

# VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

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## RESOLUTION NO. 163-03

November 4, 2003

### **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT ESTABLISHING WATER DISTRIBUTION SYSTEM CAPACITY TO SERVE ADDITIONAL CONNECTIONS**

#### **Introduction**

Vandenberg Village Community Services District developed and approved a Strategic Plan in June 1996, which identifies capital improvements necessary to provide water service to an expanded community, and to establish the rates for connection fees to meet build-out requirements. This was done in connection with a revision of the Can and Will Serve Procedures by simultaneously adopting a Conservation Plan calling for the retrofit (or in lieu fees) of five existing residences for each new single-family-equivalent connection, which has since been increased to ten existing residences for each new single-family-equivalent. The Strategic Plan uses a planning figure of 600 single family units as an estimate of the potentially permitable and buildable units within the District in the planning horizon (build-out), although current zoning would allow for more than the 600 units in the Strategic Plan.

#### **Findings**

The Strategic Plan identifies capital improvements necessary to provide water service to an expanded community to meet build-out requirements for Vandenberg Village. Since June 1996, all but one of the available undeveloped properties has received a Can and Will Serve or Intent to Serve letter from VVCSD. The only exclusion is a commercial property located on Constellation Road, with our records showing the parcel as APN 097-371-038 and Cal-X, Inc. as the current property owner.

The following table identifies all the available undeveloped properties within VVCSD boundaries that have received either a Can and Will Serve or Intent to Serve letter from the District since the development of its Strategic Plan in

June 1996. Each letter issued to a project is based on its water requirements measured in single family equivalent units. VVCSD utilizes this table for water distribution planning purposes.

**VVCSD Can & Will Serve Or Intent To Serve Letters Issued And Their  
Units Since Developing Strategic Plan In June 1996  
In Single Family Equivalent Units\***

<b>Project Name/Owner</b>	<b>APN</b>	<b>C&amp;WSL/ITSL</b>
<i>Senior Housing - Phase I</i>	097-371-045	25
Senior Housing - Phase II	097-371-045	10
Providence Landing	097-371-021	390
Clubhouse Estates	097-371-008	64
Zelluck	097-371-010	29
Stoker	097-730-021	4
Ebbert #1	097-371-041	55
Ebbert #2^	097-371-019	23
<b>Total Units</b>		<b>600</b>

\*Note: Single Family Equivalent is equal to the amount of water required to serve a parcel of property containing a single family house.

*Senior Housing - Phase I, is built.*

Project Name/Owner: Refers to the various properties that have received a letter from VVCSD.

APN: Assessor Parcel Number for Santa Barbara County.

C&WSL/INTL: VVCSD Can and Will Serve Letter or Intent to Serve Letter.

^Note: Ebbert #2 allotment fluctuates as VVCSD allotment changes due to unit reductions in other projects over the course of time.

Properties owned by Ebbert, #1 and #2, have a Can and Will Serve letter totaling 400 units for both properties combined. The Ebbert Can and Will Serve letter has a component in it that reduces the 400 units as other projects are developed and built, which explains why in the table above Ebbert #1 and #2 totaled 78 units. For the sake of allocating the distribution system, Ebbert #1 is fixed at 55 units while Ebbert #2 fluctuates and is currently 73 units.

Ebbert #2 fluctuations are based on other projects reducing their number of units. As an example, while Providence Landing reduced their units from 390 to 331. Therefore, Ebbert #2 increases its allotment by the 59 units no longer being utilized in the Providence Landing project. Also, Clubhouse Estates decreased its units from 64 to 53. This allows Ebbert #2 to increase its allotment by another 11 units. Ebbert #2 now totals 93 units, which is 70 units

over the 23 units allotted in the previous table. But 20 units are removed from Ebbert #2 and transferred to the commercial property, located on Constellation Road with an APN 097-371-038, for water distribution planning purposes, leaving Ebbert #2 with a total allotment of 73 units, as is shown in the table below.

**Maximum Units Available For Vandenberg Village Build-Out & Total  
Utilization Of VVCSD Existing Water Distribution System  
In Single Family Equivalent Units\***

<b>Project Name/Owner</b>	<b>APN</b>	<b>VVCSD Allotment</b>
Stoker	097-730-021	4
Ebbert #1	097-371-041	55
Senior Housing - Phase II	097-371-045	10
Cal-X Inc. - Commercial	097-371-038	20
Ebbert #2 <sup>^</sup>	097-371-019	73
<b>Total Units</b>		<b>162</b>

\*Note: Single Family Equivalent is equal to the amount of water required to serve a parcel of property containing a single family house.

Project Name/Owner: Refers to the various properties that have received a letter from VVCSD.

APN: Assessor Parcel Number for Santa Barbara County.

VVCSD Allotment: Units within a project available to receive water service from VVCSD.

<sup>^</sup>Note: Ebbert #2 allotment fluctuates as VVCSD allotment changes due to unit reductions in other projects over the course of time and has a maximum of 400 units between this property and Ebbert #1.

## **Conclusion**

Of the original 600 units established in the June 1996 Strategic Plan, there are currently 162 units available within VVCSD to achieve build-out of the water distribution system. However, since development of the June 1996 Strategic Plan, modifications to the water distribution system when combined with increased water conservation practices, the water distribution system is able to handle up to an additional 50 units beyond build-out allotment of 162 units.

PASSED AND ADOPTED by the Board of Directors of the Vandenberg Village Community Services District this 4th day of November, 2003 upon motion by Director Rowland, seconded by Director Trevino and as approved by the following vote:

Roll call vote, to wit:

AYES: Directors Blair, Fox, Rowland, Trevino, and Wyckoff  
NOES: None  
ABSENT: None  
ABSTAIN: None

/s/ Robert Wyckoff  
Robert Wyckoff  
President, Board of Directors

ATTEST:

/s/ Stephanie Vlahos-Rivera  
Stephanie Vlahos-Rivera  
Secretary, Board of Directors

### **SECRETARY'S CERTIFICATE**

I, Stephanie Vlahos-Rivera, Secretary of the Board of Directors of the Vandenberg Village Community Services District, hereby certify that the foregoing is a true and correct copy of Resolution No.163-03 passed and adopted by the Board of Directors of the Vandenberg Village Community Services District at its Regular Meeting held on the 4th day of November, 2003.

/s/ Stephanie Vlahos-Rivera  
Stephanie Vlahos-Rivera  
Secretary, Board of Directors