

#### Board of Directors

Walter Fasold, President  
Myron Heavin, Vice President  
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Steve Dietrich, Director  
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1550 East Burton Mesa Blvd, Lompoc  
California, 93436-2100  
805.733.4366  
[www.mhcsd.org](http://www.mhcsd.org)

Loch A. Dreizler General Manager

## MISSION HILLS COMMUNITY SERVICES DISTRICT

### Special Meeting Agenda

3:00 PM Saturday, August 31, 2019

District Board Room – 1550 Burton Mesa Blvd, Lompoc, CA

Noticed on August 30, 2019 before 3:00 PM

1. **3:00 PM Call to Order**
2. **Roll Call**
3. **Public Comment** (limited to 3 minutes)

#### **Public Statement from Mission Hills Community Service District (MHCS D) Board President to The Community we Serve – written Aug. 19, 2019**

This is an update on building developments within our District.

The land on which the Purisima Hills and Burton Ranch developments sit was originally part of Santa Barbara County but later annexed into the City of Lompoc. There is a written binding agreement between the City of Lompoc and our District that water and sewer services to these developments will be provided by our District. The agreement has been in effect for approximately 20 years.

You have likely seen that the Purisima Hills development (formerly called Summit View) at the intersection of Purisima Rd and Harris Grade is rapidly moving forward. Water and Sewer services will be provided by our District to and we negotiated acceptable terms with the developer. The developer's plan is to build some model homes and a few homes for sale. The full buildout of 44 homes will proceed based on market conditions.

The Burton Ranch development located on the west side of Harris Grade (339 homes and 100 multi-family apartments) has yet to commence. The Burton Ranch developers have recently indicated that they intend to get their water and sewer services from the City of Lompoc despite a written agreement with the City of Lompoc acknowledging MHCS D is to provide water and wastewater services. They have indicated that they want to make an offer to our District to offset any objections we may have to their intended actions and settle this matter amicably. We, Mission Hills CSD, have indicated to the Burton Ranch Developers that we have the right to provide water and sewer services to Burton Ranch and stand ready, willing and able to serve their development. Burton Ranch developers are chasing lower initial costs offered by the City vs. our District. The City of Lompoc appears to be offering below market connection fees and major cost concessions to gain this new customer base.

Your Board remains committed to 'do no harm' to existing customers and will only accept terms which accomplish that. stated. We do intend to entertain an offer from the Burton Ranch developers. Whether or not we can get to acceptable terms will be guided by this 'do no harm' principle.

The District intends to conduct future public meetings to share additional information as it becomes available.

Walt Fasold – MHCSO Board President - on behalf of the MHCSO Board of Directors

### **Closed Session**

Conference with Legal Counsel – Anticipated Litigation under Government Code §54956.9(d)(4) - Initiation of Litigation (One case)

## **4. Reconvene to Open Session**

## **5. Adjournment**

Regular Board Meetings are held the third Wednesday of each month at 4:30 PM

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Copies of the staff reports, or written materials provided to the Mission Hills for Open Session agenda items, may be obtained online at <http://www.mhcsd.org/agenda-and-minutes/> and are also available at the Customer Service Counter of the District Office for public inspection and reproduction during regular business hours. Closed Session items are not available for public review.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting or if you need the agenda and/or the documents in the agenda packet provided in an alternative format, please contact Board Secretary at 805.733.4366 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made. (Agenda Prepared under Government Code §54954.2)