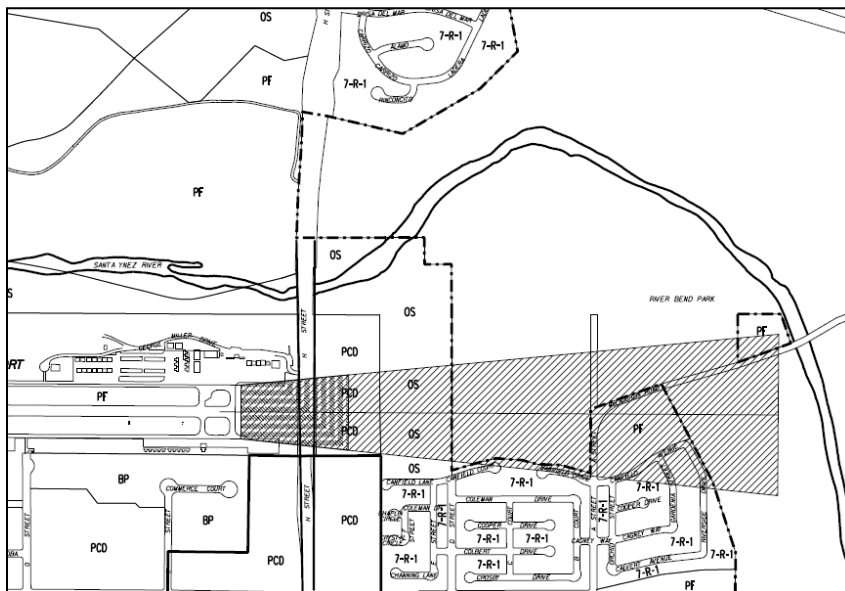


Figure 5: Airport approach zone within the proposed annexation area.

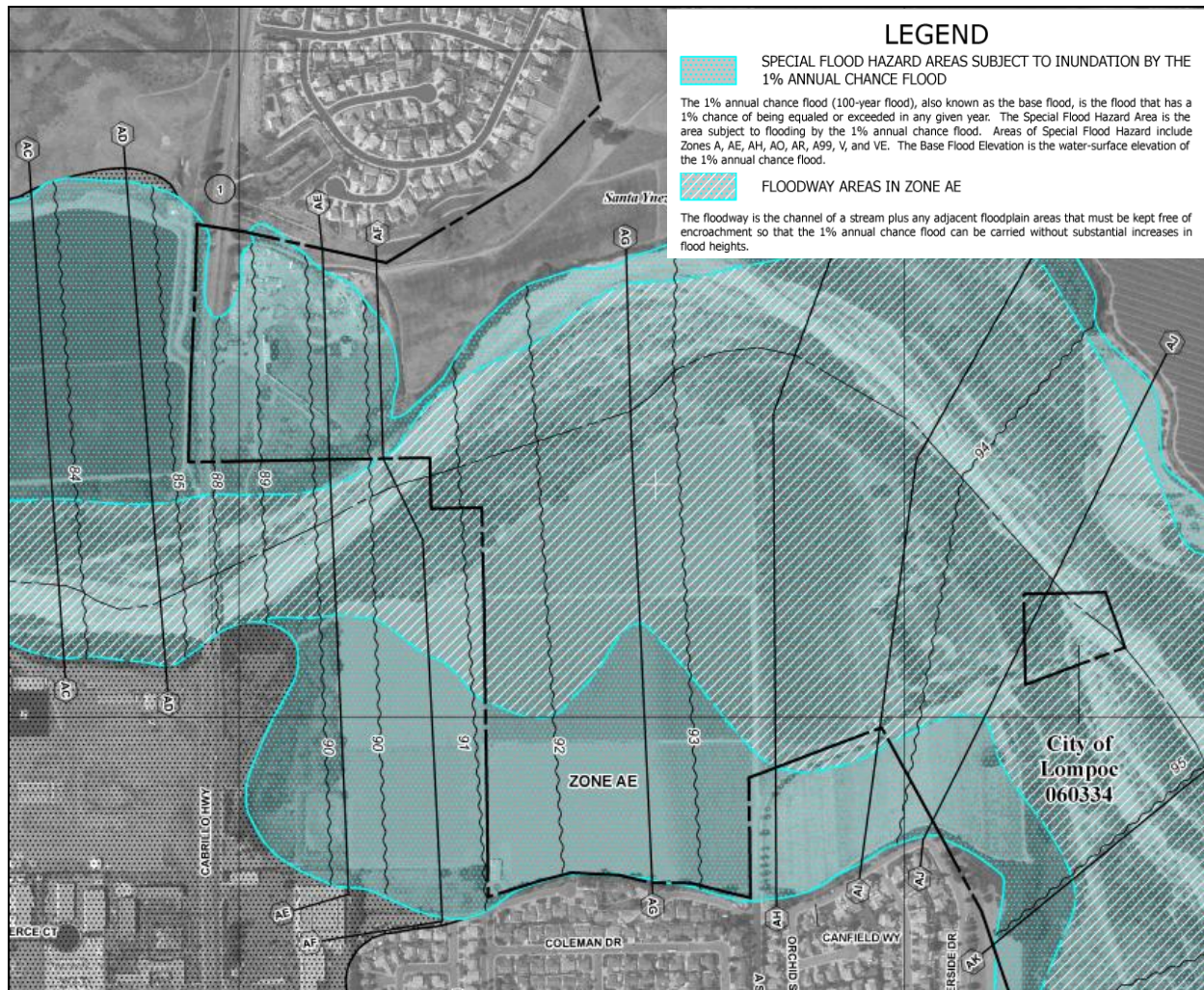


Figure 6: Flood Hazard and Floodway Areas of the proposed annexation area

### Constraints to the Proposed Annexation

A cursory review of the proposal indicates some constraints may apply to the site. The list of constraints included herein is not intended to be exhaustive and if the Council determines the annexation proposal should proceed, then more comprehensive studies would occur (an environmental review and an in-depth financial analysis).

- The proposal lacks a specific use, thus limiting the ability to correlate potential conflicts with the existing land designations and potential financial benefits to the City.
- The proposal would divide existing parcels (some parcels expand across Santa Ynez River, see Figure 4). LAFCO will not approve an annexation that splits parcels. Government Code Subsection 56668(f) establishes a factor to consider

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when reviewing proposals is the definiteness and certainty of the boundaries, the nonconformance of proposed boundaries with lines of assessment or ownership. It is even more problematic if the annexation would split jurisdictional boundaries. In order to follow the proposed boundaries of the annexation, it would be necessary to process lot splits for the affected parcels.

- The proposed annexation is within the Airport Area Approach Zone, which may limit future development (see Figure 5).
- Figure 6 shows the 100 year Special Flood Hazard and Floodway Zone areas along the Santa Ynez River within the proposed annexation area. A Special Flood Hazard Area is an area identified on a Flood Insurance Rate Map as being inundated by a flood that is expected to occur once every 100 years, also known as the 1% annual chance flood or the 100 year flood. The Floodway Zone is defined as a zone around all streams with drainage areas greater than one square mile, extending fifty (50) feet from the center of a channel, or twenty five (25) feet from the top of the bank, or to the limit of the mapped Floodway as shown on the most recent Flood Insurance Rate Map, whichever is greater. The existence of these flood areas would limit the area available for development on the annexed parcels.
- The need for City utilities and services for the proposed annexation would need to be studied and correlated to a specific project for a more accurate analysis.
- The annexation would have to be agreed to by the land owners. It is unknown at this time if the land owners are interested in having their property annexed into the City.

#### Additional Agency Involvement

In addition to working with the County of Santa Barbara and LAFCO, the City could anticipate review and comments from numerous other agencies. These agencies include, but are not limited to:

- U.S. Fish and Wildlife;
- California Fish and Wildlife (California Fish and Game);
- National Marine Services;
- Army Corps of Engineers;
- State Regional Water Board;



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- Central Coast Regional Water Board;
- National Resources Conservation Service (NCRS);
- Federal Aviation Administration (FAA);
- CalTrans;
- Prison (Federal Correctional Institute); and
- Allan Hancock College.

**Fiscal Impact:**

Typically, the majority of the costs of annexation fall to the applicant (such as a developer or landowner that would like to develop the site). In this case, the applicant would be the City of Lompoc. Therefore, all steps of the process, including the environmental report, mapping, services, and infrastructure, and all staff time dedicated to the project would be financed by the City. Additionally, the City would be responsible for all LAFCO and Santa Barbara County fees. The results of a preliminary rough cost analysis to annex the 100-acres are listed below:

- City Staff time/cost Engineering and Planning staff (including consultants, review of maps, attendance at meetings, etc. – Engineering 50 hours at \$175/hr = \$8,750 and Planning 75 hours at \$210/hr = \$15,750);
- Mailing/public noticing: \$500;
- LAFCO (processing fee): \$3,000;
- County (surveyor review of maps – 1 review): \$5,000;
- Notice of Determination/DFG Fees for EIR: \$3,050;
- EIR preparation (additional studies could increase cost): \$125,000;
- Consultant (cost of survey and preparation of annexation map): \$8,000 to \$10,000;
- Consultant (cost of survey and preparation of lot line adjustment map): \$4,000 to \$6,000;
- Fiscal Impact Study – cost to be determined based upon proposed use;



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**Conclusion:**

Staff has presented information to the Council in response to a request to provide basic information regarding a proposed annexation of land east of the City limits and west of the Santa Ynez River and a section of land north of City limits. If the Council directs staff to do further research regarding annexation of the property, then staff will return with more firm estimates and detail at a future meeting.

Respectfully submitted,

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Lucille T. Breese, AICP, Planning Manager

**APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:**

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Teresa Gallavan, Economic Development Director / Assistant City Administrator

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

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Patrick Wiemiller, City Administrator