

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

April 5, 2007 (Agenda)

LAFCO 07-2: Expand the spheres of influence of the North County Lighting District and County Service Area No. 4, and

Clubhouse Estates Reorganization: Annexation to North County Lighting District/Annexation to County Service Area No. 4

PROPONENT: Board of Supervisors, by resolution.

ACREAGE & LOCATION Approximately 299 acres located in the Vandenberg Village area north of and adjacent to Burton Mesa Boulevard on both sides of and including Club House Road

PURPOSE: Annex the territory to street lighting and open space maintenance districts to allow the development of 53 single-family homes and to promote orderly district boundaries.

GENERAL ANALYSIS:

Description of Project

The proposal results from County approval of the Clubhouse Estates project that will result in the construction of 53 new homes. The reorganization includes the Village Country Club golf course and clubhouse to avoid creating an island within the annexing districts.

PROJECT INFORMATION

1. Land Use, Planning and Zoning - Present and Future:

Approximately 32 acres will be developed with new homes with about 130 acres dedicated to the State as permanent open space. The remaining 136 acres is Village Country Club, an existing private golf course and clubhouse.

The County Comprehensive Plan designates the proposal area as Urban, RES (Residential) and Existing Public or Private Recreation and/or Open Space. The site is zoned Residential (10-R-1 and 20-R-1) and Recreation.

The property is not within the spheres of influence of the annexing districts and it is proposed that the spheres be amended to include this territory.

Surrounding land uses are Residential to the north and west with Burton Mesa Preserve to east and south.

2. Topography, Natural Features and Drainage Basins

The topography is characterized as rolling hills. The residential uses will occur on more level terrain located in the northerly portion of the site. There are no significant natural boundaries affecting the proposal.

3. Population:

There are no dwelling units on the site. Approval of the proposal could result in the construction of 53 new single-family homes.

4. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The annexing districts provide street lighting and parks/open space maintenance services. A "Plan for Providing Services within the Affected Territory" is on file in the LAFCO office as required by Government Code section 56653.

5. Environmental Impact of the Proposal:

The County prepared and certified the Final EIR for the Clubhouse Estates Residential Development. This document was distributed to members of the Commission previously.

6. Landowner Consent, Annexing Agency Consent and Registered Voters:

All property owners have given written consent. The annexing agencies have consented to the waiver of conducting authority proceedings. The territory is uninhabited; namely, there are fewer than 12 registered voters.

7. Boundaries and Lines of Assessment:

The property is contiguous to the annexing districts. The boundaries are definite and certain, although containing minor errors. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have not yet been received from the proponent.

8. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 72018. The assessed value is \$2,696,243 (2006-07 roll). Overall tax rates will not be affected by this change. The annexing agencies have no existing indebtedness.

ALTERNATIVES FOR COMMISSION ACTION

Following review of any testimony and materials that are submitted, the Commission should consider the following options:

OPTION 1 – APPROVE the proposal.

- A. Certify it has reviewed and considered information contained in the Clubhouse Estates Residential Development EIR prepared and certified by the County.
- B. Amend the Spheres of Influence of the annexing districts to include this territory.
- C. Adopt this report and approve the proposal to be known as the Clubhouse Estates Reorganization: Annexation to the North County Lighting District/ Annexation to County Service Area No. 4.
- D. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing agencies have given written consent to the waiver of conducting authority proceedings.
- E. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 – Adopt this report and DENY the proposal:

OPTION 3 - CONTINUE this proposal to a future meeting for additional information.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION