

**DS VENTURES, LLC**

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July 29, 2005

**VIA FEDERAL EXPRESS**

Honorable Dick DeWees, Mayor  
c/o Mr. Gary Keefe  
100 Civic Center Plaza  
P.O. Box 800  
Lompoc, CA 93438-8001

Re: Pre-application inquiry for the annexation of APN 093-070-033 from Santa Barbara County to the City of Lompoc

Honorable Mayor DeWees:

Please accept this letter as our request that the City of Lompoc conceptually consider supporting a property owner initiated annexation request. DS Ventures is a residential home building company which proposes the annexation and subsequent subdivision of a 39.54 acre property (APN 097-070-33) located east of Bailey Avenue Between North and Pine Avenues. As part of the proposed project, the required discretionary applications are likely to involve the following:

1. An Initiation of Annexation of parcel APN 093-070-033 proposed to be annexed and concurrent initiation to adjust the City of Lompoc's Sphere of Influence Boundary to include the subject property.
2. An Annexation Map to be coordinated with LAFCO.
3. An Adjustment of the Sphere of Influence Boundary and an Annexation of the subject property to the City of Lompoc.
4. A General Plan Amendment to officially add the subject property to the City's General Plan Map (Notice: property already has a pre-general plan designation).
5. A Zoning Map Amendment to become effective upon annexation of the property.
6. A Specific Plan for the proposed residential development.
7. A Tentative Tract Map for the proposed residential development.

8. A Development Plan for the proposed residential development.

### **Sphere of Influence Expansion**

Our request involves an expansion of the City of Lompoc's existing Sphere of Influence. A sphere of influence establishes the probable ultimate physical boundaries and service area of such governmental agency within the county. According to the City of Lompoc Land Use Element Map, the project site is within the City's Urban Limit Line and is adjacent to the City's Limit Line and Sphere of Influence Boundary on its north and east sides.

In accordance with Government Code Section 56425 LAFCO is required to review and update agency spheres of influence every five years. Per Government Code Section 56425, LAFCO must consider the following factors when establishing or revising spheres of influence:

1. The present and planned land uses in the area, including agricultural and open space lands.
2. The present and probable need for public facilities and services in this area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines they are relevant to the agency.

### *Present and Planned Uses*

The subject property is located in the unincorporated area of Santa Barbara County. The property is zoned Agriculture (AG-II-100) and has a Comprehensive Plan designation of Agriculture (A-II). The site is currently under cultivation (row crops comprise the majority of the site with the remaining land used to grow flowers). Surrounding the project site to the south and west is agriculture with a County zoning of AG-II-40 and AG-II-100 and a Comprehensive Plan designation of A-II. North of the project site is currently agriculture with a City zoning of Residential (7-R-1), Single Family Residential District/Planned Development Overlay and General Plan Use Designation of Low Density Residential. It is our understanding that there is a proposal for residential development currently under review by the City of Lompoc for the property to the north (APN 093-007-063). East of the project site is residential development with a City zoning of 7-R-1, Single Family Residential District, and General Plan Use Designation of Low Density Residential. Please refer to the attached aerial photo detailing the project site's surrounding land uses.

The proposed land use for the subject site is single family residential development. It is our understanding that before the City can consider initiating an annexation, a General Plan Land Use Designation and Zone Change must be assigned to adequately review the project and any potential environmental impacts that may result. According to the City of Lompoc Land Use Element Map, the subject site already has a general plan pre-designation of Very Low Density. The General Plan Land Use Element says "the intent of the General Plan land use designation is to provide semi-rural residential areas on the fringe of urban development at densities which protect the area's natural features and resources. Under the current pre-designation

development in this area would include larger-lot detached single family homes “adjacent to farmland.”

A compatible zoning designation to the Residential, Very Low Density, General Plan designation would be R-A, Residential Agricultural District. Under this zone, the minimum lot size is 20,000 square feet allowing for a potential build out of 86 single family residences. However, a Low Density General Plan Designation would allow a zoning of 7-R-1 allowing for potential build out of 246 single family residences. The ultimate density will be correlated to the types of amenities associated with the project and the presence of affordable housing.

The project site is located within the City of Lompoc’s Urban Limit Line and Bailey Avenue Corridor planning area. According to the City of Lompoc’s General Plan Land Use Element, Measure 6, a Specific Plan shall be prepared to ensure the coordinated development of the Bailey Avenue Corridor, prior to approval of any tentative subdivision map or development plan proposed within this corridor. It is our intention to prepare a Specific Plan for this project; however, we also understand the City of Lompoc is desirous of creating a Specific Plan for the entire Bailey Avenue Corridor. We will work with the City to define a scope for the Specific Plan.

#### *Present and Planned Public Facilities and Services*

Public facilities and services proposed for the project would be provided by the City of Lompoc, including; fire protection, law enforcement electric, water, wastewater, refuse collection/recycling/disposal; library services; street maintenance; street lighting and transit services. Education services would be provided by the Lompoc Unified School District.

#### *Present Capacity of Public Facilities and Public Services*

According to the City of Lompoc Land Use Element Map, the subject site is located within the City’s Urban Limit Line and already has a general plan pre-designation of Very Low Density. Since the City has indicated potential residential development at this site in the General Plan, it is anticipated the City can provide the referenced public facilities and services to the site.

#### *Social or Economic Communities of Interest*

The proposed single family residential development would assist the City of Lompoc in its regional housing needs as determined by Santa Barbara County Association of Governments (SBCAG). According to the City of Lompoc’s General Plan Housing Element, Policy 1.11, all residential developments containing ten units or more are required to have ten percent of the units be affordable. Affordable housing would be a component of the proposed residential subdivision and we look forward to working with you to determine how this development could best utilize the site and meet the needs of the City.

**Benefits to expand the City of Lompoc’s Sphere of Influence and probable annexation to include the subject property:**

The subject property is located within the City of Lompoc's Urban Limit Line. Expanding the City of Lompoc's Sphere of Influence to the Urban Limit Line would logically expand the Sphere of Influence boundary including the subject property. Urban development of this area has long been recognized by the City as a natural and desirable extension of the City Boundaries and now that development and infrastructure has reached this area and development is imminent, annexation of the property (and the future residential development proposed in the Bailey Corridor) would meet LAFCO's standards for well planned, orderly urban development. Development of this area would also require municipal services and be contiguous with existing or proposed urban development which are primary factors for LAFCO support of City annexation.


Although the site is adjacent to urban development, recognition of the agricultural land to the west of the subject site is very important. The development of the site would be designed to respond to the adjacent agricultural lands and we would work with the City to establish an appropriate buffer area which would be a natural extension of the buffer existing to the north.

### Conclusion

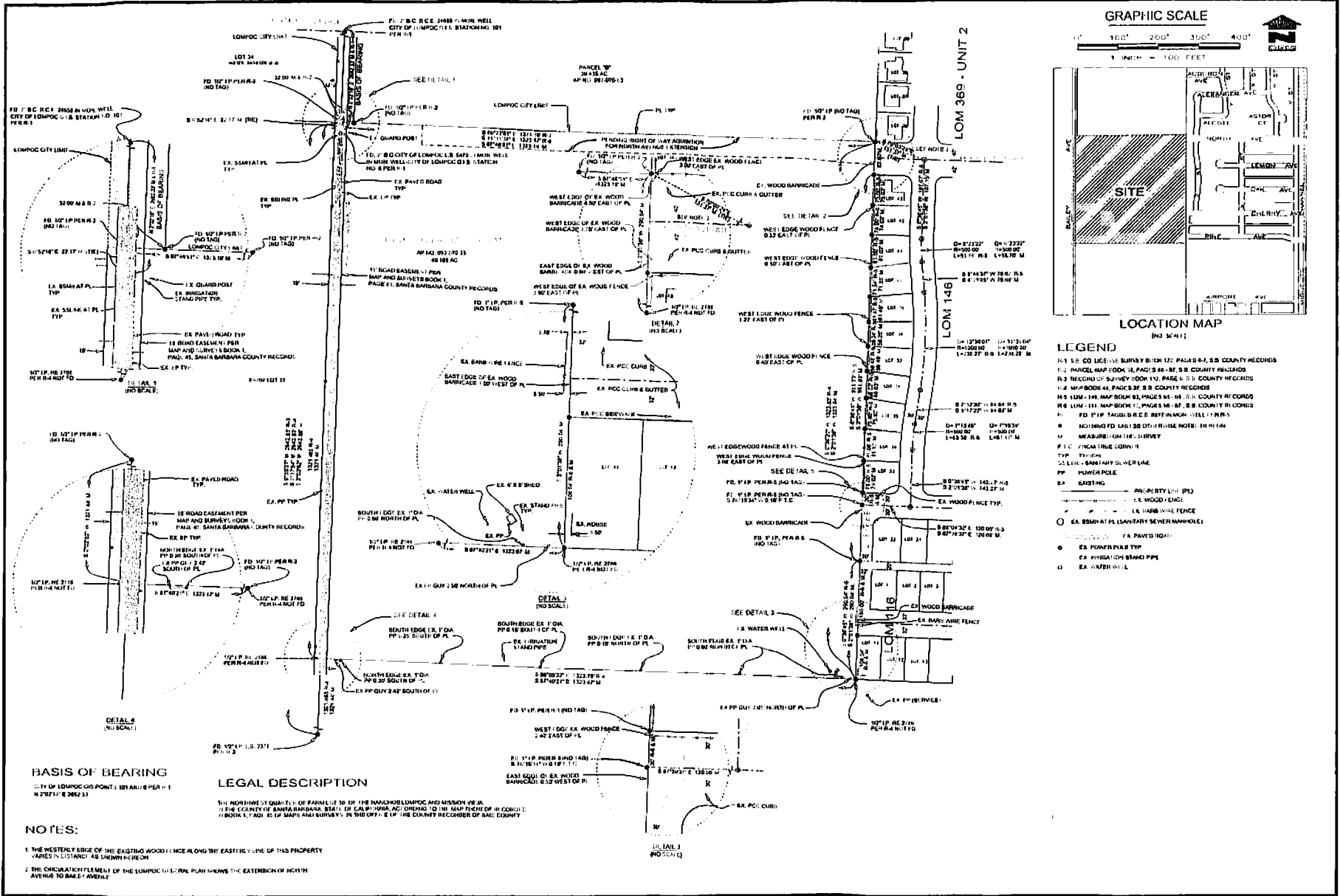
Please accept this letter as our formal request that the City of Lompoc conceptually consider support of DS Venture's annexation request. With the City's support and assistance, this request can be brought to LAFCO to consider and approve the Sphere of Influence modification and annexation to incorporate the project site into the City of Lompoc. We look forward to working with City staff to arrange the necessary meetings and notices as required.

Very truly yours,

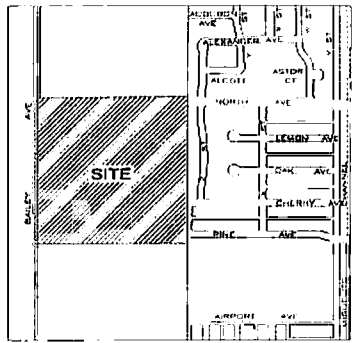
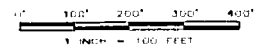
DS VENTURES LLC

By:   
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David Schwartzman, its  
Managing Member





**GRAPHIC SCALE**



**LEGEND**

- 1. S. CO. LOC. 16. SURVEY BOOK 12, PAGE 54 & 55, S.B. COUNTY RECORDS
- 2. PARCEL MAP BOOK 18, PAGE 64 - 81, S.B. COUNTY RECORDS
- 3. RECORD OF SURVEY BOOK 17, PAGE 6, S.B. COUNTY RECORDS
- 4. MAP BOOK 44, PAGES 37, S.B. COUNTY RECORDS
- 5. 12M - 17M MAP BOOK 83, PAGES 56 - 59, S.B. COUNTY RECORDS
- 6. 10M - 11M MAP BOOK 71, PAGES 56 - 57, S.B. COUNTY RECORDS
- 7. PD 17P, TAGUE & C. 8PT IN MAN. WELL 17 P. 5
- 8. NOTHING TO BE DONE IN THIS MATTER
- 9. MEASURED ON THIS SURVEY
- 10. F.I.C. FROM TRUE CORNER
- 11. TYP. FROM
- 12. LEVEL - SANITARY OVERLINE
- 13. POWER POLE
- 14. EXISTING
- 15. EX. WOOD FENCE
- 16. EX. SANITARY SEWER MANHOLE
- 17. EX. PAVED ROAD
- 18. EX. POWER LINE TYP.
- 19. EX. FIBER OPTIC BRASS PIPE
- 20. EX. WATER WELL

**LEGAL DESCRIPTION**

THE NORTHWEST QUARTER OF PARCEL 27 OF THE HANCOCK LOMPOC AND MISSION TRACT IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, INCLUDING TO THE NEAR THEREOF IN COUNTY RECORDS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 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987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**BASIS OF BEARING**

CITY OF LOMPOC GIS POINTS IN PARAGRAPHS PER 11 N 27° 07' 30" E 2002.33

**NOTES:**

1. THE WESTERN EDGE OF THE EXISTING WOOD FENCE ALONG THE EASTLY LINE OF THIS PROPERTY VARIES IN DISTANCE AS SHOWN HEREON.
2. THE DIMENSION ELEMENT OF THE LOMPOC GENERAL PLAN SHOWS THE EXTENSION OF NORTH AVENUE TO BAKER AVENUE.