

County Of Santa Barbara

Mona Miyasato
County Executive Officer



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Executive Office

November 13, 2014

RECEIVED

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Mr. Patrick Wiemiller
Lompoc City Administrator
City of Lompoc
100 Civic Center Plaza
Lompoc, CA 93436

CITY ADMINISTRATOR'S OFFICE

Re: Summit View Homes Reorganization

Dear Mr. Wiemiller:

The City of Lompoc submitted an application to the Santa Barbara Local Agency Formation Commission to amend the sphere of influence and annexation for a development known as Summit View Homes, referred to as Summit View Homes Reorganization (LAFCO #14-1). This matter has been presented to the County of Santa Barbara Board of Supervisors on several occasions; most recently on November 4, 2014. Based on direction from the County of Santa Barbara Board of Supervisors at the November 4, 2014 meeting, we are requesting that the City of Lompoc withdraw its application, Summit View Homes Reorganization (LAFCO #14-1).

Attached for your reference is the Board's Minute Order on this matter.

Should you have any questions, please contact me.

Sincerely,

Tom Alvarez
Budget Director, County of Santa Barbara

cc: Mona Miyasato, County Executive Officer
Michael Ghizzoni, County Counsel
Paul Hood, LAFCO Executive Director

Renée E. Bahl
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County of Santa Barbara

BOARD OF SUPERVISORS

Minute Order

November 04, 2014

Present: 5 - Supervisor Carbajal, Supervisor Wolf, Supervisor Farr, Supervisor Adam, and Supervisor Lavagnino

COUNTY EXECUTIVE OFFICE

File Reference No. 14-00824

RE: HEARING - Consider recommendations regarding a Property Tax Exchange Agreement for Summit View Homes Reorganization with the City of Lompoc (LAFCO No. 14-1), as follows: (EST. TIME: 30 MIN.)

a) Receive and file a report on the status of negotiations on a tax exchange Agreement between the County of Santa Barbara (County) and the City of Lompoc (City) as required by the Summit View Homes Reorganization (LAFCO File No. 14-1); and

b) Provide staff with direction on one of the following options:

Option 1:

i) Adopt a Resolution providing for a negotiated exchange of property tax revenues pertaining to the Summit View Homes Reorganization (LAFCO No. 14-1), an annexation to the City of Lompoc, annexation to the Mission Hills Community Services District, detachment from the Santa Barbara County Fire Protection District and detachment from the Mosquito and Vector Management District of Santa Barbara County;

ii) Approve a Regional Housing Needs Allocation (RHNA) Transfer Agreement between the County of Santa Barbara and the City of Lompoc regarding the transfer of RHNA housing units pertaining to the Summit View Homes Reorganization; and

iii) 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; or

Option 2:

i) The City and the County shall mutually select a mediator, funded in equal portions by those agencies, to perform mediation for a period not to exceed 30 days from November 30, 2014, the extension identified in the Summit View Reorganization Second Extension Agreement with the City of Lompoc. If, upon the completion of the mediation period, no exchange of property tax revenues is agreed upon by the City and the County, Cal. Rev. and Tax. Code Section 99(e)(1)(C) of Revenue and shall apply (arbitration); and

ii) 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; or

Option 3

i) Approve, ratify, and authorize the Chair to execute the Summit View Reorganization Third Extension Agreement with the City of Lompoc, extending the time period specified in Cal. Rev. and Tax. Code Section 99(e)(1)(A) to February 28, 2014;

ii) Direct staff to continue tax exchange negotiations to include the following concerns:

1) Compensation for the loss of development fees to the County;

2) Timeliness of response for Sheriff and Fire services to residents; consider service agreements; and

3) 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; and

iii) 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; or

Option 4:

i) Direct staff to request that the City withdraw its application for reorganization, Summit View Homes Reorganization (LAFCO No. 14-1); and

ii) 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.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY

Received and filed staff presentation and conducted public hearing.

A motion was made by Supervisor Farr, seconded by Supervisor Adam, that this matter be acted on as follows:

a) Received and filed.

b) Directed staff as follows:

Directed staff to proceed with Option 4, requesting that the City of Lompoc withdraw its application for reorganization (LAFCO No. 14-1). Should the City of Lompoc not withdraw its application, directed staff to proceed with Option 3 and seek concurrence with the City of Lompoc on an extension agreement to February 28, 2015, to continue to negotiate the terms of the tax exchange agreement and as appropriate, to proceed to mediation as reflected in Option 2. Directed that the date "November 20, 2014" be removed from Option 2 (i).

The motion carried by the following vote:

Ayes: 5 - Supervisor Carbajal, Supervisor Wolf, Supervisor Farr, Supervisor Adam, and Supervisor Lavagnino