



City Council Agenda Item

City Council Meeting Date: April 21, 2026

TO: Dean Albro, City Manager

FROM: Laurie Tamura, Contract Planner
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Greg S. Stones, Planning Manager
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SUBJECT: Update on Outside Area Service Agreements and Other Lands Serviced by the City; Approval of Letter to Local Agency Formation Commission Informing Commission Staff of the Agreements and Other Lands Serviced by the City

Recommendation:

- 1) Receive and consider the staff information;
- 2) Review attached letter and map to be forwarded to Local Agency Formation Commission (LAFCO) (Attachments 1 and 2); and
- 3) Provide comments and direct staff to forward the letter to LAFCO.

Background:

Over the last year, the Planning Division has been reviewing documents from LAFCO including the Municipal Service Review (MSR) document. During that review, an issue was raised about the existing Outside Area Service Agreements (OASA) and other areas that are served by the City that do not have LAFCO approved OASA.

Over the last 5 years the MSR's have been prepared by LAFCO on the below mentioned yearly topics for each City or District. The table below (City of Lompoc Boundary Breakdown by Service Area) was repeated in each MSR's document. However, this information was not confirmed by City staff until the 2025 document.

- 2021 Agencies Providing Fire Protection, Law Enforcement, Crime & Safety and Emergency Medical Services.
- 2022 Agencies Providing Water, Wastewater, Recycled Water, and Stormwater Services
- 2023 Agencies Providing Transportation, Parking, Street Sweeping, Transit, and Airport Services

- 2024 Agencies Providing Parks & Recreation, Open Space, Library, and Facility Rental Services
- 2025 Agencies Providing Healthcare, Vector, Cemetery, Housing Mediation, Broadband, School, and Solid Waste Services.

The table below has been in all the MSR documents written by LAFCO over the last 5 years.

City of Lompoc Boundary Breakdown By Service Area				
Service Area	Total Assessor Parcel Acres	% of Total Assessor Parcel Acres	Total Assessor Parcels	Number of Registered Voters
City of Lompoc	6,661	98.2%	11,000	21,688
OASA - Beattie	TBD	TBD	1	TBD
OASA - GTE	TBD	TBD	1	TBD
OASA - Campbell	120.85	1.7%	1	0
OASA - Bodger	TBD	TBD	1	TBD
OASA - Perry	0.27	0.1%	1	TBD
16 connections - 12 active, 4 inactive	TBD	TBD	52	TBD

During the review of the last 2025 MSR document, Planning staff took the time to confirm the details of the OASA approvals listed in the table. We are requesting LAFCO staff review and use the following table with the correct information in the future.

City of Lompoc Boundary Breakdown by Service Area (OASA)					
Service Area	LAFCO Case Number	Acreage	%	Number of Parcels	Number of Registered Voters
City of Lompoc		6,661	99.0	11,000	21,688
Beattie (SFD)	OASA-95-14	34	.02	1	1
GTE (Electrical)	OASA 95-15	.01		0	0
South Property (Formally Campbell) (SFD)	OASA 98-02	17.5	.01	1	1
Bodger (Ag Blds.)	OASA 00-14	43.0	.03	1	0
Perry (SFD)	OASA 02-08	.5	.005	1	1

These corrected OASA's are illustrated on the attached map and highlighted in pink.

Other Areas Served by the City of Lompoc

As staff updated this OASA information, additional areas surrounding the City were identified as having one or more services provided by the City. In talking with LAFCO staff, the question was raised as to how Lompoc extended services without LAFCO approval.

Government Code 56133 Subdivision (e) lists out-of-area services that are exempt from LAFCO approval and one of them is **“An extended service that a city or district was providing on or before January 1, 2001.”**

The following is a list of the areas that the City serves and the start date for the service.

City of Lompoc Boundary Breakdown by Service Area					
Service Area	Date of Service	Service provided	Acreage Gross	Number of Parcels	Number of Registered Voters
Frick Springs	1910 (est)	Water	1747.33	16	16 (approx.)
Lompoc Cemetery	1968 (est)	Water	33.86	1	
River Park (City Owned) 41.61 acres net	1972 (est)	Water Wastewater Electricity	114.33	1	0
VVSCD (Park Water Comp)	6/1/1974 1977	Wastewater	1,252.53	2,740	5,449
VSFB (Formally VAFB)	7/1/1978	Wastewater	Varies	63	927
River Bend Park (City Owned) 73 acres net	1/14/1994	Water Electricity	96.89	5	0

As noted in the Government Code stated above, these service areas were established before 2001 and are exempt from LAFCO approval. In the future, these service areas need to be noted in the MSR documents.

2050 General Plan

In January, the City initiated the 2050 General Plan update. In this effort, the City will be looking at how to expand the Sphere of Influence and future annexations. Both the OASA areas and the other services will be studied to be included within the City Sphere and future annexations along with other areas like Bailey Corridor (Attachment 3).

Fiscal Impact:

Funding for the 2050 General Plan update has been approved by the City Council, and this effort is expected to be completed in approximately two years.

Conclusion:

This updated and corrected information will be used by City staff and LAFCO as we move through the 2050 General Plan Update and future SOI and annexation changes.

Respectfully submitted,

Laurie Tamura, Contract Planner

Greg S. Stones, Planning Manager

APPROVED FOR SUBMITTAL TO THE CITY MANAGER:

Mario Guerrero Jr., Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Dean Albro, City Manager

Attachments: 1) Letter to LAFCO
2) Map - Sphere of Influence 2050 Plan