



Santa Barbara County Board of Supervisors

Stoker Residential Development

Case No. 06GPA-00000-00009

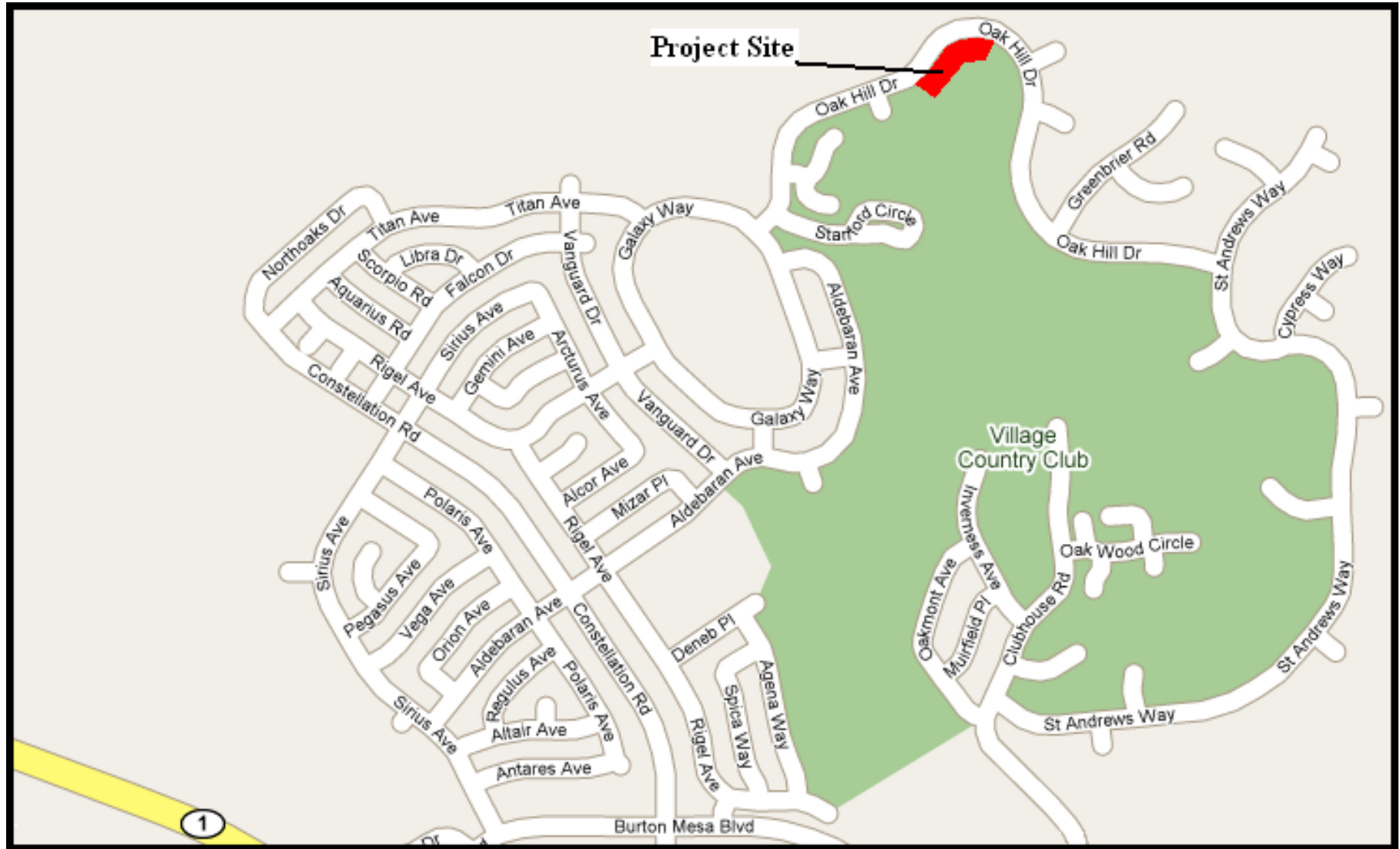
07RZN-00000-00009

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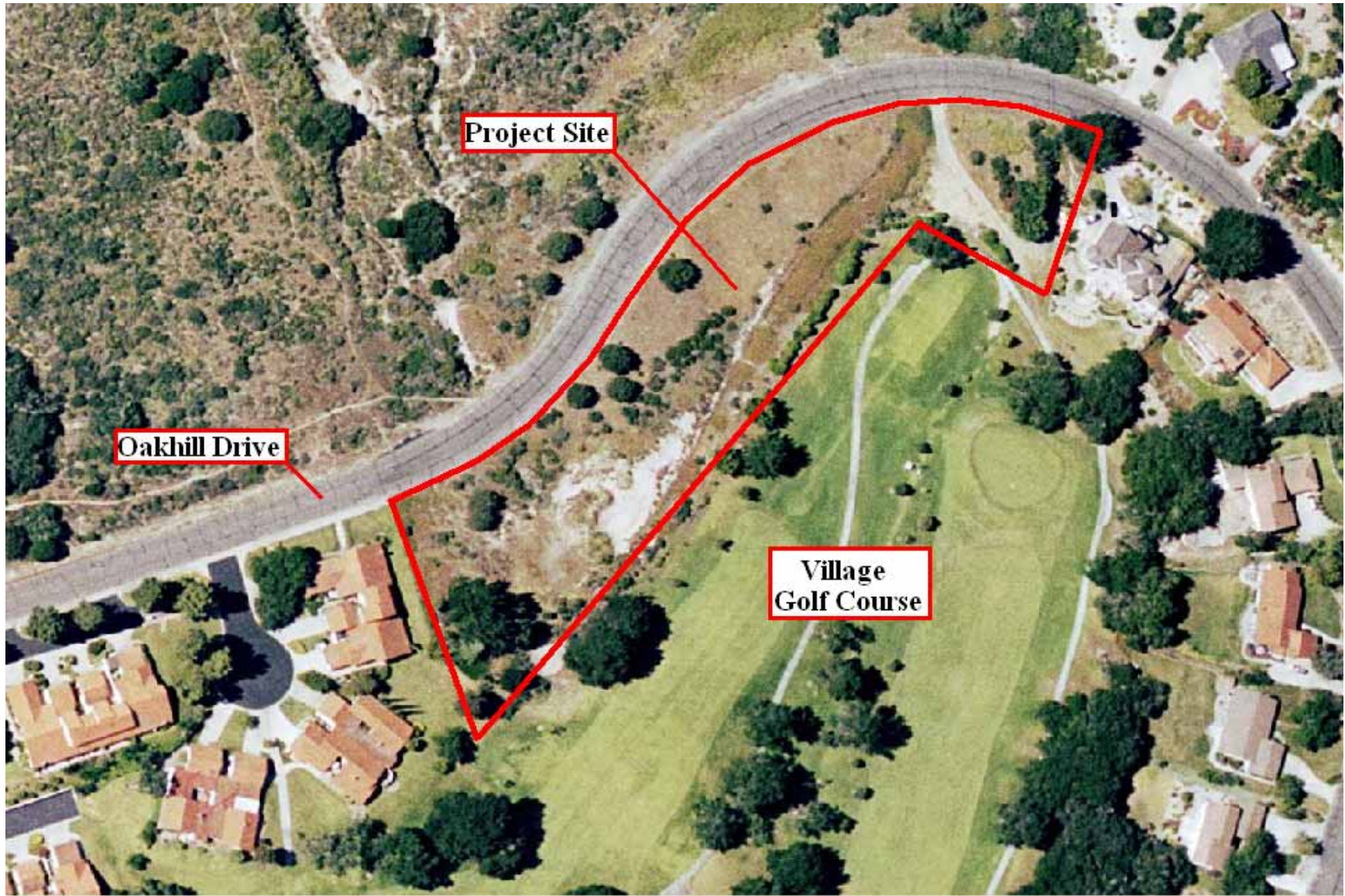
07DVP-00000-00016

October 28, 2008

Project Vicinity



Project Site

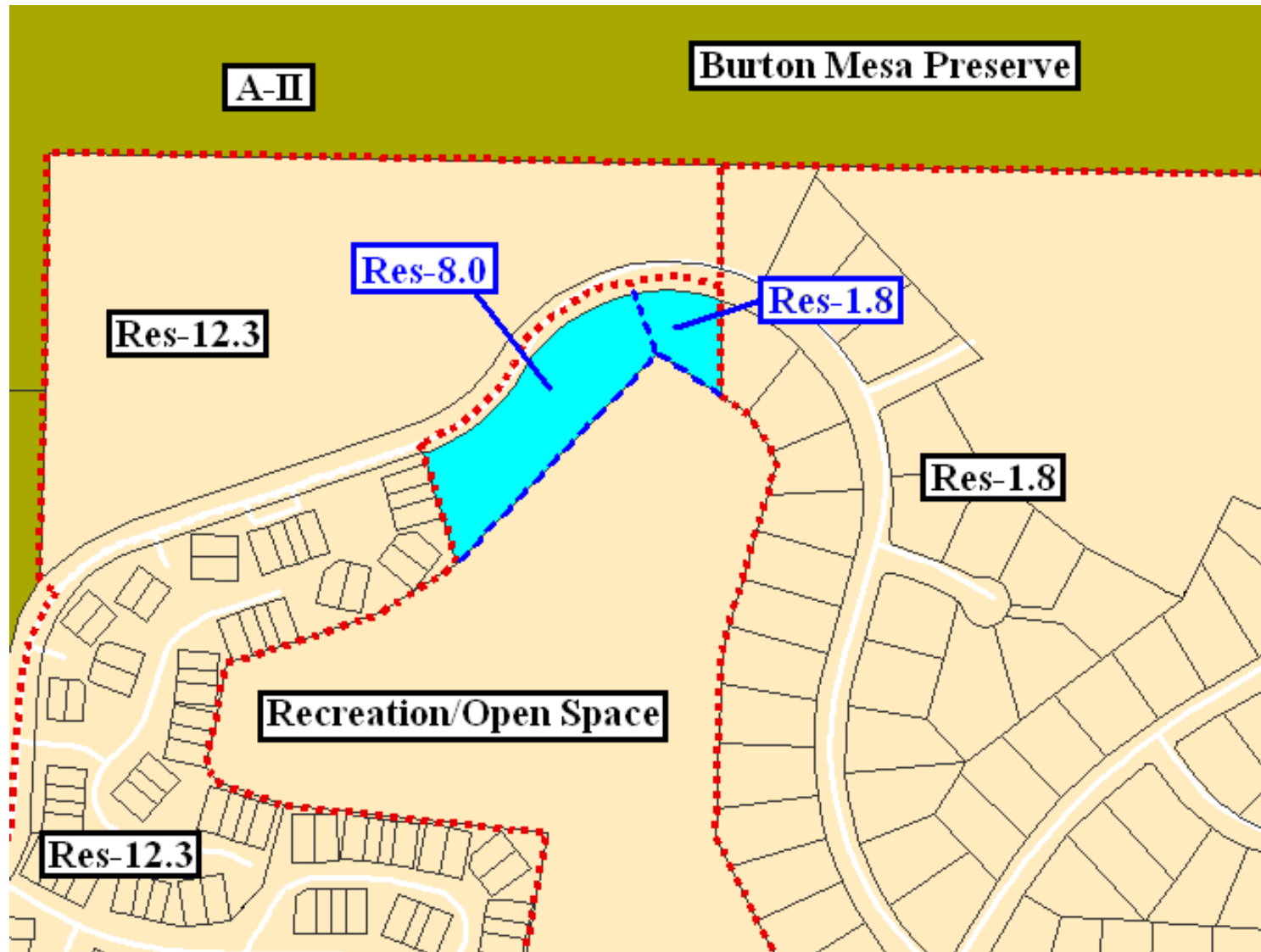




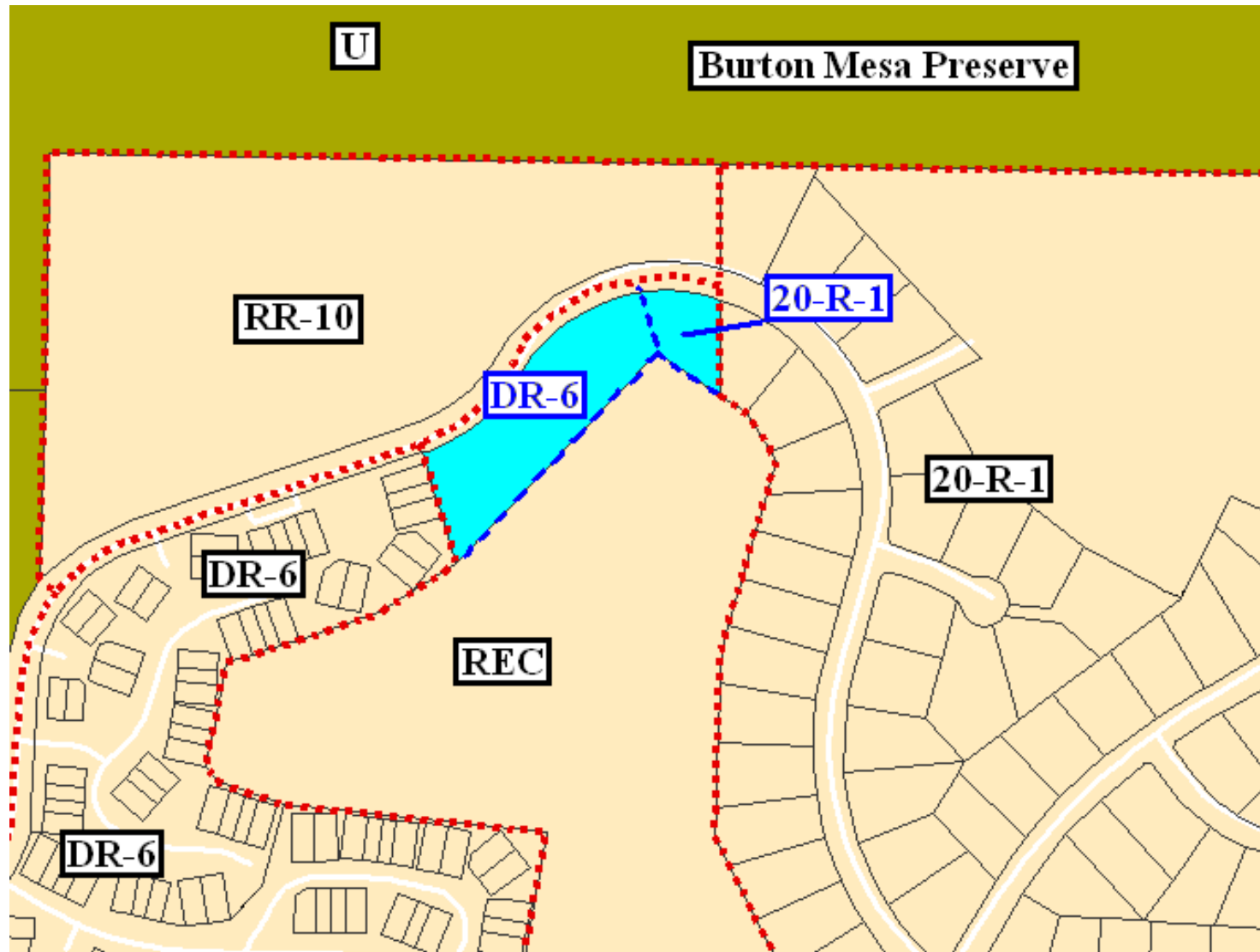




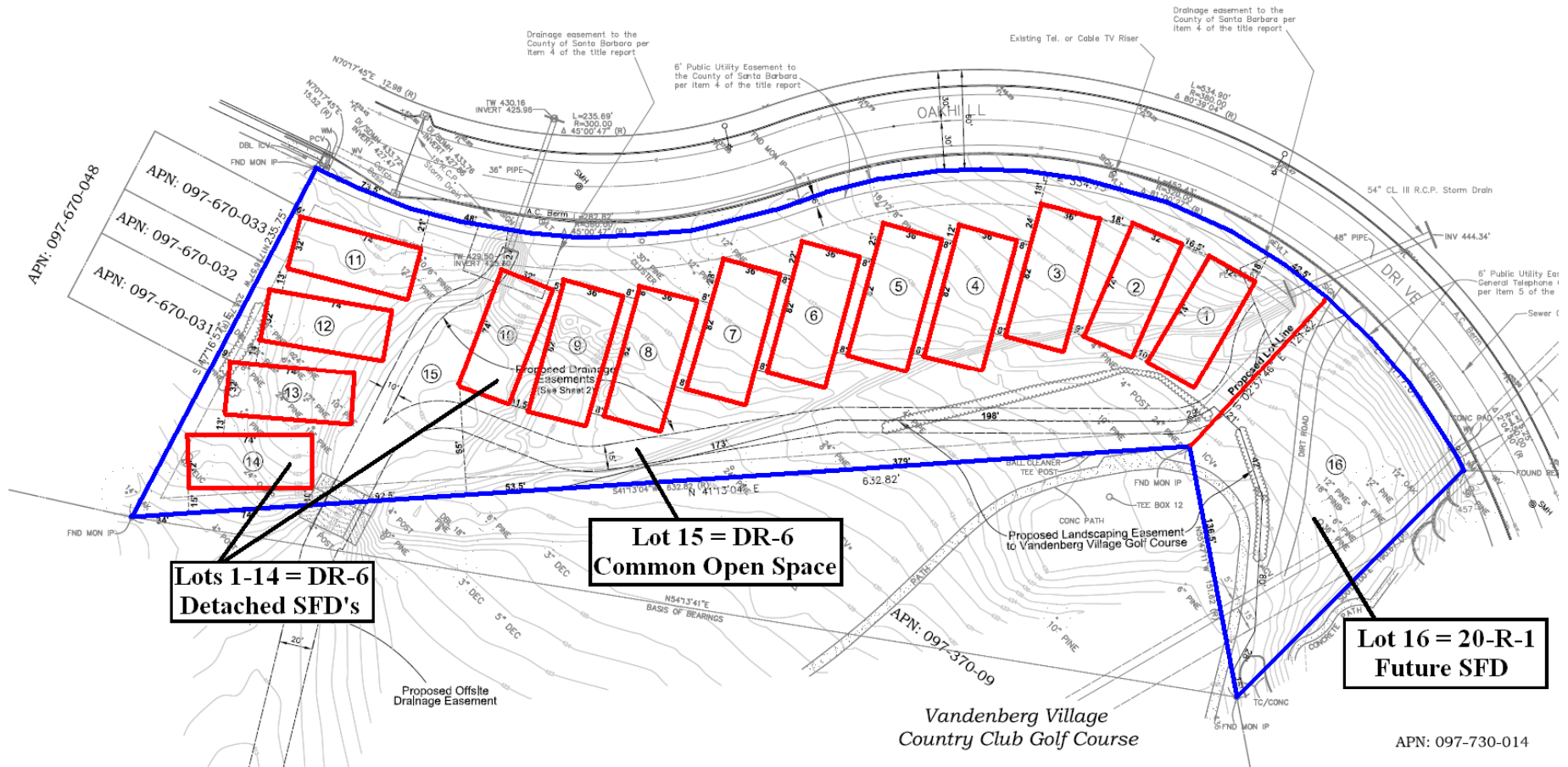
Proposed Change in Land Use



Proposed Zone Districts



Tentative Tract Map



**Lots 1-14 = DR-6
Detached SFD's**

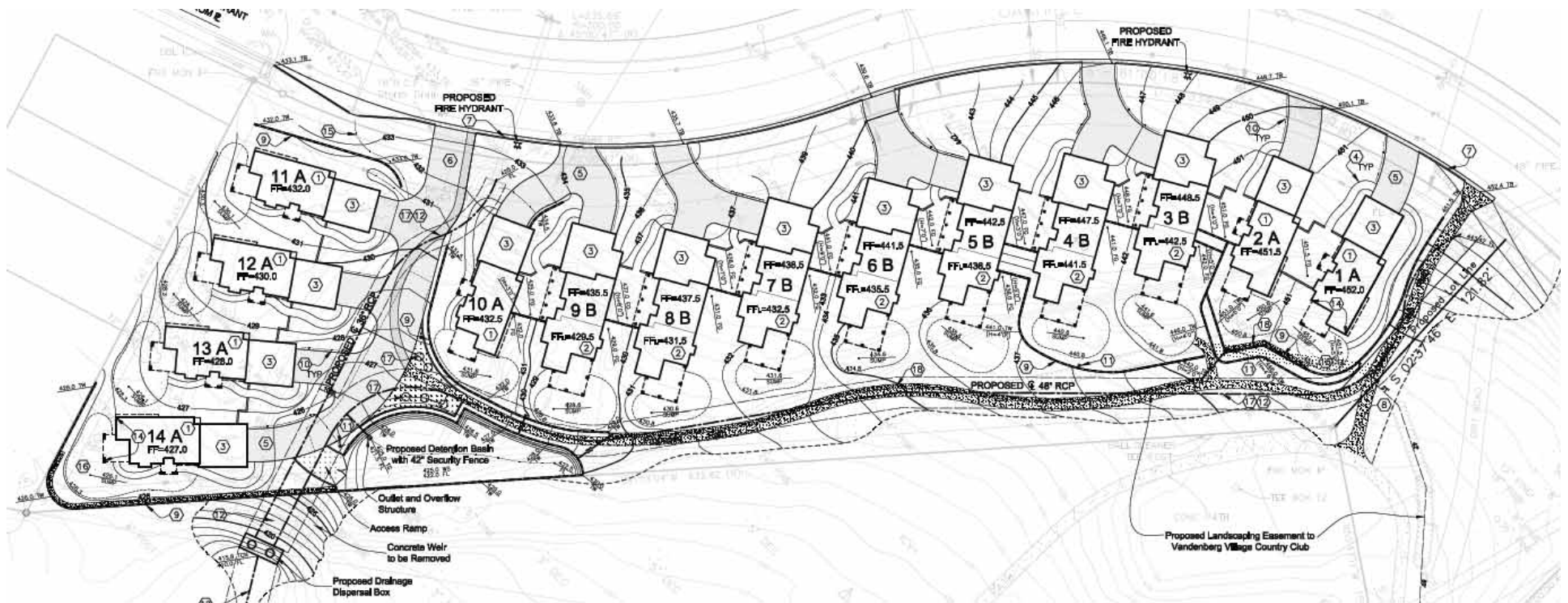
**Lot 15 = DR-6
Common Open Space**

**Lot 16 = 20-R-1
Future SFD**

*Vandenberg Village
Country Club Golf Course*

APN: 097-730-014

Preliminary Site Development Plan





Development Plan

- 14-two story Detached Townhomes
- SFD's range from 2,657 s.f. to 2,949 s.f.
- Grading Includes:
 - Cut- 700 cubic yards
 - Fill- 7,600 cubic yards
 - Import- 6,900 cubic yards

Conceptual Elevations



Conceptual Elevations





Project Issues

- **Possible Biological Resources**
- **Flooding and Drainage**
- **Loss of Property Zoned for Recreation**
- **Required Community Benefit**



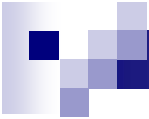
Biological Resources

- Existing retention basin is not a biologically significant wetland.
- Deer cross the site from the Burton Mesa Preserve to the Village Golf Course, most likely to access water.
- An alternative water source is available 4000 feet to the north within the Preserve.



Flooding

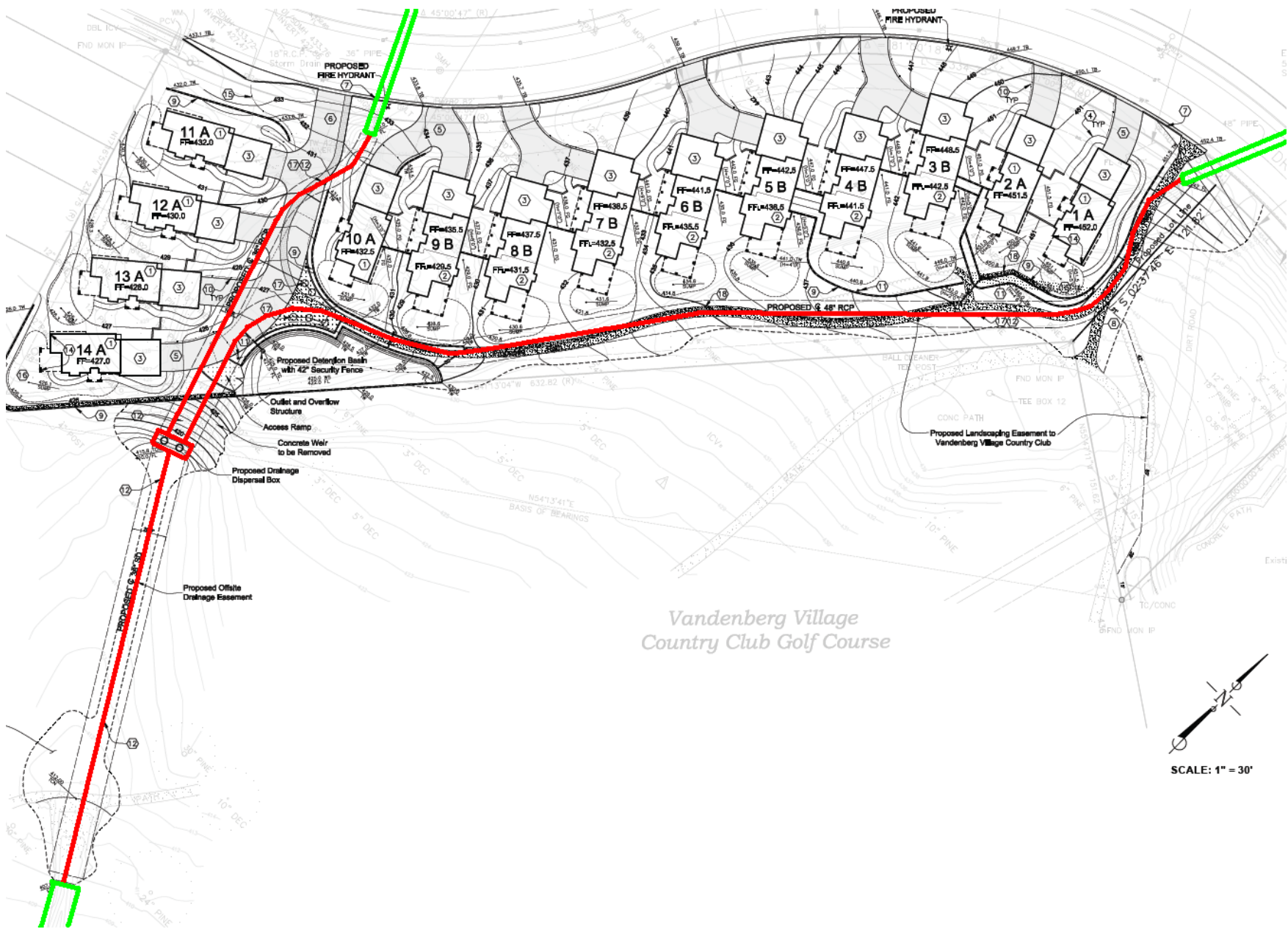
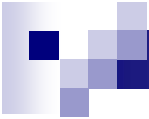
- Project site contains an existing desilting basin.
- Proposed flood improvements:
 - Below Grade Drainage Pipes
 - 14 vegetated bio-swales
 - One main retention basin, 3,500 s.f.



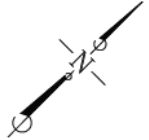
Existing
Drainages

Desiltation
Basin

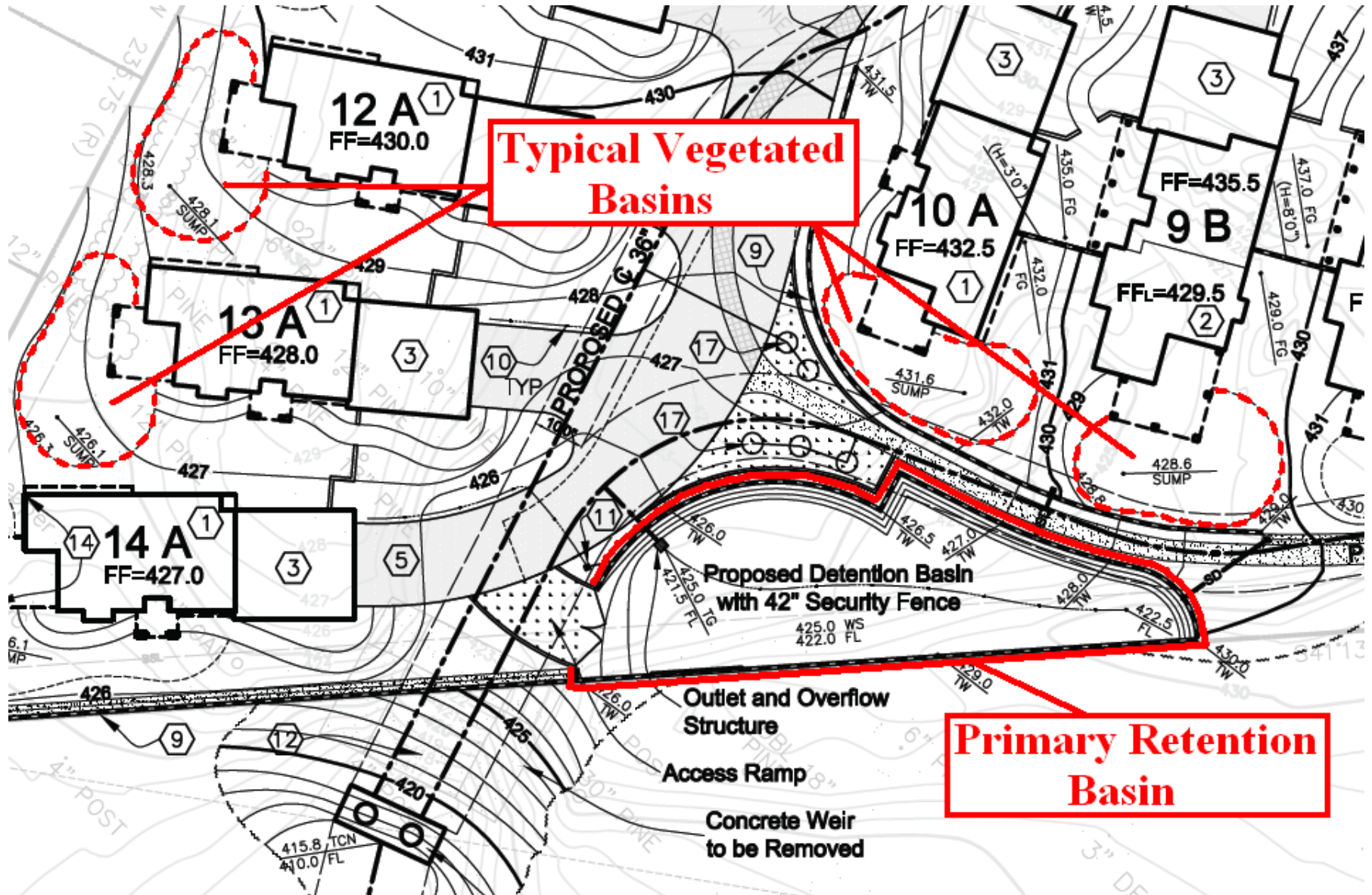
Sheet Flow



Vandenberg Village
Country Club Golf Course



SCALE: 1" = 30'



Typical Vegetated Basins

Primary Retention Basin

Proposed Detention Basin with 42" Security Fence

Outlet and Overflow Structure

Access Ramp

Concrete Weir to be Removed



Recreation Zoning

- Property is not currently developed with recreational amenities.
- The County Parks Department has no plans to purchase the property or develop it with recreational improvements.
- Vandenberg Village contains several recreational facilities.



Project Background

- Staff recommended approval of the project at the September 10, 2008 Planning Commission hearing.
- The Planning Commission continued the project for two weeks and requested that staff prepare findings for denial of the project.
- At its September 24, 2008 hearing, the Planning Commission passed a motion by a vote of 3-0-1 which recommended that the Board accept the findings for denial of the project.



PC Recommendation

- The Commission found that the findings for approval of the General Plan Amendment could not be made as such an action would not be in the interest of the public.
- The Commission stated that amending the Comprehensive Plan in a manner which would convert 2.82 acres of land designated for Recreation/Open Space to Residential land use should only be done in the context of either a Community Plan for the Lompoc Valley or as part of a comprehensive update to the County's General Plan.



End of Presentation