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Planning and Development

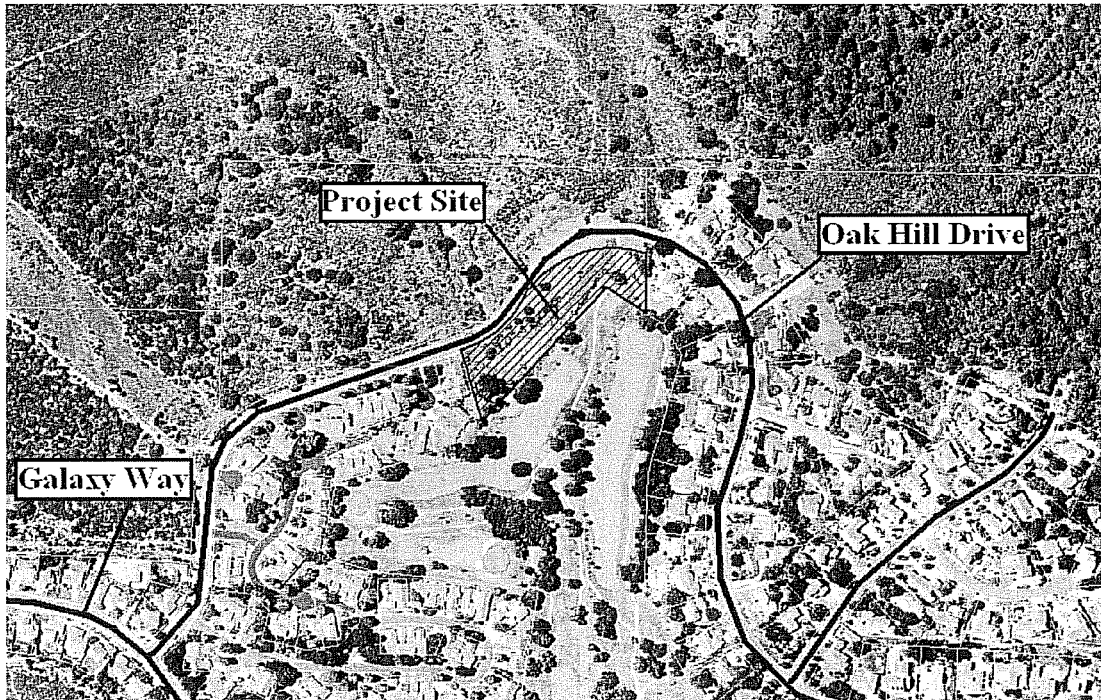
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Proposed Final Mitigated Negative Declaration

**Stoker General Plan Amendment, Rezone,
Tentative Tract Map, and Development Plan**

08NGD-00000-00011

August 22, 2008



Vicinity Map

Owners:
Mike and Tara Stoker
431 Valley Dairy Road
Buellton, CA 93427

Agent:
Mike Stoker
431 Valley Dairy Road
Buellton, CA 93427

Engineer:
Flowers and Associates
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Santa Barbara, CA 93101

PUBLIC REVIEW

A Mitigated Negative Declaration (08NGD-00000-00011) was prepared to analyze environmental impacts of the project under requirements of the California Environmental Quality Act (CEQA). The Draft Mitigated Negative Declaration was circulated for a 21-day public review and comment period from April 2, 2008 to April 23, 2008. No special Environmental Hearing was held in regards to the proposed project.

During the public review period, approximately fourteen comment letters were received from surrounding property owners, a representative of the Village Country Club, the Citizens Planning Association, the Vandenberg Village Community Services District, and the Regional Water Quality Control Board. Records of these public comments have been included below as attachments to the environmental document (see Attachment F). The comments received have been considered, and changes have been incorporated into the attached proposed Final Mitigated Negative Declaration where necessary. A summarization of Staff responses to the public comments are included below.

Project Revisions: Subsequent to the public circulation of the Draft MND the proposed project description has been revised as follows:

- 1) An additional primary stormwater retention basin has been added in addition to the fourteen smaller basins already proposed.
- 2) Minor changes to the landscape plans have been incorporated to address the additional retention basin.
- 3) Minor changes to building elevations in response to NBAR's request for consistent window treatment and varied roof design.

Revised plans have been included in this document as Attachments B-E to reflect the aforementioned project revisions.

Response to comments:

Change in Land Use: Several of the comment letters received from the surrounding property owners and the Citizens Planning Association object to the proposed change in land use from Recreation/Open Space to Residential. At this time the County's Parks Department has no plans to acquire and/or develop the proposed project site as a public park or other recreational amenity. As noted in Section 4.14 of this document the Vandenberg Village area contains several passive and active recreational amenities (i.e. 11.47-acre park constructed as part of Providence Landing, sport fields located at Cabrillo High School, the Village Country Club, etc.) as well as large expanses of dedicated open space (the Burton Mesa Preserve). Therefore, this region of the County has been determined to contain adequate recreation facilities and the potential loss of 2.82 acres of privately-owned, recreationally zoned property is not expected to have a significant impact on the community or environment. Furthermore, although the project site is currently contained within a Recreation (REC) zone district this does not mean that the parcel would remain as open space in perpetuity and some uses allowed in the REC zone could be incompatible with the community. For instance, ministerially permittable land uses within the REC zone district include RV parks and large family day care homes. Land uses allowed in the REC zone district with approval of Conditional Use Permit include but are limited to: music recording studios, equestrian facilities, meeting centers, outdoor recreation facilities, schools, medical services, special care

homes, and non-residential child care centers. Therefore, the proposed development of new residences (in a style and density consistent with the surrounding community) is preferable to the potential development of incompatible land uses allowed in the REC zone district.

Flooding: Several public comment letters expressed concern regarding the historical tendency for flooding to occur on and around the project site during periods of heavy rainfall. Currently the proposed project site contains an informal retention basin which is fed by two underground drainage pipes extending from the vacant land to the north under Oakhill Drive and terminating on the project site. This basin was constructed with emergency permits during the mid-1990's to serve as a desilting basin after the Oakhill fire in 1994. The basin was intended to keep sediment from washing off of burned hillsides onto the fairways at the Village County Club. Since that time the basin has continued to retain small storm events, however, when larger storm events occur, stormwater overflows a concrete spillway located on the southeast corner of the project site and sheet flows across the golf course fairway. After flooding across the fairway, the excess stormwater re-enters a concrete drainage that travels further south into the golf course. As designed the project would result in the complete removal of this existing retention basin. The original project description which was included in the draft MND and circulated to the public, specified the proposed construction of two primary flood control mechanisms. The first was a system of below-grade drainage pipes which would accept offsite drainage from the vacant land to the north and transport it below-grade under the adjacent fairway and release it in the same concrete drainage ditch. This improvement would minimize periodic flooding of the fairway. Additionally, as part of the residential development a series of smaller, vegetated retention basins would be constructed behind each residence. These basins have been designed to contain the volume of flood water generated by a 25-year storm event. In addition to these previously proposed drainage control mechanisms the project description has since been redesigned to include an additional primary retention basin (see Attachment C). The proposed primary basin is approximately 3500 square feet in area and will be constructed with concrete walls. The top of the proposed vertical walls will be located at grade and the walls will extend below grade at a range between three and nine feet. Due to its depth, the primary retention basin will be surrounded by a 42 inch security/safety fence. Stormwater produced by a flood event which exceeds the design capacity of the retention system will be transported southward offsite via a proposed drainage pipe which terminates into an energy dissipater located at the northern terminus of a concrete drainage swale located in the Village Golf Course. The County's Flood Control District has reviewed and approved the conceptual drainage plan and per project condition's will review final grading and drainage plans prior to construction. Furthermore, the proposed project includes design elements such as shared driveways, grass paved fire-department turn around, and substantial amounts of vegetated open space to minimize the outflow of stormwater.

Biological Issues: Surrounding property owners have voiced their concern that the project site is utilized by animals as a wildlife corridor between chaparral habitat to the north and the golf course to the south and that waterfowl utilize the flooded retention basin during the wet season. In response to these concerns the County Biologist (M. Mooney) investigated the project site on two occasions (June 3, 2008 and June 18, 2008) to assess the plant and animal species located on or utilizing the site and to determine the potential for the retention basin to function as important wetland habitat. Additionally, staff consulted with a professional wildlife biologist (John Storrer, via personal conversation) in regards to the project site's potential to function as an important wildlife corridor.

Vegetation Communities: The County biologist located several species of native flora including grasses and shrubs, in addition to the previously identified Coast Live Oak trees. However, due to the highly disturbed nature of the site, these native species exist as individual or sparse occupants of the site and do not occur in enough quantity or coverage to qualify as native-grassland, chaparral, or any other sensitive vegetative community as defined by the County's Environmental Thresholds and Guidelines Manual.

Potential Wetland Significance: The County's Environmental Thresholds and Guidelines Manual (ET&GM) defines a wetland as any topographic feature which is, "saturated with water or covered by shallow water at some time during the growing season of each year" (p. 40). As the purpose of the manmade basin located on the project site is to retain stormwater during the winter and spring rainfall, the subject basin and all retention basins located in the County meet the definition of a "wetland." However, the ET&GM only recognizes the disturbance and/or destruction of a wetland as a *significant environmental impact* if the subject wetland is deemed to be of important ecological value. During investigation of the site, the County Biologist did not discover any obligate plant species (those only found in wetlands), emergent vegetation (such as sedge or rush species), or a developed riparian canopy. Two facultative species (cutleaf plantain and mugwort) were found on the project site. Facultative species are defined as vegetation capable of inhabiting both wetland and non-wetland habitats and the presence of such species does not constitute evidence of an important wetland. Therefore, due to the small size (approximately 30'x30'), the lack of obligate and/or emergent vegetation commonly found in important wetlands, and the highly disturbed nature of the site the subject wetland is not considered to be of significant ecological importance. It is recognized that waterfowl may periodically utilize the inundated basin, however, the wetland is not of high enough quality to support activities such as feeding, breeding, etc. Therefore, the loss of this basin does not have the potential to significantly impact the environment.

Wildlife corridor: During the County Biologist's investigation of the site, substantial evidence was discovered (i.e. hoof tracks and game trails) indicating that local populations of deer are travelling across the project site to pass between the open space to the north and the golf course to the south. In consultation with a professional wildlife biologist (personal conversation with John Storrer of Storrer Environmental Services), it was concluded that the Coast Range Black-tailed Deer (a local sub-species of Mule Deer) are the predominant deer in this region of the County. Coast Range Black-tailed Deer feed by way of *browsing*, not *grazing*. Accordingly, the species' preferred food source consists of Manzanita berries, the leaves of shrubs, etc. As this particular species of deer shows a behavioral aversion to *grazing*, the large expanses of irrigated grass located throughout the golf course present no particular benefit to the deer as a source of sustenance. Therefore, the deer are more likely travelling to and from the golf course to utilize the courses' pond as a local source of water. This man made pond is located approximately 1400 feet south of the project site. While the golf course pond may serve as a convenient source of water for the local deer population, maintaining access to this body of water is not imperative. A series of natural ponds are located within the Burton Mesa Preserve approximately 4000 feet northwest of the project site. Local deer populations can easily revert to the use of this system of natural ponds as a source for drinking water. Additionally, there at least two other locations (besides the project site) in Vandenberg Village where deer and other animals can still enter and exit the golf course. As a result, the project's potential impacts to the local deer population would be adverse but not significant, and no mitigation is required.

Neighborhood Compatibility/Public Viewshed: During the draft MND public review period, letters were received from surrounding property owners expressing concern that the proposed development has a density and design that is out-of-character with the surrounding neighborhood. The proposed project density includes a mixture of DR-6 and 20-R-1 development. These proposed zone districts and accompanying densities are consistent with existing developments located on adjacent properties. The proposed development of 14-detached homes on 2.35 acres of the site meets the DR-6 zone district requirements for 40% common open space and 30% maximum lot coverage. Although all fourteen of these proposed dwellings are two-story designs, floor plan options B-1 and B-2 are “step-down” designs with the second story below street level. The B-option floor plans would constitute seven out of the fourteen proposed homes, and would appear to be single-story structures from the public view shed along Oakhill Drive. Furthermore, the project has been conceptually reviewed by the Northern Board of Architectural Review and will return to the NBAR for both preliminary and final approval prior to construction.

Groundwater Usage: A letter received from the Vandenberg Village Community Services District requested that the project’s approximate groundwater usage be disclosed in the Final MND. Based on information provided by local Community Service Districts, single-family dwellings on lots of 7,000 square feet or less require approximately 0.6 acre feet per year (AFY) of water. Due to increased landscaping irrigation needs, single family homes on 20,000 square foot lots consume approximately 1 AFY. Therefore, it is estimated that the proposed project will require an increase of approximately 10 AFY in groundwater draw. This is well below the County’s 22 AFY threshold for the Lompoc Groundwater Basin.

Parking: Surrounding property owners have voiced concern about the proposed project resulting in an impact to the availability of local street parking. The proposed project satisfies the LUDC requirement for two parking spaces per residence by incorporating a two car garage into each residence. Additional onsite parking area is available within the driveway of each proposed unit.

Degradation of Street Improvements: Surrounding property owners have indicated that the proposed project could result in accelerated road degradation. The proposed project will result in a marginal increase in traffic on local roads (15 Peak Hour Trips and 150 Average Daily Trips). These additional trips would undoubtedly result in additional wear and tear on the local infrastructure. However, the proposed project will be subject to the payment of the County’s Public Works Department Development Impact Fees. These fees are intended to offset the project’s incremental contribution to local road degradation.

Errant Golf-ball Strikes: The Village Country Club and surrounding members of the community have submitted documentation which indicates that homes surrounding the golf course are frequently struck by errant golf balls. While it is acknowledged that the proposed new homes will be in close proximity to the golf course and will most likely be struck by errant golf shots on occasion, this is not considered a substantial risk to life or property. Potential home owners should expect errant ball strikes as an inherent risk (for broken windows, cracked roof tiles for cement shingles, etc.) associated with living in close proximity to a golf course.

Removal or Disruption of Golf Course Infrastructure: The Village Country Club, its members, and surrounding property owners have demonstrated concern regarding the project’s potential for removing and/or disrupting existing golf course infrastructure. As proposed the project will provide a dedicated access easement, which allows the Country Club to retain its

golf cart path, maintenance vehicle access, and fairway location on portions of the project site. The construction of the proposed below grade drainage pipes will necessitate the trenching of the adjacent golf course fairway. After the installation of these below grade pipes the trench would be backfilled and the fairway repaired.

Improper Noticing and Negative Declaration Availability: The Citizens Planning Association and surrounding property owners have indicated that they did not receive proper notification of the public hearing for the General Plan Amendment Initiation (Planning Commission hearing of September 19, 2006) or the noticing and document availability associated with the project's draft Mitigated Negative Declaration (08NGD-00000-00011). County records indicate that both the notice for the GPA initiation hearing and the Notice of Availability for the draft MND were mailed in accordance with County practice. All concerned parties contained on the County's Master Distribution List (i.e. Chumash Tribe, Citizens Planning Association, VVCSD, etc.) and all property owners located within 300 feet of the project site were mailed an official notice. In addition, the Notice of Availability was published in local newspapers, posted on Planning and Development's website, and full copies of the draft MND were made available at local libraries and in P&D offices. Staff was contacted by local residents who indicated a preference that the draft MND be available at the Vandenberg Village Library instead of the County's Lompoc Branch. Staff mailed multiple copies of the document to the Village Library. In addition, several copies of the draft MND were sent via U.S. mail or email to local residents as requested. Furthermore, all public comments received prior to the completion of this document (August 22, 2008) have been included and responded to regardless of whether or not they were received within the confines of the 21-day public review period mandated by CEQA requirements.

Proposed Final Mitigated Negative Declaration (08NGD-00000-00011) for the:
Stoker General Plan Amendment, Rezone, Tentative Tract Map,
and Development Plan
06GPA-00000-00009, 07RZN-00000-00009, 07DVP-00000-00016,
07TRM-00000-00003/TM 14,732

1.0 REQUEST/PROJECT DESCRIPTION

Applicants: Mike and Tara Stoker
Agent: Mike Stoker; (805) 686-4325
431 Valley Dairy Road, Buellton, CA 93427

General Plan Amendment

Case Number 06GPA-00000-00009 is the request of Mike Stoker, owner and applicant, for a General Plan Amendment to allow a change in the Comprehensive Plan's land use designation of 2.35 acres from Recreation/Open Space to Residential-8.0 and change the land use designation of 0.47 acres from Recreation/Open Space to Residential-1.8. The application involves Assessor's Parcel Number 097-730-021, located in the Vandenberg Village area, ~~Fourth~~ Third Supervisorial District.

Rezone

Case Number 07RZN-00000-00009 is the request of Mike Stoker, owner and applicant, for a Rezone to allow a change in the Land Use Development Code's zone district for 2.35 acres from Recreation to Designed Residential (DR-6) and change the zone district for 0.47 acres from Recreation to Residential, single-family (20-R-1). The application involves Assessor's Parcel Number 097-730-021, located in the Vandenberg Village area, ~~Fourth~~ Third Supervisorial District.

Tentative Tract Map for a 16 Parcel Subdivision

Case Number 07TRM-00000-00003 (see Attachment B) is the request of Mike Stoker, owner and applicant, for approval of a Tentative Tract Map under County Code Chapter 21 to divide a 2.82 acre site and create 16 new parcels: Lot Numbers 1, 2, and 11-14 at 2,368 s.f. each; Lot Numbers 3-9 at 2,952 s.f. each; Lot 15 at 65,165 s.f.; and Lot 16 at 20,478 s.f. The application involves Assessor's Parcel Number 097-730-021, located in the Vandenberg Village area, ~~Fourth~~ Third Supervisorial District.

Development Plan

Case Number 07DVP-00000-00016 (see Attachments C, D, and E) is the request of Mike Stoker, owner and applicant, for approval of a Development Plan under the provisions of the DR zone district of Chapter 35 of the County Code to develop 14 two-story, residential units. The application involves Assessor's Parcel Number 097-730-021, located in the Vandenberg Village area, ~~Fourth~~ Third Supervisorial District.

2.0 PROJECT LOCATION

The project site is Assessor's Parcel Number 097-730-021, located on the southern side of Oak Hill Drive, immediately north of Vandenberg Golf Course, in Vandenberg Village (see Attachment A) and lies within the ~~Fourth~~ Third Supervisorial District.

2.1 Site Information	
Comprehensive Plan Designation	Urban Area, Recreation/Open Space (REC)
Zoning District, Ordinance	Land Use Development Code, REC, Recreation, High Fire Hazard Area
Site Size	<i>Existing Parcel:</i> 2.82 acres gross <i>Proposed Parcels 1, 2, and 11-14:</i> 2,368 square feet each <i>Proposed Parcels 3-9:</i> 2,952 square feet each <i>Proposed Parcel 15:</i> 65,165 square feet <i>Proposed Parcel 16:</i> 20,478 square feet
Present Use & Development	Vacant lot with minimal drainage improvements.
Surrounding Uses/Zoning	<i>North:</i> Oak Hill Drive and Vacant Land, RR-10 <i>South:</i> Golf Course, REC <i>East:</i> Single-family Residential Development, 20-R-1 <i>West:</i> Multi-family Residential Development, DR-6
Access	Oak Hill Drive
Public Services	<i>Water Supply:</i> Vandenberg Village Community Services District <i>Sewage:</i> Vandenberg Village Community Services District <i>Fire:</i> Santa Barbara County Fire Protection, Station: 51 <i>Schools:</i> Lompoc Unified School District

3.0 ENVIRONMENTAL SETTING

The proposed project site is steeply to gently sloped trending from north to south. Slopes on the northeast corner of the property exceed 25%, while the remainder of the property consists of slopes less than 10%. The site has been slightly disturbed due to past grading activities for access and flood control purposes. A gravel road exists on the northern portion of the property providing access from Oakhill Drive to the golf course. An unlined flood control drainage ditch traverses the property from north to south and northeast to southwest, culminating in a retention basin. Vegetation onsite consists of annual grasses and other ruderal vegetation. There are several trees onsite, which include two oak (*Quercus agrifolia*) trees (8-12" diameter), seventeen pine and cypress trees, a pepper tree, and a eucalyptus tree. Soils onsite consist of Marina sand, which has a soil capability of VII. These soils are moderately to well drained soils and are generally supportive of grasslands and oaks. There are no known archaeological sites on the subject property, although there are four identified sites located west of the property within a two mile radius. Surrounding land uses include open space to the north, multi-family condominiums to the west, single-family homes to the east, and the Vandenberg Village Golf Course to the south (a portion of the golf course encroaches on the subject property). There are no existing structures onsite.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

The following checklist indicates the potential level of impact and is defined as follows:

Potentially Significant Impact: A fair argument can be made, based on the substantial evidence in the file, that an effect may be significant.

Less Than Significant Impact with Mitigation: Incorporation of mitigation measures has reduced an effect from a Potentially Significant Impact to a Less Than Significant Impact.

Less Than Significant Impact: An impact is considered adverse but does not trigger a significance threshold.

No Impact: There is adequate support that the referenced information sources show that the impact simply does not apply to the subject project.

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case and is summarized in the

discussion below. The discussion should include reference to the previous documents, a citation of the page(s) where the information is found, and identification of mitigation measures incorporated from the previous documents.

4.1 AESTHETICS/VISUAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view?			X		
b. Change to the visual character of an area?			X		
c. Glare or night lighting which may affect adjoining areas?			X		
d. Visually incompatible structures?			X		

Setting:

Physical:

The proposed project site is located on the southern side of Oak Hill Drive and abuts the northern edge of Vandenberg Golf Course. The project is highly visible from both Oak Hill Drive and the adjacent golf course.

Regulatory:

The County’s Visual Aesthetics Impact Guidelines classify coastal and mountainous areas, the urban fringe, and travel corridors as “especially important” visual resources. A project may have the potential to create a significantly adverse aesthetic impact if (among other potential effects) it would impact important visual resources, obstruct public views, remove significant amounts of vegetation, substantially alter the natural character of the landscape, or involve extensive grading visible from public areas (County Environmental Thresholds, pages 179 and 180). The guidelines address public views; however, they do not address private views.

Impact Discussion:

(a) Less than significant impact. The proposed project could result in the future construction of fourteen detached townhomes, located on small lots with a surrounding common open space lot, and one single-family residence located on an independent 20,478 square foot parcel. The proposed townhomes are currently designed with the use of Spanish style architecture and feature multiple floor plans and architectural variations (i.e. hip versus gable roof lines, side-loading or front-loading garages, etc.) The project also proposes a significant number of landscape improvements to the common open space lot, including the use of drought tolerant native plant species such as ~~Valley Coast Live Oak~~, Ceanothus, and Lemonade Berry. The project site would not result in the obstruction of any notable public view nor would it create an aesthetically offensive site. As such, the project impact on views would be less than significant.

(b) Less than significant impact. The project proposes to change the site’s land use designation from Recreation/Open Space to Residential. Although there is a golf course located to the immediate south, the proposed project site has historically been used as an informal drainage basin and does not currently provide any significant recreational use. The project includes a proposed zoned district of Designed Residential (6 units per acre) development on the western portion of the site and Single-family Residential (20,000 square foot minimum parcel size) on the eastern portion of the site. These zone districts have been specifically chosen to match the existing zoning located on parcels adjacent to the site, thereby creating new development whose density and design are consistent with the surrounding land uses. An existing topographical depression, which transects the site from north to south, provides a natural point of transition between the two differing densities. As a result of these project specific characteristics, the resulting development would

complete an established pattern of residential development which exists on the fringes of the golf course and would therefore not result in a significant change of to the visual character of the surrounding area.

(c) *Less than significant impact.* Project development would be subject to County Land Use and Development Code exterior lighting regulations, which specify that exterior lighting be hooded, that no light be directed toward residential areas, and that lighting be designed not to interfere with vehicular traffic. As such, residential development on the site would not have the potential to substantially affect adjoining areas.

(d) *Less than significant impact.* The proposed project would be subject to Land Use Development Code zoning ordinance requirements of the Designed Residential and Single-family Residential zone district general regulations, which specify design parameters such as minimum structural setbacks and maximum structural height. These County regulations would ensure that specific size and site design of structures would be compatible with the surrounding community. In addition, the proposed townhome design has been subject to review by the Northern Board of Architecture (conceptual review on January 11, 2008) who found the project design to be compatible with surrounding development. Therefore, the proposed project will not result in the introduction of visually incompatible structures.

Mitigation and Residual Impact:

No mitigation is required. Visual impacts, including residual impacts, of the project would be less than significant (Class III).

4.2 AGRICULTURAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs?			X		
b. An effect upon any unique or other farmland of State or Local Importance?			X		

Setting:

Physical:

The proposed project site is currently zoned Recreation/Open Space and there is no documented historical use of the property for agricultural cultivation. The project site does not contain any designated Unique Farmlands, Prime Farmlands, or Farmlands of State & Local Importance. The site is currently vacant with minimal drainage improvements. Soils onsite consist of Marina sand, which has a soil capability of VII. These soils are moderately to well drained and are generally supportive of grasslands and oaks.

Regulatory:

County Thresholds Manual: Agricultural lands play a critical economic and environmental role in Santa Barbara County. Sustaining agricultural land not only protects open space but maintains the rural lifestyle prevalent in the region. Agricultural lands play a key economic role and provide numerous public benefits, therefore, the County has recognized the need to preserve these lands and discourage non-agricultural uses through the CEQA Thresholds and Guidelines as well as the Agricultural Element of the Comprehensive Plan.

The County Agricultural Resource Guidelines (Approved: Board of Supervisors, August 1993) provide two methods of determining whether a proposed land division may result in a significant adverse effect on agricultural resources. In addition, the thresholds provide a point system which is used to evaluate the

existing and proposed parcels for agricultural capability, based on review of parcel size, soil classification, water availability, agricultural suitability, existing and historic land use, Comprehensive Plan designation, adjacent land use, and agricultural preserve potential. Where a parcel scores 60 points or more, division of that parcel is considered a potentially significant impact, and requires additional analysis.

The significance determination is based on a comparison of the existing, and each proposed, parcels' ability to sustain independently productive and suitable agricultural operations.

COUNTY THRESHOLDS MANUAL POINT SYSTEM CALCULATION

Calculation methodology

The County's Agricultural Resources Guidelines utilize a weighted point system to serve as a preliminary screening tool. The tool assists planners in identifying whether a previously viable agricultural parcel could potentially be subdivided into parcels that are not considered viable after division. Any identification of a project's impact on the loss or impairment of agricultural resources would create a potentially significant impact. The Point System is not intended to measure the productive ability of an existing and/or proposed parcel(s) but simply measures the level of conduciveness for agricultural viability of a proposed parcel compared to the existing parcel. The tool compares availability of resources and prevalent uses that benefit agricultural potential but does not quantifiably measure a parcel's actual agricultural production.

Initial Studies are to use this Point System in conjunction with any thresholds identified in the County Thresholds Manual and is not intended to be the sole determiner. The Initial Study assigns values to nine particular characteristics of agricultural productivity of a site: parcel size, soil classification, water availability, agricultural suitability, existing and historic land use, comprehensive plan designation, adjacent land uses, agricultural preserve potential, and combined farming operations. If the tabulated points total 60 or more, that parcel is considered viable for the purposes of analysis. The project would be considered to have a potentially significant impact if the division of land of the viable parcel would result in parcels that did not either score over 60 in themselves or resulted in a significantly lower score than the existing parcel. Any loss or impairment of agricultural resources identified using the Point System could create a potentially significant impact and warrants increased analysis.

Impact Discussion:

(a-b) Less than significant impact. The proposed project site is not currently zoned for agricultural use and has not been used for any agricultural production in recent history. Furthermore, the current parcel size of 2.82 acres is considered to small to be of economically viable use for agricultural production. The project site has not been identified as farmland of State or Local Importance.

Mitigation and Residual Impact:

No mitigation is required. Project impacts to agricultural resources would be less than significant (Class III).

4.3 AIR QUALITY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation including, CO hotspots, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?			X		
b. The creation of objectionable smoke, ash, or odors?			X		
c. Extensive dust generation?		X			

Setting:

Physical:

The proposed project site is located within the South Central Coast air basin, a federal and state non-attainment area for ozone (O₃) and a state non-attainment area for particulate matter (PM₁₀). Reactive organic compounds (ROC) and nitrogen oxides (NO_x), which are precursors to ozone, are considered to be non-attainment pollutants. The major sources of ozone precursor emissions in the County are motor vehicles, the petroleum industry and solvent use. Sources of PM₁₀ include grading, road dust and vehicle exhaust.

Regulatory:

The County Air Pollution Control District is responsible for regulating stationary emission sources in the region and has established guidelines for the scope and content of the air quality analysis in CEQA documents. It has established screening criteria to determine whether a proposed development would generate emissions that exceed the County's adopted threshold of 25 pounds per day for NO_x or ROC. Where necessary, the County's Urbemis 2007 Air Emissions from Land Development modeling system provides reference to determine whether a project would exceed these County thresholds.

Impact Discussion:

(a) Less than significant impact. The County is presently in non-attainment status for state air quality standards for ozone precursors and particulate matter. Air pollutant emissions from vehicle trips associated with the future construction of fifteen new residential units would be far below the County threshold of significance for air quality impacts, which equates roughly to 125 single-family homes.

(b) Less than significant impact. The future development of fifteen residential units would not have the potential to result in significant impacts from smoke, ash, or odors. Such uses as would commonly produce significant amounts of smoke, ash, or objectionable odors (i.e. agriculture, manufacturing, etc.) are not allowed uses in the Residential zone districts which are proposed by the project. Therefore, the approval of the proposed project would not create any new significant impacts.

(c) Less than significant with mitigation. Temporary nuisance dust generation during earthwork for minor grading, creation of building pads, or similar activities would have the potential to affect adjacent residences. However, the project would be subject to standard Air Pollution Control District measures for dust suppression (e.g., watering of graded areas and stockpiles; monitoring), which are applied pursuant to the County Air Quality Attainment Plan to mitigate cumulative air quality effects from incremental project contributions. Adherence to these measures would ensure that potential impacts to air quality would be less than significant.

Mitigation and Residual Impact:

With the incorporation of the following measures, impacts to air quality would be mitigated to a less than significant level (Class II).

1. If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
 - a. seeding and watering to revegetate graded areas; and/or
 - b. spreading of soil binders; and/or
 - c. any other methods deemed appropriate by Planning and Development.

Plan Requirements: These requirements shall be noted on all plans.

Timing: Plans are required prior to approval of Land Use Permits\Coastal Development Permits.

MONITORING: Grading Inspector shall perform periodic site inspections.

2. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Follow the dust control measures listed below.
 - a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - c. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

Plan Requirements: All requirements shall be shown on grading and building plans.

Timing: Condition shall be adhered to throughout all grading and construction periods.

MONITORING: P&D shall ensure measures are on plans. P&D Grading and Building inspectors shall spot check; Grading and Building shall ensure compliance on-site. APCD inspectors shall respond to nuisance complaints.

3. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.

Plan Requirements: The name and telephone number of such persons shall be provided to the APCD.

Timing: The dust monitor shall be designated prior to issuance of a Land Use Permit.

MONITORING: P&D shall contact the designated monitor as necessary to ensure compliance with dust control measures.

4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
Flora					
a. A loss or disturbance to a unique, rare, or threatened plant community?			X		
b. A reduction in the numbers or restriction in the range of any unique, rare, or threatened species of plants?			X		
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?		X			
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?			X		
e. The loss of healthy native specimen trees?		X			
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?			X		
Fauna					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?			X		
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?			X		
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?			X		
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?			X		
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?			X		

Setting:

Physical:

Existing Plant and Animal Communities/Conditions:

Currently, proposed project site is predominantly vegetated with non-native grasses and iceplant. The site does contain several mature trees including one eucalyptus, two oaks, and over twenty pine trees. The fauna inhabiting the project site are typical for the greater Lompoc area and may include small mammals such as raccoons, fox, coyote, deer, and skunk, and common birds and raptors. No known threatened or endangered plant or animal species are known to exist on the project site. The project site is located outside of the known range of the California Tiger Salamander.

Regulatory:

The County Thresholds contain guidelines for assessing impacts on biological resources. However there are no precise standards for determining levels of significance, and are assessed on a case by case basis. Due to the complexity of biological resource issues, substantial variation can occur among various projects. The Thresholds require both an evaluation of the plant and animal species and habitats on the project site and an evaluation of project impacts according to a series of assessment factors listed in the Thresholds. According to those Thresholds, disturbances to habitats or species are considered to be significant if they substantially impact resources in any of the following ways:

1. Conflict with adopted environmental plans and goals of the community where it is located.
2. Substantially affect a rare or endangered species of animal, plant, or the habitat of the species.
3. Interfere substantially with the movement of any resident or migratory fish or wildlife species.
4. Substantially diminish habitat for fish, wildlife, or plants.

Impact Discussion:

(a, b, d, f-k) *Less than significant impact.* There are no known species of rare, threatened, or endangered flora or fauna located on the project site. There are no species of vegetation located on the site in sufficient quantity to be of significant horticultural value or provide significant habitat for animal species. ~~No significant animal species are located on or travel through the site, therefore no significant animal species is expected to be affected by the development or habitation of the site.~~ During the County Biologist's investigation of the site, substantial evidence was discovered (i.e. hoof tracks and game trails) indicating that local populations of deer are travelling across the project site to pass between the open space to the north and the golf course to the south. In consultation with a professional wildlife biologist (personal conversation with John Storrer of Storrer Environmental Services), it was concluded that the Coast Range Black-tailed Deer (a local sub-species of Mule Deer) are the predominant deer in this region of the County. Coast Range Black-tailed Deer feed by way of *browsing*, not *grazing*. In this manner the species' preferred food source consists of Manzanita berries, the leaves of shrubs, etc. This particular species of deer shows a behavioral aversion to *grazing*, the large expanses of irrigated grass located throughout the golf course present no particular benefit to the deer as a source of sustenance. Therefore, the deer are more likely travelling to and from the golf course to utilize the courses' pond as a local source of water. This man-made pond is located approximately 1400 feet south of the project site. While the golf course pond may serve as a convenient source of water for the local deer population, maintaining access to this body of water is not imperative. A series of natural ponds are located within the Burton Mesa Preserve approximately 4000 feet northwest of the project site. Local deer populations can easily revert to the use of this system of natural ponds as a source for drinking water. Additionally, there at least two other locations (besides the project site) in Vandenberg Village where deer and other animals can still enter and exit the golf course. As a result, the project's potential impacts to the local deer population would be adverse but not significant.

(c, e) *Mitigable to less than significant impact.* The proposed project site does contain two mature oak trees. The proposed scope of work does include development which could potentially damage or require the removal of these oaks. This aforementioned tree removal is considered a potentially significant but mitigable impact with the application of measures described below (see Mitigation Measure #4). It should also be noted that while a 10 to 1 oak tree replacement ratio will required as part of the required mitigation the current scope of work already includes the proposed installation of at least 24 31 Valley Coast Live Oaks. The proposed landscape improvements also include the installation of several additional native plant species, such as: Ceanothus, Lemonade Berry, Coffeeberry, and Manzanita. Ultimately, the full build-out of the project would likely result in the introduction of significantly greater amounts of native vegetation than currently exist on the site.

Mitigation and Residual Impact:

With the incorporation of the following measures, impacts to biological resources would be mitigated to a less than significant level (Class II).

4. An oak tree protection and replacement program, prepared by a P&D-approved arborist/biologist shall be implemented. The program shall include but not be limited to the following components:

- a. Program elements to be graphically depicted on final grading and building plans:
 - i. The location and extent of dripline for all trees and the type and location of any fencing.

- ii. To avoid disturbance to oak trees, site preparation and construction of building pads shall avoid disturbance to existing oak trees. Construction envelopes shall be located outside the driplines of all oak trees. All ground disturbances including grading for buildings, accessways, easements, subsurface grading, sewage disposal, and well placement shall be prohibited outside construction envelopes.
 - iii. Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas.
 - iv. Paving shall be of pervious material (i.e., gravel, brick without mortar) where access roads or driveways encroach within 25 feet of an oak tree's dripline.
 - v. Permanent tree wells or retaining walls shall be specified on approved plans and shall be installed prior to approval of Land Use Permits. A P&D-qualified arborist or biologist shall oversee such installation.
 - vi. Drainage plans shall be designed so that oak tree trunk areas are properly drained to avoid ponding. These plans shall be subject to review and approval by P&D or a P&D-qualified biologist/arborist.
- b. Program elements to be printed as conditions on final grading and building plans:
- i. No grading or development shall occur within the driplines of oak trees that occur in the construction area.
 - ii. All oak trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to P&D throughout all grading and construction activities. The fencing shall be installed six feet outside the dripline of each oak tree, and shall be staked every six feet.
 - iii. No construction equipment shall be parked, stored or operated within six feet of the dripline of any oak tree.
 - iv. Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a P&D-approved arborist/biologist.
 - v. No permanent irrigation shall occur within the dripline of any existing oak tree.
 - vi. Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand.
 - vii. Only designated trees shall be removed.
 - viii. Any oak trees which are removed and/or damaged (more than 25% of root zone disturbed) shall be replaced on a 10:1 basis with 10-gallon size saplings grown from locally obtained seed. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with timer shall be installed. Trees shall be planted prior to occupancy clearance and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing, and gopher fencing during the maintenance period.
 - ix. A P&D approved arborist shall be onsite throughout all grading and construction activities which may impact oak trees.

Plan Requirements: Prior to approval of Land Use Permits, the applicant shall submit a copy of the grading and/or building plans to P&D for review and approval. All aspects of the plan shall be implemented as approved. Prior to approval of Land Use Permits, the applicant shall successfully file and receipt evidence of posting a performance security which is acceptable to P&D. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures must be in place throughout all grading and construction activities.

4.5 CULTURAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
Archaeological Resources					
a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?			X		
b. Disruption or removal of human remains?			X		
c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?			X		
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?		X			
Ethnic Resources					
e. Disruption of or adverse effects upon a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group?			X		
f. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?			X		
g. The potential to conflict with or restrict existing religious, sacred, or educational use of the area?			X		

Setting:

Physical:

The proposed project is located in the Vandenberg Village area immediately north of the Vandenberg Golf Course. The project site has been previously disturbed during grading activities associated with access and drainage from the adjacent golf course. No know archaeological sites are located on the project parcel although four known sites are located to the west of the property within a two mile radius.

Regulatory:

The County’s Cultural Resources Guidelines, in the Environmental Thresholds and Guidelines Manual provides, in part, for the following:

As part of the environmental review process, archaeological site maps are reviewed to determine if a recorded cultural resource is located within the project site or whether there is a high potential for its presence onsite based on recorded site distribution patterns or historical accounts. If this determination is positive and the project site is not developed, a Phase I Archaeological Survey including a systematic inspection of the ground surface is carried out by Planning and Development staff or a County-approved professional archaeologist, and sub-surface testing to define the presence of archaeological artifacts or site boundaries when vegetation obscures ground visibility. If historical remains are suspected, a professional historian is retained to evaluate more fully the resource. The Phase I investigation and report are required to follow the specifications defined in the Cultural Resource Regulations defined in *Regulations Governing Cultural Resource Projects Undertaken in Conformance with Federal and State Environmental Protection Acts*.

In addition, CEQA Appendix K provides for an archaeological evaluation of the “surprise” find during construction. Construction shall cease in the area of the find but may continue on other parts of the building site while evaluation and necessary mitigation takes place. If the find is determined to be an important archaeological resource under CEQA Appendix K, contingency funding and a time allotment sufficient to allow recovering a data recovery sample or to apply one of the avoidance measures shall be implemented.

Impact Discussion:

(a-g) Mitigable to less than significant impact. The general vicinity of Lompoc is known to have been occupied in prehistoric times by the Chumash. Archaeological sites and isolates have been recorded within a radius of two miles of the property. A records search indicates no archaeological or ethnic sites are known to exist on the project site. A Phase I field survey of the adjacent 17-acre parcel found no evidence of artifacts. The project site has been previously graded and disturbed, and exhibits no locational characteristics or resources (e.g., rock outcroppings, springs) indicative of prior occupation. However, given the general sensitivity of the region for archaeological artifacts, there is the potential for disturbance of unknown buried artifacts during site preparation for development. Implementation of a standard discovery measure, requiring that any archaeological remains uncovered during grading be evaluated and appropriate mitigation measures applied, would adequately address this potential impact.

Mitigation and Residual Impact:

With the incorporation of the following measures, impacts to archaeological resources would be mitigated to a less than significant level (Class II).

5. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant.

Plan Requirements/Timing: This condition shall be printed on all building and grading plans.

MONITORING: P&D shall check plans prior to approval of Land Use Permits\Coastal Development Permits and shall spot check in the field.

4.6 ENERGY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?			X		
b. Requirement for the development or extension of new sources of energy?			X		

Setting:

Physical:

The proposed project site contains no existing structures and currently has zero energy consumption.

Regulatory:

Electrical service will be provided to the project site by the Pacific Gas & Electric Company (PG&E).

Impact Discussion:

(a-b) Less than significant impact. Existing energy facilities would accommodate the future development fifteen residential structures resulting from the project. The project scope is too limited to significantly affect energy demand or require expansion of energy facilities.

Mitigation and Residual Impact:

No mitigation measures would be required. Project impacts on energy would be less than significant (Class III).

4.7 FIRE PROTECTION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?		X			
b. Project-caused high fire hazard?			X		
c. Introduction of development into an area without adequate water pressure, fire hydrants, or adequate access for fire fighting?		X			
d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?			X		
e. Development of structures beyond safe Fire Dept. response time?			X		

Setting:

Physical:

The project site, due to the large expanse of open space located north of the project site (on the opposite side of Oak Hill Drive) is designated a high fire hazard area. High fire hazard areas are those regions of the County which are exposed to significant fuel loads, such as large areas of undisturbed native/naturalized vegetation. The proposed project site falls within the jurisdiction of the Santa Barbara County Fire Department and is serviced by Fire Station number 51, which is located at 749 Burton Mesa Boulevard in Lompoc. Emergency access to the site will be provided by private driveways extending from Oak Hill Drive.

Regulatory:

Standard Santa Barbara County Fire Department requirements for residential development in designated High Fire Hazard areas are applicable to this property.

Impact Discussion:

(b,d-e) Less than significant impact. The future construction of fifteen residential units would not be considered the introduction of a significant fire hazard. In addition, this future development would not hamper any proposed fire prevention techniques. The proposed project site falls within the jurisdiction of the Santa Barbara County Fire Department and is serviced by Fire Station number 51, which is located at 749 Burton Mesa Boulevard in Lompoc.

(a, c) Mitigable to less than significant impact. The proposed project would introduce additional development within a high fire hazard area. The County of Santa Barbara's Fire Department has reviewed the proposed project and requested vehicular access improvements to the project site which will facilitate emergency access, as well as the installation of two new fire hydrants. The access improvements will include the

construction of a 20-foot wide private road to serve four units located on the western edge of the site. This private road will include red painted curbs, no parking signs, and a fire department approved turn around. The incorporation of these access improvements and new hire hydrants into the proposed scope of work will reduce potential impacts from fire hazard to a level below significance.

Mitigation and Residual Impact:

The proposed project is subject to the following conditions in order to mitigate the potential impact of introducing additional development in a high fire hazard area:

- 6. Prior to Map Recordation, the following conditions must be satisfied:
 - a. All access ways (public or private) shall be installed and made serviceable. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to any work being undertaken.
 - b. The proposed driveway, located on the western portion of the site, serving four newly created parcels, will be required to terminate with a fire department approved turnaround. Location of this turnaround shall be determined by the fire department with consultation from the applicant and the Planning and Development Department.
 - c. All driveways off of Oakhill Drive shall be a minimum of sixteen (16) feet wide and minimum driveway easements of twenty (20) feet shall be recorded on the map.
 - d. All curbs shall be painted red and “No Parking Any Time” signs shall be posted per fire department requirements where applicable.
- 7. **Two (2)** fire hydrants shall be installed. The hydrants shall be located per fire department specifications and shall flow **1250** gallons per minute at a 20 psi residual pressure. Prior to installation, plans showing locations, size and type of hydrants, valves, main lines and lateral lines shall be approved by the fire department.

4.8 GEOLOGIC PROCESSES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?			X		
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills, or extensive grading?			X		
c. Permanent changes in topography?			X		
d. The destruction, covering or modification of any unique geologic, paleontologic or physical features?			X		
e. Any increase in wind or water erosion of soils, either on or off the site?		X			
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?		X			
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?			X		
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?				X	
j. Sand or gravel removal or loss of topsoil?				X	
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?		X			

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
I. Excessive spoils, tailings, or over-burden?			X		

Setting:

Physical:

The project site is located in a vicinity of the County which has been given an overall Category I Low Problem Rating for geologic hazards by the County Comprehensive Plan Seismic Safety and Safety Element. Specifically, the proposed project site is located in an area identified as having a low potential for liquefaction, landslides, soil creep, expansive soils, and compressible/collapsible soils. The project site has a moderate potential for high groundwater and a high potential for seismic activity.

Regulatory:

The Santa Barbara County Code, Chapter 14 Grading Ordinance (June 2003) is the governing document adopted by the Board of Supervisors, which contains the minimum standards and procedures necessary to protect and preserve life, limb, health, property, and public welfare. It also addresses compliance with the National Pollutant Discharge Elimination System Phase II storm water regulations and sets forth local storm water requirements for the disturbance of less than 1 acre, to avoid pollution of water courses with sediments or other pollutants generated on or caused by surface runoff on or across the construction site.

The Seismic Safety and Safety Element describes and qualitatively addresses geological constraints.

In addition, regulations regarding wastewater treatment are governed by regulations inclusive of the Regional Water Quality Control Board’s Basin Plan Prohibitions, the California Plumbing Code, the County Code Septic System Ordinance (Article II of Chapter 29, 29-6 through 29-14), and Administrative Practices of Environmental Health Services.

Impact Discussion:

(a) *Less than significant impact.* The County Comprehensive Plan Seismic Safety and Safety Element states that project sites given a geologic hazard designation of Category I, “have relatively minor problems and would be suitable for all types of development.” Therefore, the proposed residential development would not exposure future residents to significant geologic hazards.

(b-d, i, j, l) *Less than significant impact.* The proposed project related grading includes approximately ~~200~~ 700 cubic yards of cut and 7,600 cubic yards of fill; with ~~7,400~~ 6,900 cubic yards of fill to be imported from offsite. The relatively large quantity of fill is required to level the site as the parcel currently contains a large, informal drainage basin. This large importation of fill would not be considered an alteration of significant natural land form as the basin area was artificially created during the construction of the adjacent Vandenberg Golf Course. There are no slopes in excess of 20% located on the subject property. No removal of sand, gravel, or topsoil is proposed as part of the project.

(g) *Less than significant impact.* Any future residential development on the proposed project site would served by the Vandenberg Village Community Services District (VVCS D). The VVCS D has issued an “Intent to Serve” Letter for the proposed project which clearly indicates that the district has both the capacity and intent to provide potable water and sewage disposal for the fifteen proposed residential units. Therefore, the installation of private septic systems is not part of the proposed scope of work.

(h) *Less than significant impact.* No extraction of mineral or ore is proposed as part of the project scope.

(e-f) Mitigable to less than significant impact. The future construction of fifteen residential units would create new areas of impermeable surfaces and therefore would create the potential for increased water erosion of soils due to increased storm water runoff. In addition, earthwork for preparation of building pads has the potential to result in soil erosion. Application of standard County grading, erosion, and drainage-control measures (Mitigation Measures #8-10 below) would ensure that no significant erosion would occur.

(k) Mitigable to less than significant impact. Short-term impacts to nearby residents from construction vibrations would be mitigated to less than significant levels with application of the standard measure limiting construction noise to weekdays between 7:00 a.m. and 4:00 p.m. (Mitigation Measure #11 in Section 4.12).

Mitigation and Residual Impact:

With the application of the following measures, potential geologic impacts would be mitigated to less than significant levels (Class II).

8. A grading and erosion control plan shall be designed to minimize erosion and shall include the following:
 - a. Graded areas shall be revegetated within 4 weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.
 - b. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.

Plan Requirements: The grading and erosion control plan(s) shall be submitted for review and approved by P&D prior to approval of Land Use Permits. The applicant shall notify Permit Compliance prior to commencement of grading.

Timing: Components of the grading plan shall be implemented prior to occupancy clearance.

MONITORING: Permit Compliance will photo document revegetation and ensure compliance with plan. Grading inspectors shall monitor technical aspects of the grading activities.

9. All runoff water from impervious areas shall be conveyed by impervious conduits to existing drainage courses.

Plan Requirements and Timing: A drainage plan which incorporates the above and includes a maintenance and inspection program to ensure proper functioning shall be submitted prior to approval of Land Use Permits by the applicant to P&D and the Flood Control District for review and approval.

10. The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15 to November 1) unless a Building & Safety approved erosion control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion.

Plan Requirements: This requirement shall be noted on all grading and building plans.

Timing: Graded surfaces shall be reseeded within 4 weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within 4 weeks of grading completion.

MONITORING: P&D shall site inspect during grading to monitor dust generation and 4 weeks after grading to verify reseeding and to verify the construction has commenced in areas graded for placement of structures.

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?			X		
b. The use, storage, or distribution of hazardous or toxic materials?			X		
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?			X		
d. Possible interference with an emergency response plan or an emergency evacuation plan?			X		
e. The creation of a potential public health hazard?			X		
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?			X		
g. Exposure to hazards from oil or gas pipelines or oil well facilities?			X		
h. The contamination of a public water supply?			X		

Setting:

Physical:

The proposed project site is located approximately 1950 feet south of the Point Pedernales sour gas pipeline. This pipeline contains hydrogen sulfide, a gas which is toxic in high concentrations.

Regulatory:

For properties which are known, or discovered, to contain hazardous materials are subject to the removal and/or treatment requirements of the California Fire Code. Within the County, the Fire Department's Hazardous Materials Unit (HMU) must review and approve any proposed plan to decontaminate a site found to contain a hazardous material.

Impact Discussion:

(a-c,e,h) Less than significant impacts. Additional residential use would be expected to generate only minor amounts of household hazardous materials, such as cleansers, paint, and motor oil. Minor amounts of such household hazardous material would not present a significant potential for release or explosion of hazardous materials and would be highly unlikely to create a public health hazard.

(d) Less than significant impacts. The future residential construction on the project site would not interfere with any known emergency response or emergency evacuation plan.

(f-g) Less than significant impacts. The proposed project site is located approximately 1950 feet south of the Point Pedernales sour gas pipeline. This pipeline transports hydrogen sulfide (H₂S) gas in quantities (8,000 parts per million) capable of causing injuries or death if released under certain circumstances. The potential

public safety hazards this pipeline poses to nearby residents have been analyzed in several environmental documents and most recently in 06EIR-00000-00005, which is being prepared in association with the processing of the Tranquillon Ridge Project. This Environmental Impact Report states that a potential rupture in the sour gas pipeline could cause fatalities for a distance of 780 feet and injuries within 2,033 feet, during turbulent atmospheric conditions (windy). Therefore, a rupture in the sour gas pipeline could potentially injure residents of the proposed project site. Common conditions resulting from exposure to hydrogen sulfide gas include eye irritation, respiratory tract irritation, headache, dizziness, excitement, staggering gait, and gastro enteric disorders. Despite this injury potential the conclusions of 06EIR-5 indicate that the probability of a pipeline rupture during a period of atmospheric turbulence is very low and statistically could be expected to result in fewer than ten injuries (throughout the surrounding area of the County not just Vandenberg Village). Therefore, the potential hazards posed to inhabitants of Vandenberg Village and this project site specifically are insignificant.

Mitigation and Residual Impact:

No mitigation required. Residual impacts would be less than significant (Class III).

4.10 HISTORIC RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation?				X	
b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?				X	

Setting:

Physical:

The project site is currently vacant with no existing structures.

Regulatory:

The County’s Environmental Thresholds and Guidelines Manual, Section 8, provides clear guidelines for evaluating potentially historic structures for their cultural significance within the community, state, or nation. Structures are deemed potentially historically significant if they:

- a) possess integrity of location, design, workmanship, material, and/or setting,
- b) are at least 50 years in age,
- c) and demonstrate additional historical attributes, which include but are not limited to: the work of a master designer/builder, are associated with a particular architectural style important to the community, illustrates broad patterns of cultural, social, political, economic, or industrial history, etc.

If a structure has been evaluated in conformance with the aforementioned guidelines and been found to exhibit historically significant character the proposed demolition and/or substantial alteration of said structure could be considered a potentially significant impact to the environment as mandated by CEQA.

Impact Discussion:

(a, b) *Less than significant impact.* The proposed project site does not contain existing structures which exceed 50 years in age. Therefore, no potentially significant impacts to historic structures are likely to occur as a result of the project.

Mitigation and Residual Impact:

No mitigation measures are required. The project would have no impacts on historic resources (Class III).

4.11 LAND USE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?				X	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X	
c. The induction of substantial growth or concentration of population?			X		
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
e. Loss of existing affordable dwellings through demolition, conversion or removal?				X	
f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
h. The loss of a substantial amount of open space?				X	
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)			X		
j. Conflicts with adopted airport safety zones?				X	

Setting:

Physical:

The proposed project site currently contains an informal drainage basin and no structural development. Surrounding land uses include: vacant property to the north, multi-family housing to the west, single-family housing to the east, and the Vandenberg Village Golf Course to the south.

Regulatory:

The subject parcel is located in the Recreation zone district, and also has a Comprehensive Plan designation of REC (Recreation). The property is governed by the regulations of the County Comprehensive Plan and the Land Use and Development Code. There is neither an approved nor a proposed Community Plan for this region of the County.

Impact Discussion:

(a-b) Less than significant impact. The proposed project includes both a change in Comprehensive Plan’s land use designation as well as a change in the Land Use Development Code zone district for the site. The existing land use designation and zone district for the project site are both Recreation (REC). The newly proposed land use designation is Residential with varying density and two zone districts are proposed which include Designed Residential, 6 units per acre (DR-6) for 2.35 acres of the site and Single-Family residential, 20,000 square foot minimum parcel size (20-R-1) for the remaining 0.47 acres of the site. The DR-6 zone will be located on the western portion of the site and 20-R-1 zone would be located on the eastern side. The property line which separates these two zones is located in area of the site with a natural topographical depression which provides a logical transition point between the two differing residential densities. The proposed residential zone districts (DR-6 and 20-R-1) or consistent with existing zone districts located adjacent to the site. As such the proposed rezone and change in land use designation are consistent with the surrounding land uses. The specific design elements of the project (i.e. setbacks, structural height, etc) do not conflict with any existing land use plan, policy, or regulation.

(c-d) Less than significant impact. The project would represent an insignificant increase in population, and would not extend roads, sewers, or other public facilities which could serve other development. The proposed project would allow the future construction of fifteen residential units; this amount of potential growth would have a negligible impact upon the surrounding community.

(e-g) Less than significant impact. There are no existing structures proposed for demolition as part of the project and, therefore, no residents would be displaced as a result the proposed project. Ultimately, the project could have a beneficial impact on the County’s available housing stock by providing an additional 15 residential units.

(h) Less than significant impact. The property is currently privately owned and is not currently used, nor has it been historically used, by the surrounding community for active or passive recreational purposes. However, the proposed project site is currently zoned for Recreational use and approval of the project would result in the loss of 2.82 acres of recreationally zoned land. Despite this potential loss of recreationally zoned property the Vandenberg Village area currently contains a sufficient number of recreation amenities to service its residential population. Further discussion in regards to the potential loss of recreationally zoned land is contained within Section 4.14 of this document; please refer to this section below for further clarification.

(i- j) Less than significant impact. The project would not create any identified social or economic effect that could result in a significant physical change, and future development on the site would not affect, nor be affected by, airport safety zones.

Mitigation and Residual Impact:

No mitigation would be required. Project land use impacts would be less than significant (Class III).

4.12 NOISE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
County thresholds (e.g. locating noise sensitive uses next to an airport)?					
b. Short-term exposure of people to noise levels exceeding County thresholds?		X			
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?			X		

Setting:

Physical:

The subject property is located on the northern fringes of an urbanized area adjacent to vacant land, low-density residential development, and an existing golf course. There are no known noise generators in the immediate area which produce sustained levels of noise exposure in excess of the County’s 65-dBA threshold.

Regulatory:

The County Noise Element includes residential uses within its categories of noise-sensitive land uses. County thresholds indicate that significant impacts can occur when (a) short-term construction noise would occur within 1600 feet of residential receptors; (b) noise sensitive uses would be exposed to exterior noise levels of 65 dBA CNEL or greater; (c) the proposed development would generate long-term noise levels in excess of 65 dBA CNEL and affect sensitive receptors; or (d) ambient noise levels of a noise sensitive receptor area would be substantially increased.

Impact Discussion:

(a, c) Less than significant impacts. Long-term impact: The project would create sixteen new parcels capable of supporting fifteen new residential units. Vehicular traffic on Oakhill Drive would be considered the greatest noise generator in the surrounding area; however, this right-of-way does not support a level of traffic volume which would exceed the County’s 65 dba noise threshold for sustained periods of time. The project site is located over a mile from the nearest highway and Vandenberg Air Force Base (the nearest airport). The addition of fifteen new residences in this location would neither create a substantial noise increase affecting existing neighbors, nor expose new residents of the project to substantial noise levels.

(b) Mitigable to less than significant impact. Short-term impact: Noise generated from heavy equipment during grading and construction typically can temporarily exceed County noise thresholds of 65 dBA CNEL for a distance of up to approximately 1,600 feet. During grading and construction on the proposed project site, temporary construction noise could significantly affect nearby residents. Application of the standard County measure to limit noisy construction activity to weekdays between 7:00 a.m. to 4:00 p.m. (Mitigation Measure #13 below) would mitigate the project construction noise impact to a less than significant level.

Mitigation and Residual Impact:

With application of the following measure, the noise impact of the project would be mitigated to a less than significant level (Class II).

- Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on State holidays (i.e. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

MONITORING: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

4.13 PUBLIC FACILITIES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?			X		
b. Student generation exceeding school capacity?			X		
c. Significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?			X		
d. A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)?			X		
e. The construction of new storm water drainage or water quality control facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X		

Setting:

Physical:

The proposed project site currently contains an informal drainage basin and no further structural development. The project site does not contain, and is not in close proximity to, any known public facility. Police protection for the site would be provided by the County Sheriff’s Department. The local station serving this area is located at 751 Burton Mesa Road in Mission Hills, which is approximately one and a half miles from the project site. Future development resulting from this project would be served by the Lompoc Unified School District. The closest emergency healthcare facility in relation to the project site is the Lompoc District Hospital located on South D Street in Lompoc, approximately seven miles from the project site.

Regulatory:

The County’s Comprehensive Plan, Land Use Element, Land Use Development Policy 4 states: “Prior to the issuance of a use permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development...Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.”

Impact Discussion:

(a) *Less than significant impact.* The addition of fifteen residential units and associated population could be accommodated by the Sheriff’s Department without significantly affecting the level of police protection of the area or requiring alterations. The addition of fifteen residential units and associated population would not represent a significant impact and could be accommodated by the existing health care system.

(b) *Less than significant impact.* The addition of fifteen residential units and associated population would be expected to generate one student per household, including 0.5 elementary students, 0.25 middle school students, and 0.25 high school students. This project impact on school facilities would be considered insignificant, and any students generated as a result of the project would be accommodated by the districts. School fees would be collected by the districts to offset the project’s incremental contribution to cumulative impacts on schools.

(c) *Less than significant impact.* County solid waste landfill space is limited and the County is under State mandate to reduce waste generation and disposal. The *County Environmental Thresholds and Guidelines* identifies a significant impact when a project would generate 196 tons or more of refuse per year, and a considerable contribution to cumulative impacts from generation of 40 tons or more per year. Fifteen residential units would be expected to generate 43.5 tons of solid waste annually (1 home x 3.01 persons/home x 0.95 tons solid waste/ year/ person = 2.9 tons solid waste/ year). Generation of 43.5 tons of solid refuse per year would result in a significant contribution to adverse cumulative solid waste impacts. Adherence to the mitigation measures listed below would ensure that cumulative impacts are reduced to less than significant levels.

(d) *Less than significant impact.* The proposed project would be provided with sewer service by the Vandenberg Village Community Services District (VVCSD); this district has already issued an "Intent to Serve" Letter clearly stating that the district has both the intent and the capacity to serve the project. This service can be provided by the minimal extension of sewer infrastructure present on adjacent parcels. Therefore, no significant expansion or substantial impact to existing sewer infrastructure is expected to result from the project.

(e) *Less than significant impact.* The proposed project site currently contains an informal drainage basin which retains stormwater runoff from Oakhill Drive and other impermeable surfaces. ~~The proposed project would eliminate this basin and replace it with a series of smaller retention basins located in landscaped areas at the rear of each residential unit. This system of basins is designed to retain the stormwater generated by a 25-year flood event. Stormwater produced by a flood event which exceeds this design capacity will be transported southward offsite via a proposed drainage pipe which terminates into an energy dissipater located at the northern terminus of a concrete drainage swale located in the Vandenberg Golf Course.~~ The proposed project would eliminate this basin and replace it with a series of smaller retention basins located in landscaped areas at the rear of each residential unit, as well as a primary retention basin located along the southern edge of the project site. This system of basins is designed to retain the stormwater generated by a 25-year flood event. The proposed primary basin is approximately 3500 square feet in area and will be constructed of vertical concrete walls. The top of the proposed vertical walls will be located at grade and the walls will extend below grade at a range between three and nine feet. Due to its depth the primary retention basin will be surrounded by a 42 inch security/safety fence. Stormwater produced by a flood event which exceeds the design capacity of the retention system will be transported southward offsite via a proposed drainage pipe which terminates into an energy dissipater located at the northern terminus of a concrete drainage swale located in the Village Golf Course. The construction of this stormwater retention and drainage system is not expected to result in significant impacts to the environment.

Mitigation and Residual Impact:

With application of the following measures, the impacts to public facilities resulting from the project would be mitigated to a less than significant level (Class II).

12. The applicant shall develop and implement a Solid Waste Management Plan (SWMP) to be approved by the Public Works Solid Waste Division and P&D and shall include the following components at a minimum:
 - a. Provision of space and bins for storage of recyclable materials within the project site.
 - b. Development of a plan for accessible collection of materials on a regular basis (may require establishment of private pick-up depending on availability of County-sponsored programs).

- c. Implementation of a green waste source reduction program, including the creation of lot or common composting areas, and the use of mulching mowers in all common open space lawns.

Plan Requirement/Timing: The applicant shall submit a Solid Waste Management Program to P&D for review and approval prior to Zoning Clearance. Program components shall be implemented prior to occupancy clearance and throughout the life of the project.

MONITORING: P&D shall site inspect during construction, prior to occupancy, and after occupancy to ensure solid waste management components are established and implemented.

- 13. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements/Timing:** This requirement shall be printed on the grading and construction plan. The Permittee shall provide P&D with receipts for recycled materials or for separate bins. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance.

MONITORING: P&D shall review receipts prior to occupancy clearance.

- 14. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by Permit Compliance staff. **Plan Requirements and Timing:** Prior to Land Use/Coastal Development Permit approval, applicant shall designate and provide to Planning and Development the name and phone number of a contact person(s) to monitor trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by Permit Compliance staff. This requirement shall be noted on all plans. Trash control shall occur throughout all grading and construction activities.

MONITORING: Permit Compliance staff shall inspect periodically throughout grading and construction activities.

4.14 RECREATION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Conflict with established recreational uses of the area?			X		
b. Conflict with biking, equestrian, or hiking trails?			X		
c. Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?			X		

Setting:

Physical:

The proposed project site has a Recreation/Open Space Comprehensive Plan land use designation and is located in a Recreation/Open Space zone district as defined by the County's Land Use Development Code. The Vandenberg Golf Course abuts the southern property line of the project site.

Regulatory:

The County’s Comprehensive Plan, Land Use Element, Parks/Recreation Policies state, in part: “Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses.”

Impact Discussion:

(a, c) Less than significant impact. Approval of the proposed project would result in the conversion of 2.82 acres of recreationally zoned land to residential land uses. However, the site is currently vacant and does not provide any recreational amenities for the public. The proposed project design does include the placement of an access easement across the southeastern edge of the property to facilitate continued use of the golf course. Although the project will result in the net loss of recreationally zoned acreage there are significant recreational facilities already located in the Vandenberg Village area. With the recent development of the Providence Landing housing project an 11.47 acre park (under the management of YMCA) was constructed. This park includes baseball fields, multi-purpose fields, multi-purpose courts, tennis courts, playgrounds, and group picnic areas. In addition to this sizable park the Vandenberg Golf Course is located immediately south of the project site and the Vandenberg High School property also provides a large number of athletic fields, running track, etc. As noted the Vandenberg Village area contains a significant number of recreational facilities and the loss of 2.82 acres of recreationally zoned land would not constitute a significant impact to the recreational opportunities of this community.

(b) Less than significant impact. The proposed project site does not contain, and is not adjacent to, any known Parks Department trail. The closest designated Parks Department trail is located along Burton Mesa Boulevard and terminates east of Clubhouse Road, over a mile south of the project site. The closest designated bikeway terminates at the intersection of Burton Mesa Boulevard and Constellation Road, approximately one mile from the project site. As all designated trails and bikeways are located at least a mile from the project site no significant impacts to such a recreational amenity is expected to occur.

Mitigation and Residual Impact:

No mitigation measures would be required. Impacts to recreational facilities and/or opportunities resulting from the project would be less than significant (Class III).

4.15 TRANSPORTATION/CIRCULATION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system?			X		
b. A need for private or public road maintenance, or need for new road(s)?			X		
c. Effects on existing parking facilities, or demand for new parking?			X		
d. Substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods?			X		
e. Alteration to waterborne, rail, or air traffic?				X	
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)?			X		
g. Inadequate sight distance?			X		
ingress/egress?			X		
general road capacity?			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
emergency access?			X		
h. Impacts to Congestion Management Plan system?				X	

Setting:

Physical:

The proposed project site is located on Oakhill Drive in Vandenberg Village. The site is located approximately one mile from Highway 1, which is the closest State Route to the site.

Regulatory:

The Public Works Department, Roads Division’s general standards governs all project proposals within the County. In addition, the County’s Thresholds of Significance for Traffic Impacts, in the County Environmental Thresholds and Guidelines Manual provides guidance and procedures for analyzing the potential traffic impacts of a project. CEQA Guidelines, Appendix G states that a project will ordinarily have a significant effect on the environment if it will “cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.” The County’s threshold criteria assume that an increase in traffic that creates a need for road improvements is “substantial in relation to the existing traffic load and capacity of the street system.”

Impact Discussion:

(a) Less than significant impact. The project site will take direct access from Oakhill Drive via private driveways. The development of fifteen new residences would generate approximately 150 Average Daily Trips and 15 Peak Hour Trips. This would not represent a significant traffic impact to area intersections or roadways, based on County significance thresholds (i.e., an increase of greater than 0.10 in volume-to-capacity ratio at nearby intersections experiencing poor levels of service, or use of a substantial portion of remaining roadway capacity).

(b-h) Less than significant impact. (b) No new roads would be required to serve the project. County traffic fees would be required, to offset the project’s incremental contribution to cumulative traffic and road maintenance costs. (c) The project would not significantly affect existing neighborhood parking. Per County ordinance, two parking spaces would be required for each lot to serve existing and new residences. (d) There are limited transit facilities and subsequent use in this area, however, the project is minor in scope and would have no significant effect. (e) The addition of fifteen new residences in this location would not affect air, rail, or waterborne traffic. (f) Due to the low traffic volumes on Oakhill Drive and the project’s potential for creating only marginal amounts of additional traffic the construction of fifteen new residences does not present the potential to create significant traffic hazards. (g) The design of the project provides full line of sight for the traffic generated by the project. Access to each lot would be provided by private driveways. Road capacity would be adequate to accommodate use by project residents. Adequate emergency access is provided by the existing road system. (h) No impacts to a Congestion Management Plan are expected.

Mitigation and Residual Impact:

No mitigation required other than Standard County Roads Division fees. Residual impacts would be less than significant (Class III).

4.16 WATER RESOURCES/FLOODING

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?			X		
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?			X		
c. Change in the amount of surface water in any water body?			X		
d. Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution?			X		
e. Alterations to the course or flow of flood water or need for private or public flood control projects?		X			
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis?		X			
g. Alteration of the direction or rate of flow of groundwater?			X		
h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?			X		
i. Overdraft or over commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over commitment of any groundwater basin?			X		
j. The substantial degradation of groundwater quality including saltwater intrusion?			X		
k. Substantial reduction in the amount of water otherwise available for public water supplies?			X		
l. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?		X			

Setting:

Physical:

The proposed project site contains an informal drainage basin which receives stormwater runoff from Oakhill Drive and other impermeable surfaces. The project site is located in close proximity to the San Antonio Groundwater Basin.

Regulatory:

The Santa Barbara County Code, Chapter 14 Grading Ordinance (June 2003) is the governing document adopted by the Board of Supervisors, which contains the minimum standards and procedures necessary to protect and preserve life, limb, health, property, and public welfare. It also addresses compliance with the National Pollutant Discharge Elimination System Phase II storm water regulations and sets forth local storm water requirements for the disturbance of less than 1 acre, to avoid pollution of water courses with sediments or other pollutants generated on or caused by surface runoff on or across the construction site.

In addition, regulations regarding wastewater treatment are governed by regulations inclusive of the Regional Water Quality Control Board's Basin Plan Prohibitions, the California Plumbing Code, the

County Code Septic System Ordinance (Article II of Chapter 29, 29-6 through 29-14), and Administrative Practices of Environmental Health Services.

Impact Discussion:

(g-k) Less than significant impact. The proposed project would be provided with both domestic water and sewer service by the Vandenberg Village Community Services District (VVCSD); this district has already issued an "Intent to Serve" Letter clearly stating that the district has both the intent and the capacity to serve the project. Therefore, this project is not expected to have a significant effect on the quantity of available groundwater or the water supplies available to public use.

(l) Less than significant impact. Additional residential use would be expected to generate only minor amounts of storm water pollutants, such as cleansers, paint, and motor oil. Minor amounts of such household hazardous material would not present a significant potential for release of waterborne pollutants and would be highly unlikely to create a public health hazard.

(b-d) Less than significant impact. The future construction of fifteen new residences would create minor amounts of additional storm water runoff as a result of newly constructed impermeable surfaces (i.e. structure roofs', driveway, patios, etc.) Construction activities such as grading could also potentially create temporary runoff and erosion problems. Application of standard County grading, erosion, and drainage-control measures (mitigation listed previously in Section 4.8) would ensure that no significant increase of erosion or storm water runoff would occur.

(a, e-f) Mitigable to less than significant impact. The proposed project site currently contains an informal drainage basin which retains stormwater runoff from Oakhill Drive and other impermeable surfaces. The proposed project would eliminate this basin and replace it with a series of smaller retention basins located in landscaped areas at the rear of each residential unit. This system of basins is designed to retain the stormwater generated by a 25-year flood event. Stormwater produced by a flood event which exceeds this design capacity will be transported southward offsite via a proposed drainage pipe which terminates into an energy dissipater located at the northern terminus of a concrete drainage swale located in the Vandenberg Golf Course. The proposed project would eliminate this basin and replace it with a series of smaller retention basins located in landscaped areas at the rear of each residential unit, as well as a primary retention basin located along the southern edge of the project site. This system of basins is designed to retain the stormwater generated by a 25-year flood event. The proposed primary basin is approximately 3500 square feet in area and will be constructed of vertical concrete walls. The top of the proposed vertical walls will be located at grade and the walls will extend below grade at a range between three and nine feet. Due to its depth the primary retention basin will be surrounded by a 42 inch security/safety fence. Stormwater produced by a flood event which exceeds the design capacity of the retention system will be transported southward offsite via a proposed drainage pipe which terminates into an energy dissipater located at the northern terminus of a concrete drainage swale located in the Village Golf Course. The construction of the aforementioned stormwater retention and distribution system would most likely have a beneficial impact upon the potential for flooding in this area of the County. Currently, when the existing drainage basin reaches its retention capacity stormwater sheet flows over an existing concrete weir and floods a portion of the Vandenberg Village Golf Course before the stormwater reaches a concrete swale farther south. With the construction of this project the excess stormwater would be transported via a new below grade drainage pipe to the existing concrete swale, thereby preventing periodic flooding of the golf course. Mitigation measures specifically requiring the construction of the aforementioned flood controls improvements are listed below.

Mitigation and Residual Impact:

With the application of the following measures, the potential flooding impacts of the project would be mitigated to a less than significant level (Class II).

15. Prior to recordation, the applicant shall comply with the Flood Control District Standard Conditions of Approval.

- 16. Prior to recordation and land use clearance, the applicant shall submit a copy of the map, improvement plans, grading/drainage plans, a drainage study, and landscape plans to the District for review and approval. Said plans shall include a retardation basin designed to limit outflow to 0.07cfs per acre of development for a 25-year storm event, or shall include alternative on or off-site drainage improvements which adequately mitigate for increased runoff, to the satisfaction of the District. The applicant shall enter into a maintenance agreement with the District to assure the perpetual maintenance of the private drainage improvements required for the development.
- 17. All drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and certified by a Registered Civil Engineer prior to issuance of Occupancy Clearance.

5.0 INFORMATION SOURCES

5.1 County Departments Consulted

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts, Regional Programs.

5.2 Comprehensive Plan

<u> X </u> Seismic Safety/Safety Element	<u> X </u> Conservation Element
<u> X </u> Open Space Element	<u> X </u> Noise Element
<u> </u> Coastal Plan and Maps	<u> X </u> Circulation Element
<u> </u> ERME	<u> </u>

5.3 Other Sources

<u> X </u> Field work	<u> </u> Ag Preserve maps
<u> </u> Calculations	<u> X </u> Flood Control maps
<u> X </u> Project plans	<u> X </u> Other technical references
<u> </u> Traffic studies	(reports, survey, etc.)
<u> </u> Records	<u> X </u> Planning files, maps, reports
<u> </u> Grading plans	<u> X </u> Zoning maps
<u> </u> Elevation, architectural renderings	<u> X </u> Soils maps/reports
<u> X </u> Published geological map/reports	<u> X </u> Plant maps
<u> X </u> Topographical maps	<u> X </u> Archaeological maps and reports
	<u> X </u> Other: Agricultural Productivity and Suitability Study

6.0 PROJECT SPECIFIC (*short- and long-term*) AND CUMULATIVE IMPACT SUMMARY

AIR QUALITY

With the incorporation of the required measures 1-3, impacts to air quality would be mitigated to a less than significant level (Class II).

- 1. If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
 - a. seeding and watering to revegetate graded areas; and/or

- b. spreading of soil binders; and/or
- c. any other methods deemed appropriate by Planning and Development.

Plan Requirements: These requirements shall be noted on all plans.

Timing: Plans are required prior to approval of Land Use Permits\Coastal Development Permits.

MONITORING: Grading Inspector shall perform periodic site inspections.

2. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Follow the dust control measures listed below.
 - d. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - e. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - f. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

Plan Requirements: All requirements shall be shown on grading and building plans.

Timing: Condition shall be adhered to throughout all grading and construction periods.

MONITORING: P&D shall ensure measures are on plans. P&D Grading and Building inspectors shall spot check; Grading and Building shall ensure compliance on-site. APCD inspectors shall respond to nuisance complaints.

3. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.

Plan Requirements: The name and telephone number of such persons shall be provided to the APCD.

Timing: The dust monitor shall be designated prior to the issuance of a Land Use Permit.

MONITORING: P&D shall contact the designated monitor as necessary to ensure compliance with dust control measures.

BIOLOGICAL RESOURCES

With the incorporation of the required measure 4, impacts to biological resources would be mitigated to a less than significant level (Class II).

4. An oak tree protection and replacement program, prepared by a P&D-approved arborist/biologist shall be implemented. The program shall include but not be limited to the following components:
 - a. Program elements to be graphically depicted on final grading and building plans:

- i. The location and extent of dripline for all trees and the type and location of any fencing.
 - ii. To avoid disturbance to oak trees, site preparation and construction of building pads shall avoid disturbance to existing oak trees. Construction envelopes shall be located outside the driplines of all oak trees. All ground disturbances including grading for buildings, accessways, easements, subsurface grading, sewage disposal, and well placement shall be prohibited outside construction envelopes.
 - iii. Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas.
 - iv. Paving shall be of pervious material (i.e., gravel, brick without mortar) where access roads or driveways encroach within 25 feet of a oak tree's dripline.
 - v. Permanent tree wells or retaining walls shall be specified on approved plans and shall be installed prior to approval of Land Use Permits. A P&D-qualified arborist or biologist shall oversee such installation.
 - vi. Drainage plans shall be designed so that oak tree trunk areas are properly drained to avoid ponding. These plans shall be subject to review and approval by P&D or a P&D-qualified biologist/arborist.
- b. Program elements to be printed as conditions on final grading and building plans:
- i. No grading or development shall occur within the driplines of oak trees that occur in the construction area.
 - ii. All oak trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to P&D throughout all grading and construction activities. The fencing shall be installed six feet outside the dripline of each oak tree, and shall be staked every six feet.
 - iii. No construction equipment shall be parked, stored or operated within six feet of the dripline of any oak tree.
 - iv. Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a P&D-approved arborist/biologist.
 - v. No permanent irrigation shall occur within the dripline of any existing oak tree.
 - vi. Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand.
 - vii. Only designated trees shall be removed.
 - viii. Any oak tree which are removed and/or damaged (more than 25% of root zone disturbed) shall be replaced on a 10:1 basis with 10-gallon size saplings grown from locally obtained seed. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with timer shall be installed. Trees shall be planted prior to occupancy clearance and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.
 - ix. A P&D approved arborist shall be onsite throughout all grading and construction activities which may impact oak trees.

Plan Requirements: Prior to approval of Land Use Permits, the applicant shall submit a copy of the grading and/or building plans to P&D for review and approval. All aspects of the plan shall be implemented as approved. Prior to approval of Land Use Permits, the applicant shall successfully file and receipt evidence of posting a performance security which is acceptable to P&D.

Timing: Timing on each measure shall be stated where applicable; where not otherwise stated, all measures must be in place throughout all grading and construction activities.

CULTURAL RESOURCES

With the incorporation of the required measure 5, impacts to archaeological resources would be mitigated to a less than significant level (Class II).

5. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant.

Plan Requirements/Timing: This condition shall be printed on all building and grading plans.

MONITORING: P&D shall check plans prior to approval of Land Use Permits\Coastal Development Permits and shall spot check in the field.

FIRE HAZARD

With the incorporation of the required measures 6-7, impacts from potential fire hazards would be mitigated to a less than significant level (Class II).

6. Prior to Map Recordation, the following conditions must be satisfied:

- a. All access ways (public or private) shall be installed and made serviceable. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to any work being undertaken.
- b. The proposed driveway, located on the western portion of the site, serving four newly created parcels, will be required to terminate with a fire department approved turnaround. Location of this turnaround shall be determined by the fire department with consultation from the applicant and the Planning and Development Department.
- c. All driveways off of Oakhill Drive shall be a minimum of sixteen (16) feet wide and minimum driveway easements of twenty (20) feet shall be recorded on the map.
- d. All curbs shall be painted red and "No Parking Any Time" signs shall be posted per fire department requirements where applicable.

7. **Two (2)** fire hydrants shall be installed. The hydrants shall be located per fire department specifications and shall flow **1250** gallons per minute at a 20 psi residual pressure. Prior to installation, plans showing locations, size and type of hydrants, valves, main lines and lateral lines shall be approved by the fire department.

GEOLOGIC PROCESSES

With the application of required measures 8-10, potential geologic impacts would be mitigated to less than significant levels (Class II).

8. A grading and erosion control plan shall be designed to minimize erosion and shall include the following:
 - a. Graded areas shall be revegetated within 4 weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.
 - b. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.

Plan Requirements: The grading and erosion control plan(s) shall be submitted for review and approved by P&D prior to approval of Land Use Permits. The applicant shall notify Permit Compliance prior to commencement of grading.

Timing: Components of the grading plan shall be implemented prior to occupancy clearance.

MONITORING: Permit Compliance will photo document revegetation and ensure compliance with plan. Grading inspectors shall monitor technical aspects of the grading activities.

9. All runoff water from impervious areas shall be conveyed by impervious conduits to existing drainage canyons.

Plan Requirements and Timing: A drainage plan which incorporates the above and includes a maintenance and inspection program to ensure proper functioning shall be submitted prior to approval of Land Use Permits by the applicant to P&D and the Flood Control District for review and approval.

10. The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15 to November 1) unless a Building & Safety approved erosion control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion.

Plan Requirements: This requirement shall be noted on all grading and building plans.

Timing: Graded surfaces shall be reseeded within 4 weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within 4 weeks of grading completion.

MONITORING: P&D shall site inspect during grading to monitor dust generation and 4 weeks after grading to verify reseeded and to verify the construction has commenced in areas graded for placement of structures.

NOISE:

With the application of the required measure 11, the potential noise impacts of the project would be mitigated to a less than significant level (Class II).

11. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on State holidays (i.e. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

MONITORING: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

PUBLIC FACILITIES

With the application of the required measures 12-14, the potential impacts to Public Facilities would be mitigated to a less than significant level (Class II).

12. The applicant shall develop and implement a Solid Waste Management Plan (SWMP) to be approved by the Public Works Solid Waste Division and P&D and shall include the following components at a minimum:

- a. Provision of space and bins for storage of recyclable materials within the project site.
- b. Establishment of a recyclable material pickup area for commercial/industrial projects (i.e., loading docks, etc.).
- c. Development of a plan for accessible collection of materials on a regular basis (may require establishment of private pick-up depending on availability of County-sponsored programs).
- d. Implementation of a green waste source reduction program, including the creation of lot or common composting areas, and the use of mulching mowers in all common open space lawns.

Plan Requirement/Timing: The applicant shall submit a Solid Waste Management Program to P&D for review and approval prior to Zoning Clearance. Program components shall be implemented prior to occupancy clearance and throughout the life of the project.

MONITORING: P&D shall site inspect during construction, prior to occupancy, and after occupancy to ensure solid waste management components are established and implemented.

13. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements/Timing:** This requirement shall be printed on the grading and construction plan. The Permittee shall provide P&D with receipts for recycled materials or for separate bins. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance.

MONITORING: P&D shall review receipts prior to occupancy clearance.

14. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by Permit Compliance staff. **Plan Requirements and Timing:** Prior to Land Use/Coastal Development Permit approval, applicant shall designate and provide to Planning and Development the name and phone number of a contact person(s) to monitor trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by Permit Compliance staff. This requirement shall be noted on all plans. Trash control shall occur throughout all grading and construction activities.

MONITORING: Permit Compliance staff shall inspect periodically throughout grading and construction activities.

FLOOD CONTROL

With the application of the required measures 15-17, the potential flooding impacts of the project would be mitigated to a less than significant level (Class II).

- 15. Prior to recordation, the applicant shall comply with the Flood Control District Standard Conditions of Approval.
- 16. Prior to recordation and land use clearance, the applicant shall submit a copy of the map, improvement plans, grading/drainage plans, a drainage study, and landscape plans to the District for review and approval. Said plans shall include a retardation basin designed to limit outflow to 0.07cfs per acre of development for a 25-year storm event, or shall include alternative on or off-site drainage improvements which adequately mitigate for increased runoff, to the satisfaction of the District. The applicant shall enter into a maintenance agreement with the District to assure the perpetual maintenance of the private drainage improvements required for the development.
- 17. All drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and certified by a Registered Civil Engineer prior to issuance of Occupancy Clearance.

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?			X		
3. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)			X		
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ?			X		

8.0 PROJECT ALTERNATIVES

Not applicable.

9.0 RECOMMENDATION BY P&D STAFF

On the basis of the Initial Study, the staff of Planning and Development:

- Finds that the proposed project **WILL NOT** have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.
- Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.
- Finds that the proposed project **MAY** have a significant effect on the environment, and recommends that an EIR be prepared.
- Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

PROJECT EVALUATOR: Nathan Eady DATE: 3/27/08

10.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

- I agree with staff conclusions. Preparation of the appropriate document may proceed.
- I DO NOT agree with staff conclusions. The following actions will be taken:
- I require consultation and further information prior to making my determination.

SIGNATURE: Bonnie K. Gause INITIAL STUDY DATE: 3.27.08

SIGNATURE: Bonnie K. Gause NEGATIVE DECLARATION DATE: 3.27.08

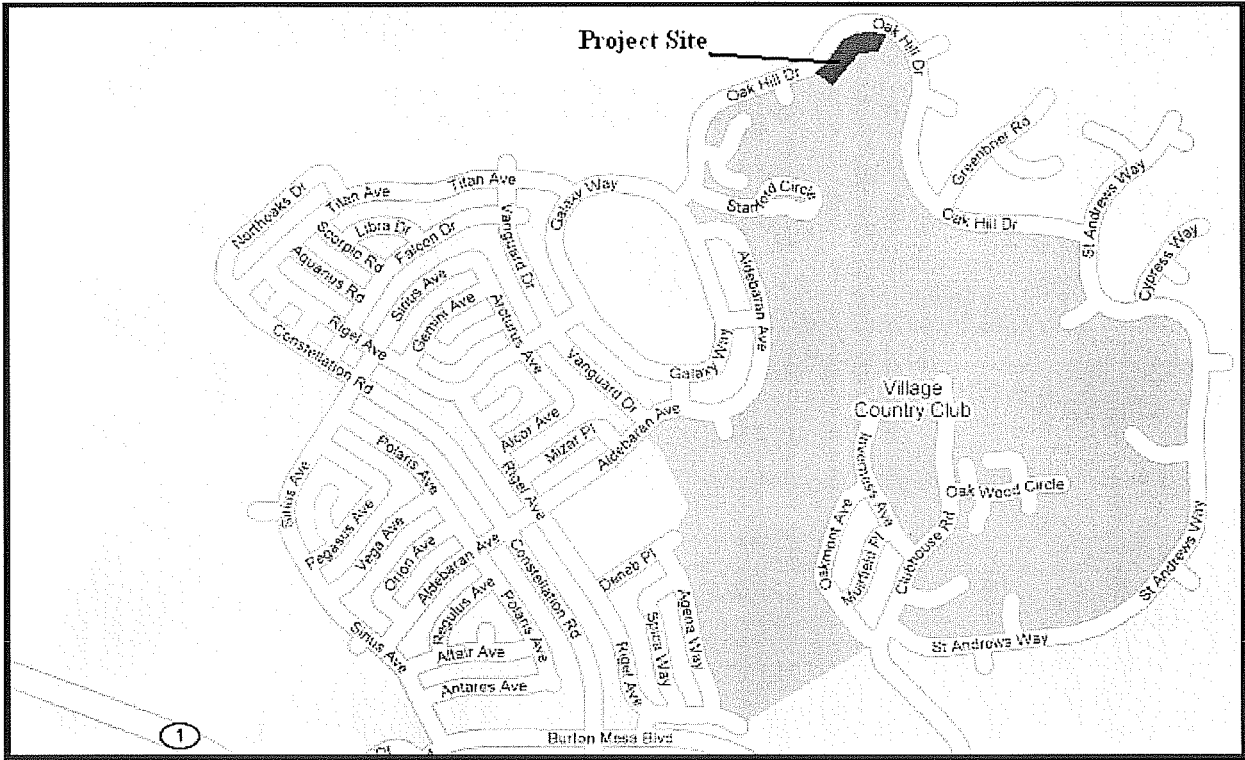
SIGNATURE: _____ REVISION DATE: _____

SIGNATURE: Alice McCurdy FINAL NEGATIVE DECLARATION DATE: 8/22/08

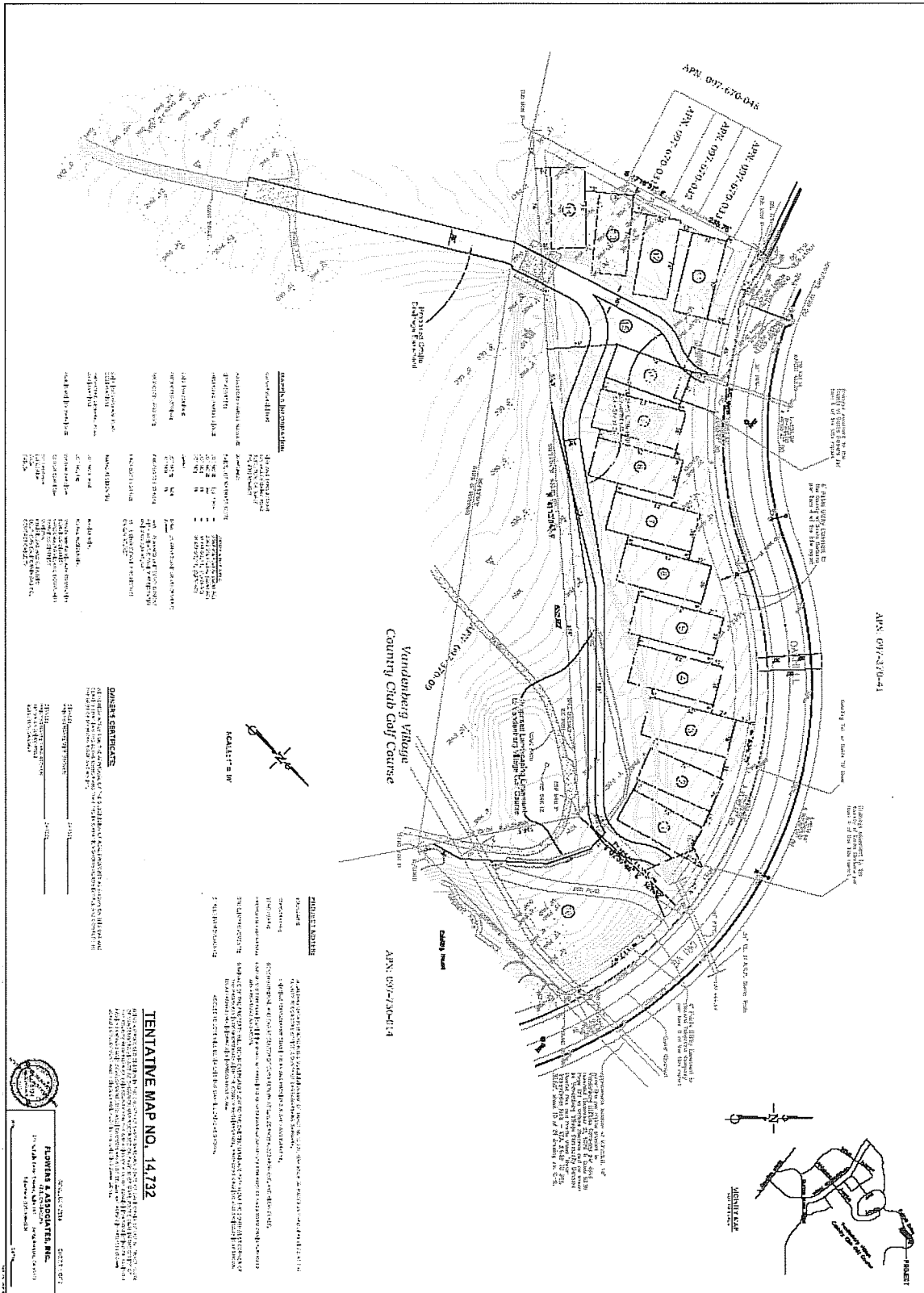
11.0 ATTACHMENTS

- Attachment A: Vicinity Map
- Attachment B: Revised Tentative Tract Map
- Attachment C: Revised Preliminary Site Improvement Plan
- Attachment D: Revised Conceptual Floor Plans and Elevations
- Attachment E: Revised Conceptual Landscape Plans

ATTACHMENT A: Vicinity Map

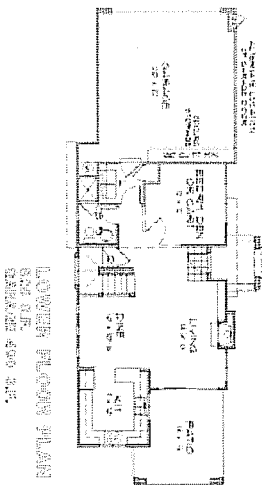


ATTACHMENT B: Tentative Tract Map

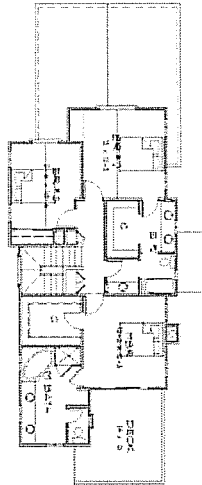


ATTACHMENT D: Conceptual Floor Plans and Elevations

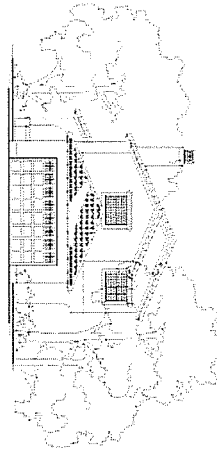
PROPOSED FLOOR PLAN - A1
TOTAL GRSB AFT. SCHEDULED PARTS SEE SEE PROVISIONS
APPROX. 400 SQ. FT. APPROX. 400 SQ. FT.



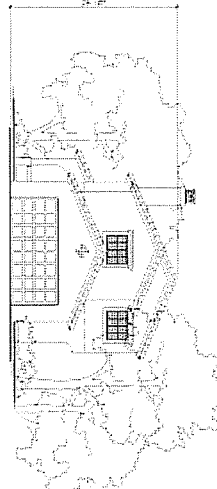
UPPER FLOOR PLAN
APPROX. 400 SQ. FT.



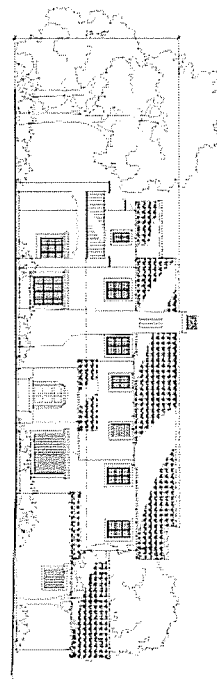
FRONT ELEVATION A1
1/8" = 1'-0"



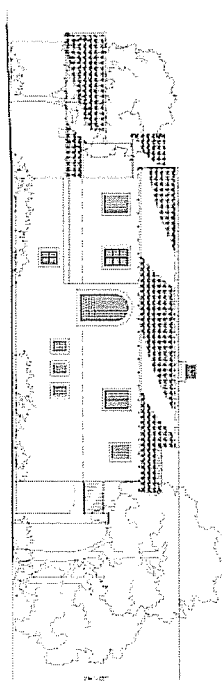
RIGHT SIDE ELEVATION A1
1/8" = 1'-0"



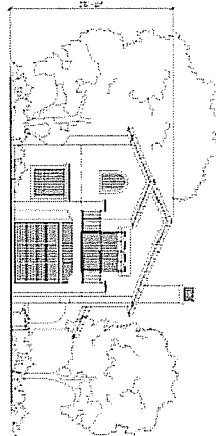
LEFT SIDE ELEVATION A1
1/8" = 1'-0"



REAR ELEVATION A1
1/8" = 1'-0"

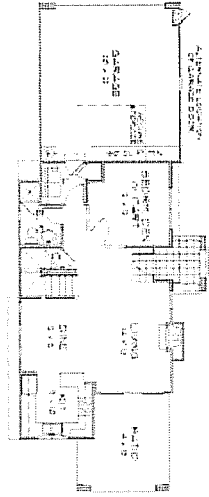


DECK ELEVATION A1
1/8" = 1'-0"

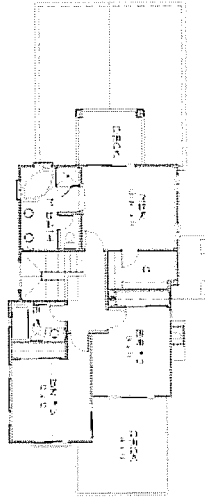


PROPOSED FLOOR PLAN "A2"
TOTAL 1,100 SQ. FEET
GARAGE: 400 SQ. FT.
OFFICE: 150 SQ. FT.
REAR PORCH: 100 SQ. FT.

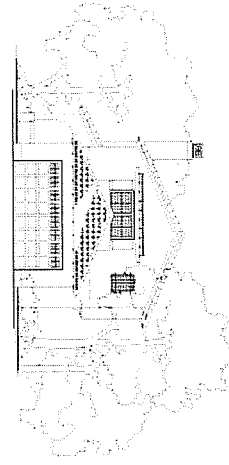
LOWER LEVEL PLAN
GARAGE: 400 SQ. FT.
OFFICE: 150 SQ. FT.
REAR PORCH: 100 SQ. FT.



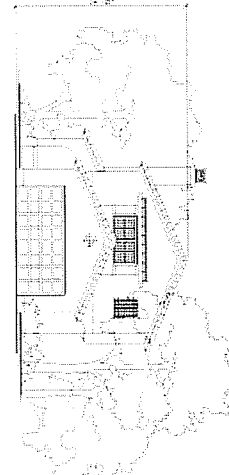
UPPER LEVEL PLAN



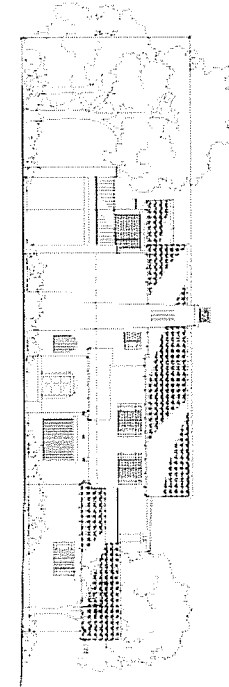
WEST ELEVATION



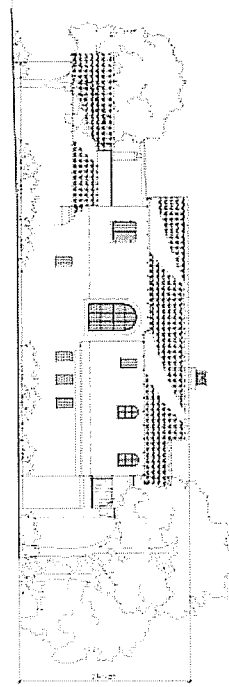
EAST ELEVATION



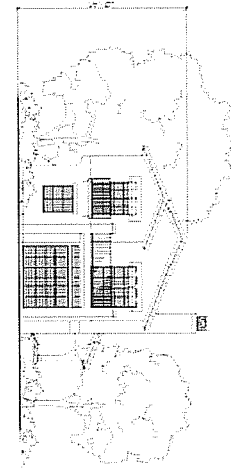
REAR ELEVATION



FRONT ELEVATION



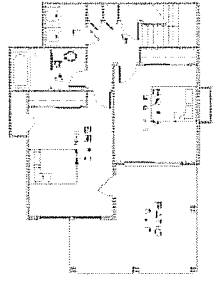
REAR PORCH ELEVATION



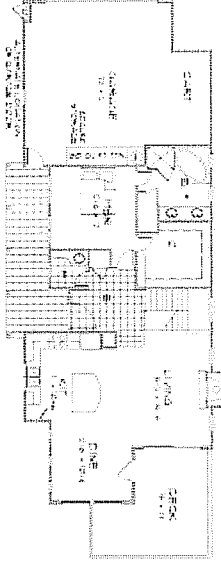
PROPOSED FLOORS PLAN - B
TOTAL AREA OF OUTDOOR PATIO 625 SQ FEET
AREA OF 2ND FLOOR 1,400 SQ FT
AREA OF 1ST FLOOR 1,400 SQ FT
TOTAL AREA OF 1ST AND 2ND FLOOR 2,800 SQ FT

1/8"=1'-0"

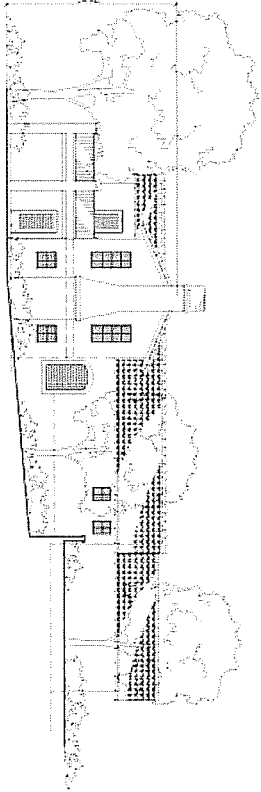
LOWER FLOOR PLAN
1,400 SQ FT



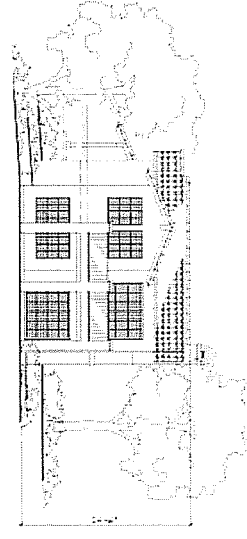
UPPER FLOOR PLAN
1,400 SQ FT
BATHROOM 500 SQ FT



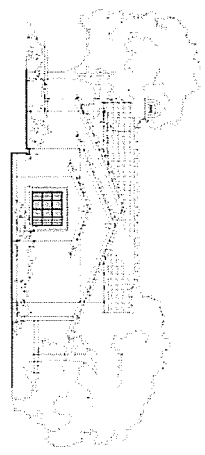
WEST ELEVATION
1/8"=1'-0"



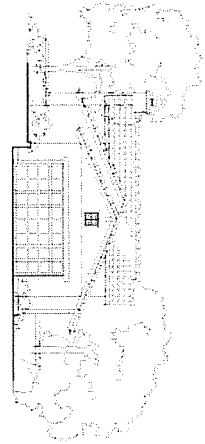
EAST ELEVATION
1/8"=1'-0"



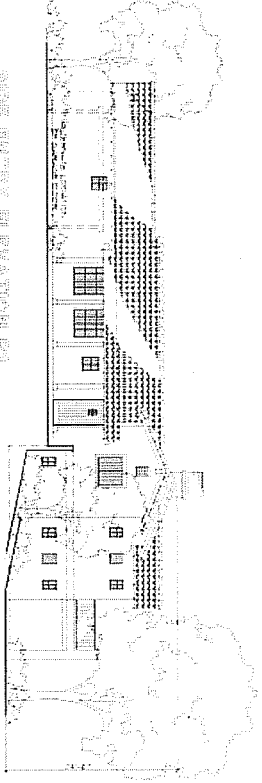
REAR ELEVATION
1/8"=1'-0"



FRONT ELEVATION
1/8"=1'-0"



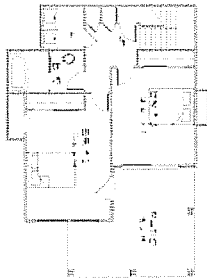
RIGHT SIDE ELEVATION
1/8"=1'-0"



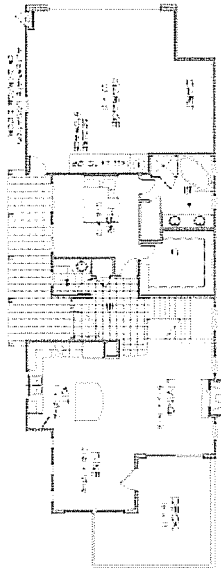
PROPOSED FLOOR PLAN - B
TOTAL VEG. CR. W/INFORM. PARTIAL 40% OF RIVERBANK
SQUARE FEET 217
PIP ROOF ELEVATIONS

18'-11'-0"

LOWER FLOOR PLAN
400' x 217'



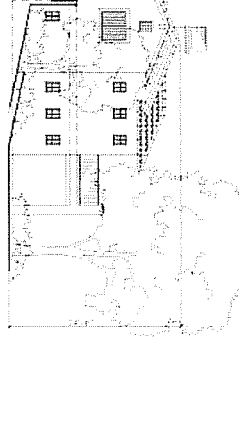
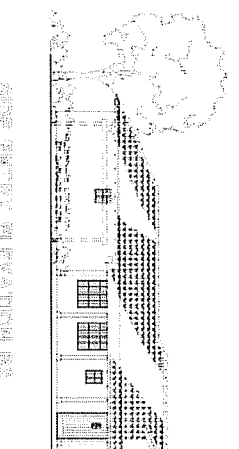
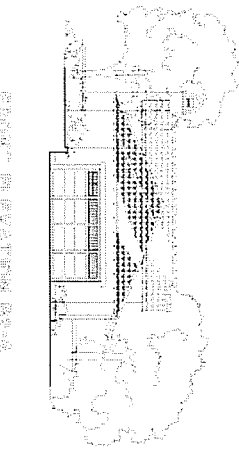
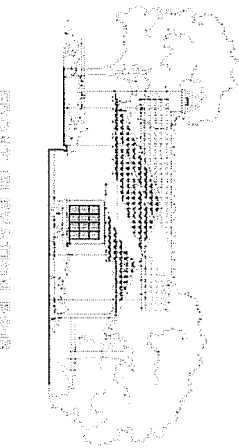
UPPER FLOOR PLAN
1100' x 217'
400' x 217'



18'-11'-0"

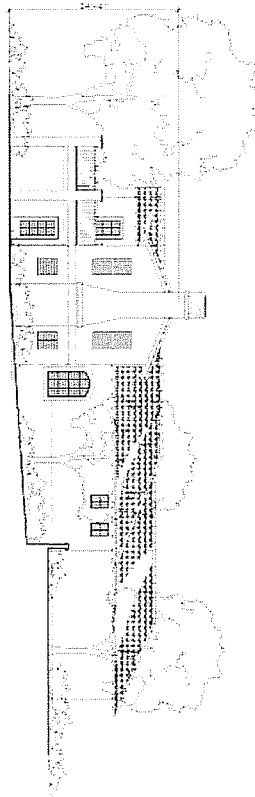
18'-11'-0"

18'-11'-0"



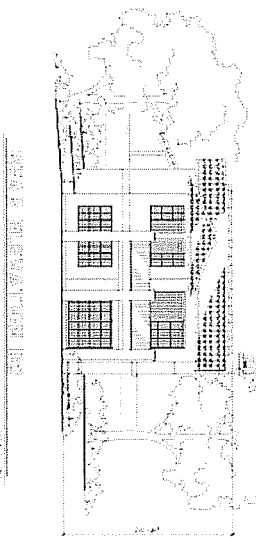
18'-11'-0"

18'-11'-0"



18'-11'-0"

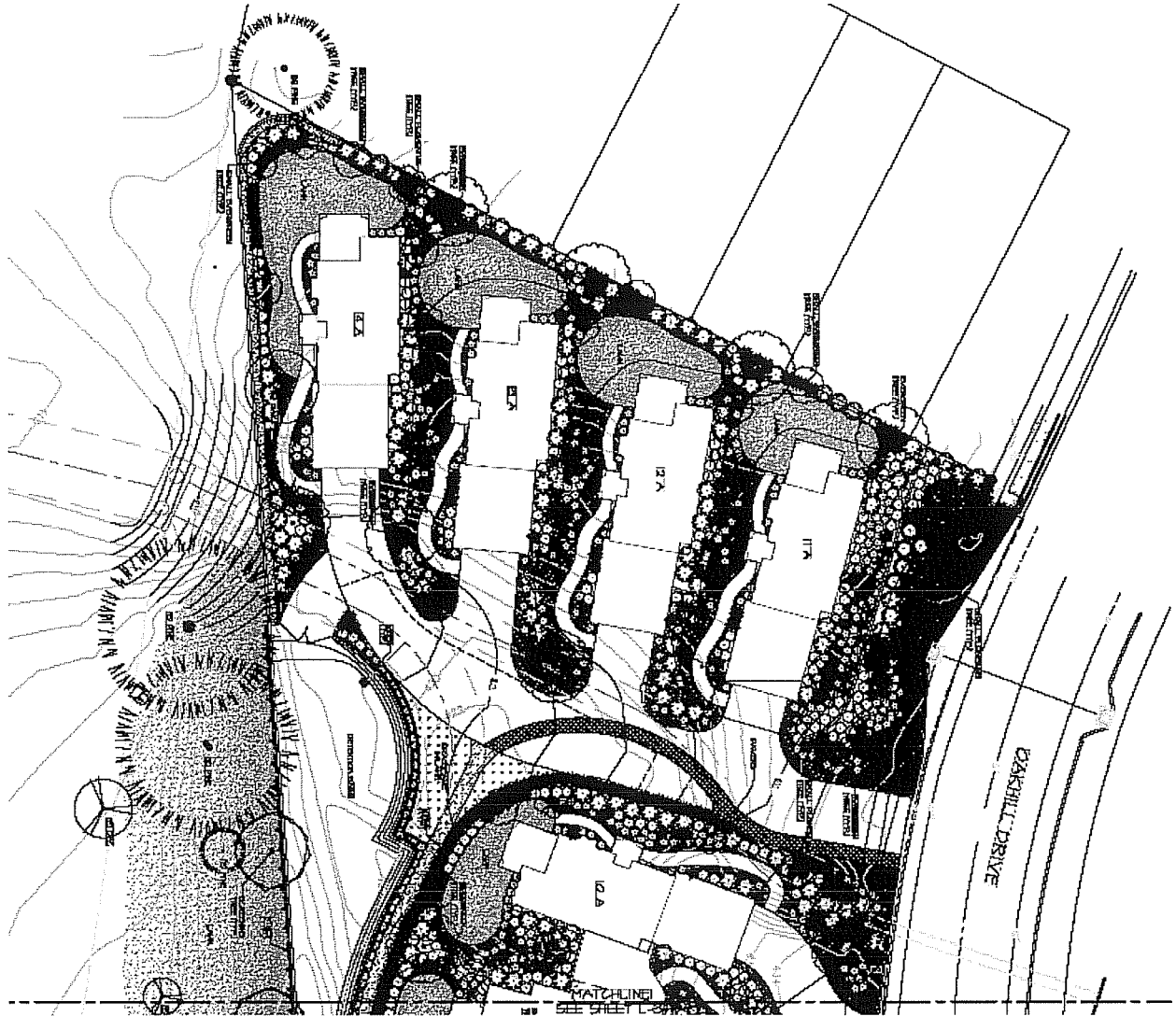
18'-11'-0"

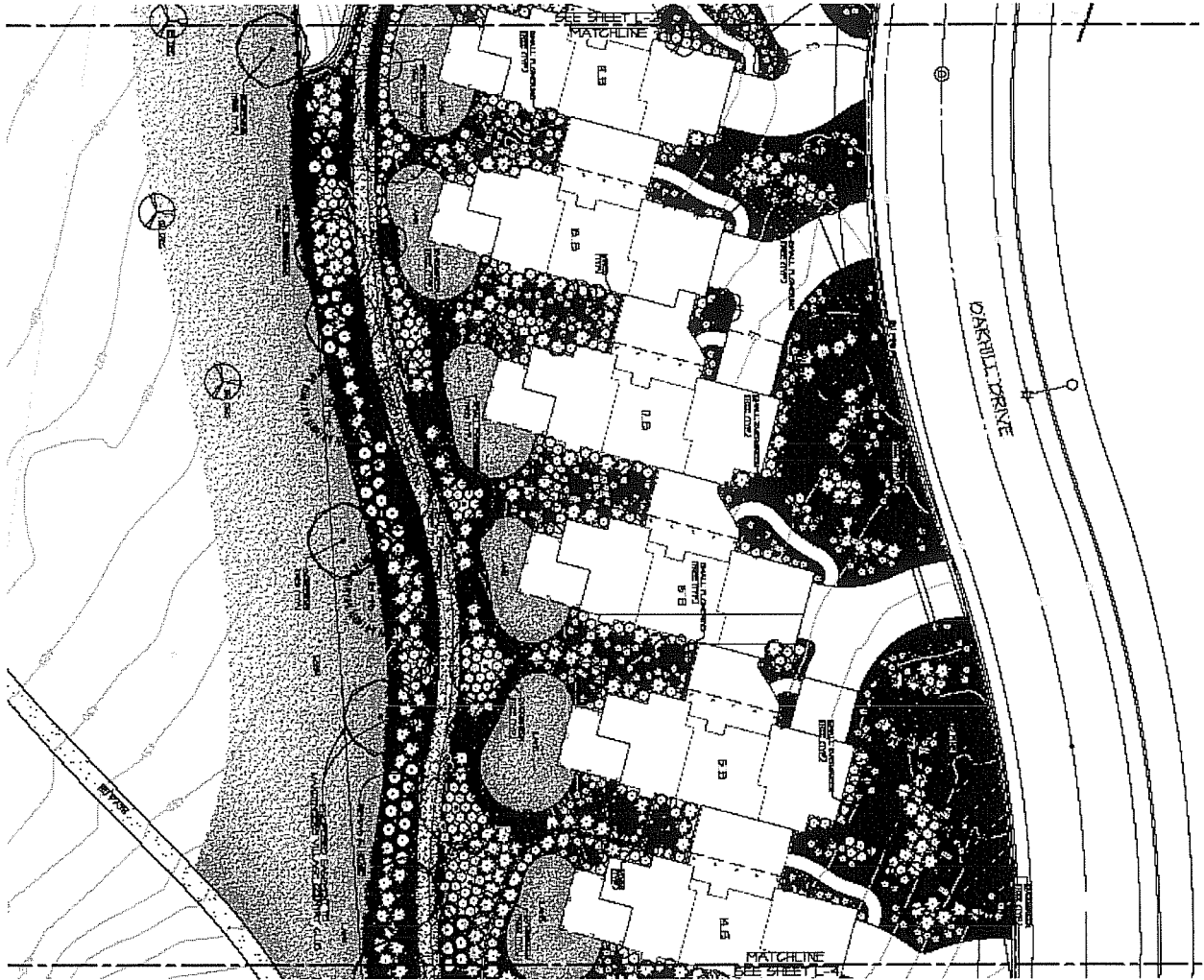


18'-11'-0"

18'-11'-0"

ATTACHMENT E: Conceptual Landscape Plans







CONCEPTUAL PLANT SCHEDULE



EXISTING PINES TO REMAIN



EXISTING OAKS TO REMAIN



EXISTING DECIDUOUS TREES TO REMAIN



DECIDUOUS TREES
Quercus laevis / Valley Oak



SCREENING TREES
Acacia melanoxylon / Black Acacia
Quercus laevis / Valley Oak



SMALL EVERGREEN TREES
Arbutus unedo / Strawberry Tree
Ceanothus hybrid "Ray Hartman" / California Lilac
Myrica californica / Pacific Wax Myrtle



SMALL FLOWERING TREES
Ceanothus hybrid "Ray Hartman" / California Lilac
Cercis occidentalis / Multi-Trunk Western Redbud



LARGE SHRUBS
Arctostaphylos manzanilla "Dr. Hurd" / Dr. Hurd Manzanilla
Ceanothus hybrid "Concha" / California Lilac
Heteromeles arbutifolia / Toyon
Rhus integrifolia / Lemonade Berry



MEDIUM SHRUBS
Carpenteria californica "Elizabeth" / Bush Anemone
Dendromecon hartfordii / Island Bush Poppy
Rhamnus californica "Lesterleaf" / California Coffeeberry



LARGE PERENNIALS
Romneya coulteri / Matilija Poppy
Salvia leucantha "Santa Barbara" / Mexican Bush Sage



MEDIUM PERENNIALS
Mimulus "Pumpkin" / Pumpkin Monkey Flower
Penselmar heterophyllus "Margarita BOP" / Beard Tongue

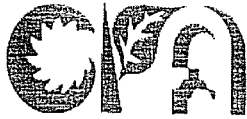


LARGE GRASSES
Muhlenbergia lincheimeri / Lincheimer's Muhly
Muhlenbergia agens / Deer Grass



MEDIUM GRASSES
Helictotrichon sempervirens / Blue Oat Grass
Juncus patens "Elk Blue"
Leymus condensatus "Canyon Pinnac" / Native Blue Rye

ATTACHMENT F: Public Comments



CITIZENS PLANNING ASSOCIATION OF SANTA BARBARA COUNTY, INC.
916 Anacapa Street, Santa Barbara, CA 93101
phone (805) 966-3979 • toll free (877) 966-3979 • fax (805) 966-3970
www.citizensplanning.org • info@citizensplanning.org

20 April 2008

Re: Stoker Property Request for Rezone Third District Vandenberg Village

Dear Planning Commissioners and Staff:

The Citizens Planning Association was established in 1970 to protect the unmatched natural assets of Santa Barbara County and to cooperate with private groups and public offices in designing sound planning goals. The CPA's North County Land Use Committee (NCLUC) monitors land use issues within northern Santa Barbara County.

The NCLUC opposes this request for a rezone because it violates the will of the people as determined when the community developed its general plan. This parcel was zoned recreational in the late 1970s. It was the belief of the public at that time that this land was given by the original owner, Ebbert, to the county to be kept in recreational open space in perpetuity. The immediate neighbors, several of them original owners, were personally told by Mr. Ebbert and/ or their real estate agent that the parcel was zoned recreation/open space.

The NCLUC also opposes rezoning this land to residential because of the problematic history of this area with flooding. Long time residents know that during El Nino or heavy rain years, the underground water sources will rise and flood this area. That is why the original developer did not build on this parcel.

The NCLUC further opposes the rezone because there does not appear to have been proper public notification for some of the hearings up to this point. Several of the immediate property owners believe they never received notices for a Sept. 19, 2006 initiation hearing. The nearby owners were also not notified that the land was being sold at auction in 1995. There were never posted signs. Even for this comment period, copies of the Draft Negative Declaration were not available at our local libraries until residents notified staff, who then sent copies.

The NCLUC believes the negative declaration for the project proposal is also flawed. This parcel does indeed serve as a passive open space buffer that provides a wildlife corridor between the chaparral and the golf course and one of the few viewsheds to the hills to the south. The parcel also has serious flooding issues that are not mentioned in the staff report. We consider these serious impacts to the community.

In closing, we urge the commissioners to deny this request. Please do not set a precedent with our general plan and deprive this community of this small but naturally strategic open space/recreational land from which we all benefit.

Sincerely,
Marell Brooks
Chair, CPA's North County Land Use Committee



California Regional Water Quality Control Board

Central Coast Region



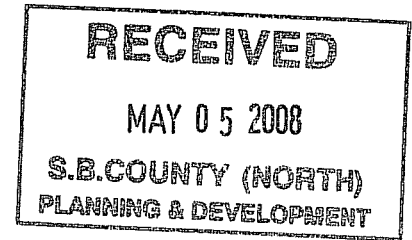
Linda Adams
Secretary for
Environmental
Protection

Internet Address: <http://www.swrcb.ca.gov/rwqcb3>
895 Aerovista Place, Suite 101, San Luis Obispo, California 93401
Phone (805) 549-3147 • FAX (805) 543-0397

Arnold Schwarzenegger
Governor

April 29, 2008

Nathan Eady
County of Santa Barbara
123 E. Anapamu Street
Santa Barbara, CA 93103-2384



Mr. Nathan Eady:

RE: Mitigated Negative Declaration, Stoker General Plan Amendment, Rezone, Tentative Tract Map and Development Plan, Santa Barbara County

Thank you for the opportunity to review the above-referenced document. The Central Coast Regional Water Quality Control Board (Water Board) is a responsible agency under the California Environmental Quality Act (CEQA). Water Board staff understands that the project proposes a change in land use designation and zone district of 2.82 acres from recreation to residential, a 16 lot subdivision, and the construction of 14 two-story, detached residential units.

The County of Santa Barbara is subject to the NPDES Phase 2 Municipal Stormwater Permit (General Permit). As part of its responsibility, the Water Board must determine permittees' compliance with General Permit requirements. This includes determining whether municipalities have reduced pollutant discharges to the Maximum Extent Practicable (MEP).¹ The MEP standard is an ever-evolving and flexible standard which balances technical feasibility, cost, effectiveness, and public acceptance. The General Permit requires permittees to prevent or minimize water quality impacts from new development and redevelopment projects.² The volume and velocity of stormwater discharged from impervious surfaces can cause increased bank erosion and downstream sedimentation, scouring, and channel widening which significantly impact aquatic ecosystems and degrade water quality. Therefore, permittees must develop and implement Stormwater Management Programs (SWMP) that require new and redevelopment to maintain pre-development hydrologic characteristics, such as flow patterns, surface retention, and recharge rates, in order to minimize post-development runoff impacts to water bodies. In most cases, MEP standards are not met by conventional site layouts, construction methods, and stormwater conveyance systems

¹ "Permittees must implement Best Management Practices (BMPs) that reduce pollutants in storm water runoff to the technology-based standard of Maximum Extent Practicable (MEP) to protect water quality." Effluent Limitations, General Permit Fact Sheet, pg. 6.

² "Post-Construction Storm Water Management in new Development and Redevelopment – The Permittee must: 1) Develop, implement, and enforce a program to address storm water runoff from new development and redevelopment projects...by ensuring that controls are in place that would prevent or minimize water quality impacts", General Permit, pg 11, Provision e.1.

California Environmental Protection Agency



Recycled Paper

with "end of pipe" basins, as treatment systems that do not address the changes in volume and rates of storm water runoff and urban pollutants (including thermal pollution). Low Impact Development (LID) practices meet the MEP standard and are more effective at reducing pollutants in storm water runoff at a practicable cost.

LID is an alternative site design strategy that uses natural and engineered infiltration and storage techniques to control stormwater runoff where it is generated. The objective is to disperse LID devices uniformly across a site to minimize runoff. LID serves to preserve the hydrologic and environmental functions altered by conventional stormwater management. LID methods provide temporary retention areas, increase infiltration, allow for pollutant removal, and control the release of stormwater into adjacent waterways (Anne Guillette, Whole Building Design Guide).

Eight Common LID Practices Include:

1. Reduced and disconnected impervious surfaces
2. Native vegetation preservation
3. Bioretention
4. Tree boxes to capture and infiltrate street runoff
5. Vegetated swales, buffers, and strips
6. Roof leader flows directed to planter boxes and other vegetated areas
7. Permeable pavement
8. Soil amendments to increase infiltration rates

For further information on LID please see:

<http://www.epa.gov/owow/nps/lid/>

or

<http://www.lowimpactdevelopment.org/>

Water Board staff considers a project that meets the following descriptions (inclusive) to be a LID project:

A. Runoff Volume Control. The pre-development stormwater runoff volume is maintained by a combination of minimizing site disturbance and providing distributed retention Best Management Practices (BMPs). Retention BMPs are structures that retain the excess (above pre-development project volumes) runoff resulting from the development for the design storm event (2-, 10-, and 25-year, 24-hour duration storm). Note that "retention" is required, as opposed to "detention". Retention may be achieved using infiltration methods, and capture-for-use methods.

B. Peak Runoff Rate Control. LID practices maintain the pre-development peak runoff discharge rate. This is done by maintaining the pre-development time of concentration and then using retention and/or detention BMPs (e.g., rain gardens, open drainage systems, etc.) that are distributed throughout the site, to control runoff volume. If

California Environmental Protection Agency



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retention practices are not sufficient to control the peak runoff rate, detention practices may be added.

C. Flow Frequency and Duration Control. Since LID emulates the pre-development hydrologic regime through both volume and peak runoff rate controls, the flow frequency and duration of post-development conditions must be identical (to the greatest extent possible) to those of pre-development conditions. Maintaining pre-development hydrologic conditions will minimize or eliminate potential impacts on downstream habitat due to erosion and sedimentation.

Permittees must, therefore, incorporate LID methodology into new and redevelopment ordinances and design standards, unless permittees can demonstrate that conventional BMPs are equally effective, or that conventional BMPs would result in a substantial cost savings, while still adequately protecting water quality and reducing discharge volume. In order to justify using conventional BMPs based on cost, permittees must show that the cost of low impact development would be prohibitive because the "cost would exceed any benefit to be derived", (State Water Resources Control Board Order No. WQ 2000-11). Studies by the Environmental Protection Agency have shown that LID is generally less expensive than conventional development. You must require LID or equivalent techniques be included as mitigations in the Mitigated Negative Declaration for this project.

We look forward to seeing the Notice of Determination and request we be contacted when the document is available. If you have questions, please contact Brandon Sanderson at (805) 549- 3868 or Matt Thompson at (805) 549-3159.

Sincerely,


Roger W. Briggs
Executive Officer

S:\CEQA\Comment Letters\Santa Barbara County\Stoker General Plan Amendment.doc





CRISTINA M. BROOKS
JAMES C. AMES

www.brooksameslaw.com

VIA E-MAIL / FACSIMILE

April 23, 2008

County of Santa Barbara
Planning and Development
Attn: Nathan Eady
123 E. Anapamu Street
Santa Barbara, CA 93101-2058

RE: Stoker General Plan Amendment, Rezone,
Tentative Tract Map and Development Plan
Village Country Club

Our File #:08049

Dear Mr. Eady:

This firm is general counsel for the Village Country Club (the "Club") and has been asked to address specific issues as they relate to The Stoker General Plan Amendment, Rezone, Tentative Tract Map and Development Plan (the "Plan"), submitted for approval by Mike Stoker. This letter is intended to reserve the Club's rights to challenge the Draft Mitigated Negative Declaration (08NGD-00000-00011) prepared by Planning and Development.

While the Club as an organization has not reached a position regarding the approval or denial of the project, we are hopeful that the Club's concerns will be addressed at the public hearing.

Mike Stoker has requested approval of the Plan, which would allow the change in the land designation and zone district of approximately 2.82 acres from recreation to residential. Likewise, he has requested a 16-lot subdivision and the construction of fourteen (14) two-story, detached residential units.

The proposed project site is located on the southern side of Oak Hill Drive and immediately north of the golf course at the Village Country Club in Vandenberg Village, within the Third Supervisorial District, Assessor's Parcel Number 097-730-021 (the "Property").

COLLECTION / DIVERSION OF WATER

As the Property exists today, it acts as a catch basin for water running from the Burton Mesa Preserve. Two large pipes running from the north side of Oak Hill Drive and underground to the south side of Oak Hill Drive carry water from rains to the basin. The size of the basin, approximated at 6,000 sq. ft., holds a substantial amount of water and allows for natural percolation into the underground aquifer. During heavy rains, the water spills over the basin and onto the golf course (12th hole) where the lie of the course directs the water to a concrete culvert. These waters ultimately spill into a narrow "arroyo" between the 8th and 11th hole and leave the course.

Currently, berms around the parcel create a retention basin as a holding pond for excessive runoff and to allow for natural percolation of water into the surrounding underground aquifer. The Plan proposes to leave small retention ponds adjacent to the new residential units. Water would be redirected to a pipe underneath the 12th fairway, to the concrete culvert and into the "arroyo." However, the capacity of the proposed system of water flow has not been properly analyzed.

There is a concern that the concrete culvert will be damaged and/or other areas of the Village Country Club resulting from the increase in the volume and flow of the water if the Property is modified as the Plan purposes. There is also a question as to the impact of any erosion to the "arroyo" brought about by the Plan. The State Fish and Game Department has expressed concern to the Club in the past of the environmental effects of any modification or change to the "arroyo."

ADDITIONAL CONCERNS

Although this letter is drafted to specifically identify certain environmental issues that may arise, I would be remiss in my obligation to the Club, its members and the Vandenberg Village golf community as a whole if I did not address concerns other than those of the environmental nature in this letter.

A. Access path:

On the Northeast side of the Property, there exists an access path that has been utilized by the Club's maintenance crews, its members and the golf community since the early 1990s for the purpose of accessing the golf course for recreation and maintenance. Mr. Stoker has offered and the Plan indicates that a cart path shall be constructed in its stead and will be sanctioned as a perpetual easement. While the Club would be amenable to this new path, it should be wide enough to allow maintenance vehicles to access it, approximately fifteen (15) feet. Any easement prepared by Mr. Stoker should reflect the same.

B. Errant Golf Balls:

As is typical when owning a home on a golf course, there is a concern related to damage caused by errant golf balls hit by Club patrons. There is a greater concern where the homes are two or more stories high. Some courses have chosen to remedy this problem by erecting large nets to protect the buildings. It is the position of the Club that these large nets are unsightly and shall not be erected. It is the personal risk of the homeowner who builds or purchases a home on or near a golf course that his home will be damaged by a golf ball. The Club should be held harmless and indemnified against any property damage or personally injury claims.


C. Two-story Homes Impair Existing Views

Although there does exist a number of multi-story homes adjacent to the golf course, in no one location is there as many multi-story homes as the Plan proposes to build on the Property. Multiple two-story homes clustered together would certainly impair the view from existing homes in the area and have a negative impact on the value of those homes.

On behalf of the Club, I want to thank you for taking the time to hear the Club's concerns. Again, let me reiterate that the Club has NOT rendered a position regarding the approval or denial of the Plan as proposed. This letter is intended to reserve the Club's rights to challenge the Draft Mitigated Negative Declaration (08NGD-00000-00011) prepared by Planning and Development on these specific issues should the need arise.

If you have any questions, please do not hesitate to contact me.

Sincerely,

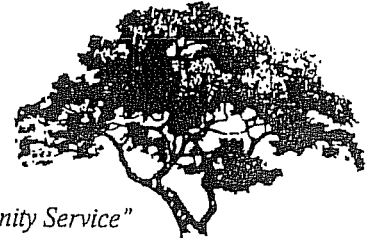


James C. Amies
Attorney at Law

Cc Dallis Widick, President / Village Country Club
Jean Thyssé, Manager / Village Country Club
Mike Stoker, Attorney at Law

VANDENBERG VILLAGE COMMUNITY SERVICES DISTRICT

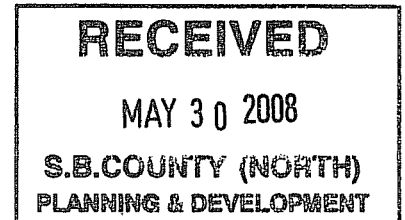
3757 Constellation Road • Vandenberg Village • Lompoc, CA 93436
Telephone: (805) 733-2475 • Fax: (805) 733-2109



<http://vvcsd.org>
info@vvcsd.org

May 28, 2008

Nathan Eady, Planner
County of Santa Barbara
Planning and Development
624 W. Foster Road, Suite C
Santa Maria, CA 93455-3623



**Subject: Proposed Draft Mitigated Negative Declaration (MND)
Stoker General Plan Amendment, Rezone, Tentative Tract Map, and
Development Plan, 08NGD-00000-00011, March 27, 2008**

Dear Mr. Eady:

The Vandenberg Village Community Services District (VVCS D) has reviewed the MND, primarily from a water and wastewater perspective, and submits the following comments:

Page 1 There are five references on this page to the project being located in the Fourth Supervisorial District. The project is located in the **Third** Supervisorial District.

Page 19 **LAND USE**

There is a 16-inch water main within a 20-foot wide water line easement that crosses the easterly portion of APN 097-730-021. The water main and easement should be noted on all project maps and plans. No permanent structures may be constructed within this easement.

VVCS D sent a letter to the Flowers & Associates, Inc, dated April 22, 2008 requesting that this easement be reflected on Tentative Tract Map 14,732.

Page 26 **WATER RESOURCES/FLOODING**

VVCS D is concerned about a possible loss of percolation of stormwater if the informal drainage basin is removed.

Page 27

Impact Discussion:

Request the following changes to this paragraph:

“(g-k) Less than significant impact. The proposed project would be provided with both domestic water and sewer service by the Vandenberg Village Community Services District (VVCSD); this district has already issued and “Intent to Serve” Letter clearly stating that the district has both the intent and the capacity to serve deliver water to the project. Therefore, this project is not expected to have a significant effect on the quantity of available groundwater or the water supplies available to public use.”

The developer will be required to participate in the VVCSD Water Conservation Program by either retrofit existing properties or contribute in-lieu fees so that the development does not increase the District’s net consumption of groundwater.

Water *supply* and water *delivery* are separate issues.

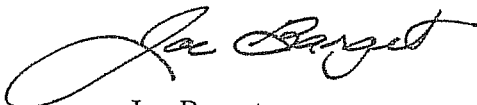
As currently worded, the paragraph implies that VVCSD is confirming capacity for both. VVCSD has the infrastructure capacity to deliver water to the proposed project; however, the County is responsible for determining if there is sufficient water supply (groundwater) in accordance with Land Use Policy Development Policy # 4.

Land Use Development Policy #4 establishes a threshold of significance and the process for determining if a groundwater basin has more than 75 years of guaranteed water supply. The last time the threshold of significance was calculated for the Lompoc Basin it was 22 acre-feet per year (AFY).

The MND should quantify the estimated water demand for the proposed project and include an explanation on compliance with Land Use Development Policy #4.

The VVCSD Board of Directors reviewed the MND and approved these comments at our regular monthly board meeting on May 13, 2008. If you have any questions please contact me at (805) 733-2475 or jbarget@vvcasd.org.

Sincerely,



Joe Barget
General Manager

Mr. Nathaniel J. Eady
Planner, Development Review North County
County of Santa Barbara
624 West Foster Street Suite C, Santa Maria, CA 93454

Re: Proposed zoning change of Parcel 097-730-021 from Recreational to Residential.

Dear Mr. Eady,

We would like to present our objections to the proposed rezoning of the Stoker property on Oak Hill Dr. and the subsequent development.

The area has been dedicated to being open space for the enjoyment of all the residents in the area. The land was not privately owned and was dedicated to the residents as a whole. This aspect means that the change and development is taking from the residents, their view and value of their property next to dedicated open land. This is how our property was sold to us.

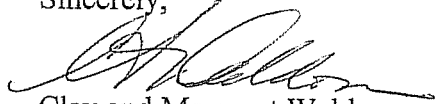
This land was determined vital for flood control down through the valley on which the golf course was built. This is why there are no homes built in the flood plain. The idea of designing for a 25-year storm is not adequate and is putting lives in danger if the land is developed. The property should maintain the ability to control or retain at least the amount of water it now does.

While building condos or homes fits with the area, the style of homes proposed does not. They are typical of Orange County, large two story homes closely packed. If any portion of the property is to be developed, it should continue the area architecture of individual homes on half-acre lots or cluster homes of 2 to 4, attached in a row, so access can limit the number of driveways on a curve where cars tend to travel fast.

One additional point. If the land is rezoned, there is nothing to prevent the land from being sold and developed entirely differently. If a reasonable development plan is made, there should be a condition on the zoning change. The zoning should revert back to Recreational if the land is subsequently sold and/or Mr. Stoker does not develop the land per the agreed plan.

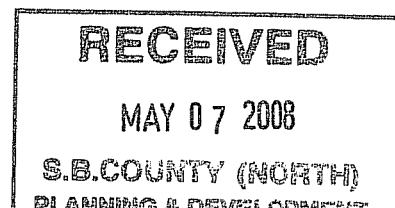
Thank you for considering these comments.

Sincerely,


Clay and Margaret Waldon

Margaret Waldon

365 Oak Hill Dr.
Lompoc, CA 93436



David & Mari Haus

450 Oak Hill Drive Lompoc, CA 93436

April 22, 2008
Nathaniel J. Eady
Planner, Development Review North County
County of Santa Barbara
624 West Foster Street Suite C
Santa Maria, CA 9345

Re: Stoker General Plan Amendment , Rezone, Development Plan

Dear Sir

Any rezone in Supervisor District Three must be considered carefully for many reasons. This parcel by parcel rezoning is a ploy to get around our General Plan.

Encouraging population growth without addressing our restricted access and egress during a disaster, providing for long-term availability of potable local water supply, considering the impact on our schools, hospitals, and sanitation is short-sighted. We need to think ahead to the cost for our present residents to provide the infrastructure for developers. Eventually it always costs the present population.

I don't see any environmental report. This parcel is zoned for recreational purposes only. It provides enjoyment of open area views for the residents who bought with that understanding. It is a main watershed for the Preserve with the lower area as a catch basin which fills to make a pond full of waterfowl. It is also a wildlife corridor for many animals.

In conclusion, I object to this zone change and would like a moratorium on this piecemeal planning.

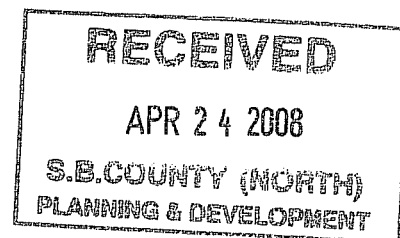
Sincerely,

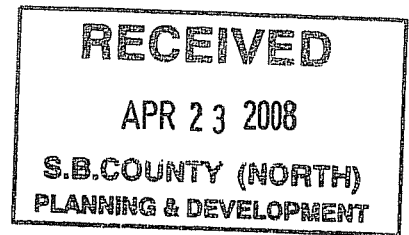
Mari Haus

Mari Haus

David Haus

David Haus





April 20, 2008

Re: AP No. 097-730-021 Stoker Property Rezone Request and Draft Negative Declaration.

Dear Planning Commissioners and Staff:

As a resident of Vandenberg Village, I request that the Santa Barbara County Board of Supervisors and their Planning Commissioners maintain the recreational zoning of Parcel 097-730-021, 2.82 acres, and not change the zoning to residential.

The Lompoc area general plan has this property zoned recreational. It should not be changed to residential. Converting recreation land to housing is a serious land use matter. That decision goes right to the heart of what a general plan should be all about. It is exactly the sort of land use decision that a community must deliberate in a formal general plan update process. It would be a horrible precedent for the county if recreation land is converted to housing outside of a formal general plan update process.

The land across the street, to the north, is zoned residential and will allow for adequate new homes when developed according to the general plan. The PUD homes next to the Stoker property are not condos, so this project is not 'compatible' with the existing homes in the area. These condos represent a much denser zoning. The existing single homes in the area are on half acre or more lots.

Another potential problem not considered in the ND is parking. The increased cars being parked outside the boundaries on public streets is a potential problem with street parking.

This recreational land as passive/ open space is judged in the staff report to be of little value to the community. I disagree. This parcel does have value to the community as it provides a view shed adjacent to the golf course. The people of this neighborhood use the street for recreational walking. They search for golf balls and use the dried plants for flower arrangements. Children walk to the local schools using Oakhill. It is the only open space where the golf course and the distant hills to the south are visible. This land also allows for a wildlife corridor. During the rainy seasons this area is flooded creating a small pond where the ducks and birds stop on their way south. There is underground water that in wet years has caused flooding.

We request that the supervisors and planning commissioners honor the existing general plan and maintain the existing recreational zoning.

Regards,

Yvonne + Mrs David Hedrick
373 Oak Hill Dr
Lompoc, Ca 93436

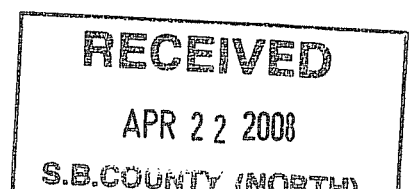
April 18, 2008

Nathaniel J. Eady
Planner, Development Review North County
County of Santa Barbara
624 West Foster Street, Suite C
Santa Maria, CA 93454

Dear Mr. Eady:

This letter is to document our opposition to the rezoning of recreation/open space property as requested by Mike Stoker in the Stoker General Plan Amendment regarding Assessor's Parcel Number 097-730-021. The following issues are hereby submitted for your consideration:

1. The Draft Mitigated Negative Declaration and associated documents erroneously defined the project location within the Fourth Supervisorial District, whereas it is actually within the Third Supervisorial District. Therefore, the review process and routing of documents may require a revision and extension of time for proper circulation and review.
2. That parcel currently contains an area which acts as a significant retention pond to collect water runoff and thus minimize flooding during heavy rains. Water collected in that retention pond percolates into the soil and feeds the water aquifer which supplies the local wells. Paving and construction on this parcel would significantly reduce or eliminate this natural benefit to our water table supply.
3. That parcel provides a corridor for local wildlife from the natural habitat area on the north side of Oak Hill Drive to a water source on the golf course. That was one of the valid reasons for the existing zoning of recreation/open space.
4. The requested zone change calls for housing immediately adjacent to the 12th Tee and fairway of the Vandenberg Village Country Club golf course. That property was zoned as recreation/open space when the golf course and the current housing was planned, and for a very good reason since anyone who has played that course knows that only a slight slice from the 12th Tee will put an errant golf ball into that property. Many golf balls go into that property on a regular basis. Owners of many of the new proposed two-story residential units would be continually impacted with stray golf balls. This could very well lead to complaints concerning the golf course similar to complaints when housing developments are constructed in close proximity to existing airports and then the new homeowners petition to shut down the airport.
5. Portions of the open acreage on the north side of Oak Hill Drive are currently zoned for residential. Let's build that area out before we rezone land that was not meant for residential in the original master plan/general plan.



There was very good reasoning and justification for the original/existing zoning for that property. Mr. Stoker purchased that property with full knowledge of the current zoning and the risks involved for a rezone request. The zoning of recreation/open space was valid during the original planning efforts and it is still valid. Please consider that reasoning and retain the current zoning.

Sincerely,

A handwritten signature in cursive script that reads "Aileen & Merle Pautsch". The signature is written in black ink and is positioned above the typed name and address.

Aileen & Merle Pautsch
324 Oak Hill Dr
Lompoc, CA 93436-1109

April 20, 2008

Nathaniel J. Eady
Planner, Development Review North County
County of Santa Barbara
624 West Foster Street, Suite C
Santa Maria, CA 93454

Dear Mr. Eady:

This letter is to document my opposition to the rezoning of recreation/open space property as requested by Mike Stoker in the Stoker General Plan Amendment regarding Assessor's Parcel Number 097-730-021.

I am the original owner of my home which was built by Mr. Ebbert in the early seventies. My home lies in direct view of the subject property. Through these thirty odd years, my family and I have enjoyed the natural beauty of the Vandenberg Village surroundings and because of this, I am against this rezone.

Most importantly, this parcel contains an area which acts as a retention pond to collect water runoff and minimizes flooding during heavy rains. Water collected in the retention pond percolates into the soil and feeds the water aquifer which supplies our local wells. Paving and construction of this property would significantly reduce or eliminate this natural benefit to our water table supply, and adversely impact the natural drainage by increasing the immediate flooding damage during every heavy rain.

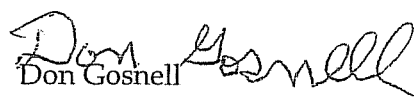
This parcel also provides a corridor for local wildlife from the natural habitat area on the north side of Oakhill Drive to a water source on the golf course. This was one of the valid reasons for the existing zoning of recreation/open space.

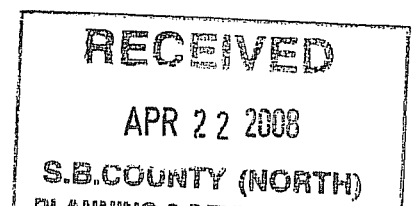
And lastly, the original and current master plan sanctions this property as "recreational/open space."

Let's not be like our neighbors in LA and Orange Counties and develop all our open spaces. Let's keep SB County as natural and bountiful to nature and people as possible.

Please do not rezone this parcel from its original intent as "recreational/open space."

Sincerely,


Don Gosnell
316 Oakhill Dr
Lompoc, CA 93436



21 April 2008

Re: Stoker Property Request for Rezone Third District Vandenberg Village

Dear Planning Commissioners and Staff:

We bought our property in June of 1986 at 295 Oak Hill Drive.



We oppose this request for a rezone because it violates the will of the people as determined when the community developed its general plan. This parcel was zoned recreational in the late 1970s. It was the belief of the public at that time that this land was given by the original owner, Ebbert, to the county to be kept in recreational open space in perpetuity. The immediate neighbors, several of them original owners, were personally told by Mr. Ebbert and/ or their real estate agent that the parcel was zoned recreation/open space.

We also oppose rezoning this land to residential because of the problematic history of this area with flooding. We, as long time residents, know that during El Nino or heavy rain years, the underground water sources will rise and flood this area. That is why the original developer did not build on this parcel.

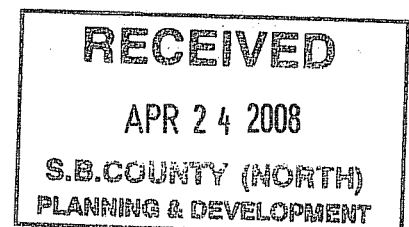
We and other residence, further opposes the rezone because there does not appear to have been proper public notification for some of the hearings up to this point. Several of the immediate property owners believe they never received notices for a Sept. 19, 2006 initiation hearing. We and the nearby owners were also not notified that the land was being sold at auction in 1995. There were never posted signs. Even for this comment period, copies of the Draft Negative Declaration were not available at our local libraries until residents' notified staff, which then sent copies.

We also believe the negative declaration for the project proposal is also flawed. This parcel does indeed serve as a passive open space buffer that provides a wildlife corridor between the chaparral and the golf course and one of the few view sheds to the hills to the south. The parcel also has serious flooding issues that are not mentioned in the staff report. We consider these serious impacts to the community which in the report is considered "less than significant".

In closing, we urge the commissioners to deny this request. Please do not set a precedent with our general plan and deprive this community of this small but naturally strategic open space/recreational land from which we all benefit.

Sincerely,  
Col. Harry H. Bristol, Ret and Mrs. Renne Bristol
295 Oak Hill Drive
Lompoc, CA 93436

(805) 733-4985



April 21, 2008

Subject: Stoker General Plan Amendment, Rezone, Tentative Tract Map and Development Plan

To: Planning and Development Office, Santa Barbara County

Attn: Nathan Eady
Fax 805-934-6258

I believe the following comments concerning Mr. Stoker's plans are worthy of serious consideration and an on-site inspection by your office:

1. I reside at 184 Oakhill Drive facing the 12th fairway. I purchased my residence new in 1975. At that time the developer, Mr. William Ebbert, stated the property Mr. Stoker wishes to develop would remain "open space in perpetuity". Looking at the location and the protection of the golf course provided by the water drainage system sump, it seemed a wise decision. I'm sure Mr. Ebbert would have developed the property if he had thought it made sense. No doubt the reasons for his decision and the creation of the recreational zoning are a matter of record which you may wish to review.
2. There are two large drainage pipes approximately 2 ½ feet in diameter that cross under Oak Hill Drive at opposite ends of the property. Water from hillside gullies leads to these pipes and ends up in the sump adjacent to the golf course. How this water is going to be collected and disposed of, if improvements cover the land, is of great concern.

I have heard that Mr. Stoker has offered, or proposed, to run a pipe under the 12th fairway to dispose of drainage. Obviously this will introduce a large amount of water into the present system which it may not be able to handle as it progresses through the golf course. This needs to be examined. Such work will interrupt play on the course of an unknown period and create irrigation problems, both of which will be costly to the club.

3. The side of the street next to the property is in bad shape and would, I believe, require considerable repair if new gutters and curbs are put in. If the project is not approved, the edge of the street and curbs should hold up for a number of years if weed killer is used to kill weeds growing out of cracks in the road surface and curbs.
4. Over the years, Planning and Development has done an excellent job in planning and controlling housing development around the Village Golf Course. My out-of-town guests have always commented on how attractive the area is. We do have some two story buildings but they are not right on the fairways and they are not traditionally stacked where there is about as much square footage upstairs as downstairs. If Mr. Stoker's plan calls for box shaped two story building allowing him to squeeze in as much square footage as possible, the development will be visually unattractive and out of character with everything else in the neighborhood.

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Subject: Stoker General Plan Amendment, Rezone, Tentative Tract Map and Development Plan

To: Planning and Development Office, Santa Barbara County

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5. If is my understanding that the north east end of the 2.82 acres in question includes part of the 12th fairway tee box and it immediate area. I'm sure the fairway would never have been laid out the way it is if there had been any thought that is should ever be zoned anything but recreational.

I have heard, but I am not personally aware of it, that Mr. Stoker has political influence. If so, I hope it will have no bearing on a decision in this matter.

I am opposed to this General Plan amendment and consider it beneficial to only one person.

Robert W Blandin
184 Oakhill Drive
Lompoc CA 93436

April 22, 2008
194 Oakhill Dr.
Lompoc, CA 93436
805-733-4362

County of Santa Barbara
Planning and Development
Attn. Nathan Eady

Subject: Stoker General Plan Amendment.

Reference: P&D Letter Dated April 2, 2008 and 08NGD-00000-00011

DISCLAIMER: I am a longtime member of the Village Country Club (VCC) and have lived next to the parcel that is the subject of this request for twenty one years. The following comments are based on living next to the parcel, walking the area many times and playing golf as a member of the VCC. The views I express herein are not necessarily the views of the VCC management.

OVERVIEW: This 2.82 acre parcel abuts the twelfth fairway of the Village Country Club (VCC) on the east side. Although zoned recreational the parcel has never been used for that purpose.

The parcel has been used solely for flood control.

It lies in the natural path of flood water from the Burton Mesa Preserve watershed. The flood control designed into the parcel includes two culverts, the natural contour of the parcel, a retaining/percolation pond and a spillway onto the twelfth fairway. This design has prevented excessive flooding of VCC fairways since the golf course was opened in the early sixties..

DISCUSSION:

Reference Section 4.16 WATER RESOURCES/FLOODING

Paragraph (a,e-f) Mitigable to less than significant impact. "The proposed project currently contains an informal drainage basin which retains storm water runoff from Oakhill Drive and other impermeable surfaces."

This statement is incomplete, incomplete and wrong. The "informal draining basin" is an excavated retaining and percolation basin that is located at the lowest point on the parcel. Storm water from the Burton Mesa

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Preserve watershed, which is west and north of this parcel flows into this basin through two thirty six inch culverts. Flood water from the Burton Mesa Preserve watershed crosses a undeveloped parcel before emptying into each of the two culverts.

The two culverts cross Oakhill Drive on the north and the west side of the parcel and water from the culverts flows into and is held in the retaining and percolation basin.

The containment and percolation basin is ninety feet in diameter and, at the center point, four to five feet below the top of the spillway on the twelfth fairway. It was excavated at the lowest point on the entire parcel and in the natural path of the flood water that flows over this parcel before going over the spillway and is a key part of the flood control design.

The original excavation of the retaining and percolation basin is clearly visible on the south side however on the north side erosion has cut into and spread the evidence of the original excavation.

The culvert on the west side of this parcel directs flood water from the Burton Mesa Preserve watershed directly into this retaining and percolation basin. The gulch on the Burton Mesa Preserve watershed that directs water into the culvert has, at some points, fifteen foot walls that have been cut into the sloping land by flood water.

The second culvert collects water from the Burton Mesa Preserve watershed on the northern end of this parcel. This sloping land has a spread basin over one hundred feet across that holds and directs floodwater into the northern culvert.

Flood water from this second culvert flows into a ditch six feet deep and ten feet across at the top. This ditch carries flood water about four hundred feet where it spreads due to erosion before it empties into the retaining and percolation basin.

In the early years, after play began at the VCC, water from this parcel washed across the twelfth fairway. This flood water carried tailings, small rocks and sand, onto the fairway at a point about one hundred yards from the twelfth green. This has not occurred in recent years. A flood control concrete lined ditch is now in place on the left side of the twelfth fairway and a swale has been cut into the twelfth fairway that carries water from the spillway to the concrete lined ditch.

Quoting again from the referenced paragraph; "The proposed project would eliminate this basin (the current containment and percolation basin) and replace it with a series of smaller retention basins located in landscaped areas at the rear of each residential unit. This systems of basins is designed

to retain the storm water generated by a 25-year flood event. Storm water produced by a flood event which exceeds this design capacity will be transported southward offsite via a proposed drainage pipe which terminates into an energy dissipater located at the northern terminus of a concrete drainage swale located in the Vandenberg Golf Course.”

This design would result in the flooding of the VCC fairways downstream of the point where this “drainage pipe” connects into the concrete ditch on the left side of the twelfth fairway.

The flood water from the Burton Mesa Preserve watershed is completely ignored. It is evident from the ditch with fifteen foot walls that feeds the western culvert and the one hundred foot wide spread the feeds the northern culvert that these two culverts carry a huge amount of flood water onto this parcel. This design ignores this heavy primary flood water source, except to say that it will be piped into a concrete ditch on the VCC fairway-where it will cause severe flooding on the VCC fairways downstream.

The smaller “retention basins” located on at the rear of each residence do not compare in location and function to the retaining and percolation basin presently in place. Since the “retention basins” are not interconnected their only useful function would be to allow captured water to percolate into the ground. There is no place for the stored water to go unless the “retention basins” overflow. In that instance the water would add to the flood water being discharged onto the parcel from the two thirty six inch culverts and add to the flooding of the VCC golf course.

RECOMMENDATIONS: Reference the Potentially Significant Effects Checklist- Section 4.16 Water Resources/Flooding. Change b. and e. from Less Than Significant to Potentially Significant Impact.

CONCLUSIONS: This parcel was designated recreational because it was evident to the designers that it was critical to prevent it from being developed. It was critical to keep it from being developed so it could be part of an overall flood control system. It could, incidentally, be used for recreational purposes but that has not occurred.

Consider the additional flood water that must be managed if this parcel is developed and impermeable structure foundations, driveways, patios and access roads put in place. Add that to the flooding problems that would be caused by the inadequacies of this proposed design and there is an extremely high probability that flood control on the VCC fairways, which is not a current problem, will be severe and unmanageable.

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It is therefore, as foreseen by the general plan designers, imperative that this recreational set aside remain a key part of the flood control system that has successfully kept a serious flooding incident from occurring on the fairways of the Village Country Club.

Milton E. Johns