



# Vanderberg Village Association

*“We are a volunteer organization  
dedicated to the enhancement of our Community”*

Email: [TheVVA@vanderbergvillage.org](mailto:TheVVA@vanderbergvillage.org)

Serving since 1976

Web: <http://www.vanderbergvillage.org>

## *A Note from the VVA Board President*

As is the tradition, the following is our annual recap of our 2023 accomplishments. First, we thank all of our members for their support. **Membership Report:** We ended 2023 with 158 members which sadly was down 35 members from 2022. **Financial Report:** We began 2023 with **\$6,644.12** in our account, our membership dues increased it by **\$1,725.00** and our **Expenses** decreased it by **\$2,695.33** (website hosting, admin supplies, Lompoc Hospital Foundation donation) leaving us with an ending balance of **\$5,673.79**.

COVID limited VVA's activities somewhat going into 2023, however, during this past year were able to get “caught up” with several planned activities. We engaged with our County Government and State Agencies in an effort to seek safety improvements for Highway One, better wildfire fuel management, and better traffic control (speeding) and enforcement of our vehicle and residential codes. In the following pages you will find highlights of all these activities.

**What's up for 2024?** Our major project for 2024 will be organizing a fundraiser to refurbish or replace our “*Welcome to Vanderberg Village*” sign at the corner of Constellation and Burton Mesa. It has definitely seen better days since we first installed this sign many years ago. Our goal is to have it repaired or a replacement sign built and installed before the end of 2024.

President  
**Ronald Stassi**

Vice President  
**Larri Degarmoe**

Secretary  
**Marell Brooks**

Treasurer  
**Steven Huring**

Board Member  
**Monika Bennett**

Board Member  
**Dr. Charley Blair**

Board Member  
- Vacant -

Sincerely,

**Ron**

Ronald Stassi

President, Vanderberg Village Association

## ***Our 2023 Accomplishments:***

**A: Town Hall, Wednesday, September 6, 2023.** The VVA hosted a Town Hall meeting for our 4th District Supervisor, Bob Nelson. The event was promoted as an opportunity for Vanderberg Village residents and businesses to discuss any topics of interest with Supervisor Nelson. This meeting began early and ended late. The evening began with a short presentation by Dr. Susan Bean-Mandibles announcing the purchase of the CoastHills Credit Union building by the Lompoc Hospital. Although there were other agenda items to cover, the rest of the time was spent with residents expressing opposition to two large multi-unit projects to be located within our community. Raucous would not be too strong a word to describe what transpired. There was very little interest in any other topics and the meeting essentially became a referendum against the developments. Supervisor Nelson did a good job letting everyone express their opinions while treating speakers with respect.

**B: Bulk Item Drop-Off Day, Saturday, April 22, 2023.**

The VVA (with great support from Waste Management, Inc.) conducted a community wide “Bulk Item Drop-Off Day.” The community response was huge. We started the day with three large “roll-off” bins which were quickly filled. Luckily we had ordered two additional bins as a reserve and ended up ordering a 6th bin as well. As the line continued to grow we extended the ending time from 2 p.m. to 6 p.m.

**C: Highway Safety Improvement Effort.** We worked hard on researching, writing and recently delivering a concise presentation to the Santa Barbara County Association of Governments (SBCAG), Caltrans, and State Assembly-member Gregg Hart, highlighting the deteriorated safety condition of State Highway One between The City of Lompoc and the main entrance to Vandenberg Space Force Base. We emphasized the increased dangers at the Santa Lucia Canyon Road & Highway One intersection, but we also highlighted several serious and fatal accidents that occurred just south of our Constellation Road highway overpass. Whereas they have acknowledged receiving our presentation and appreciated our effort, rest assured we will be reaching back to these agencies to get a definitive answer as to what they plan to do about mitigating these serious hazards.

**D: Community Cleanup Day, Saturday, October 21, 2023.** The VVA supported the Vandenberg Village Lions Club with volunteers and financial support. The effort focused on cleaning up the “Common Areas” that tend to be ignored and reflect poorly on our community. Volunteers cleaned up across from Cabrillo High School, along the sidewalk between the Shopping Center and CoastHills Credit Union and under the Highway Overpass to name just a few locations.

**E: Wild Fire Fuel Mitigation:** We were able to assist those who live along North Oak Drive with their concern about the lack of wild fire fuel management in the BMER across the street. We made a video of the full length of this area showing its overgrown condition, then forwarded it to County Supervisor. We were recently informed that CalFire has scheduled clean-up work for this area for early 2024.

**F: Code Enforcement:** Throughout the year we fielded many calls and emails from our fellow Village residents who ask us for assistance on how to deal with residential and vehicle code violations. Getting enforcement of these violations by the appropriate authorities has been

a long and arduous struggle, but we will continue to fight for this enforcement for the sake of preventing deterioration of our community.

**G: Adopt-A-Highway:** Through the leadership of Marell Brooks as our Adopt-A-Highway Volunteer Coordinator, our Highway One clean-up effort continues as usual. Our volunteers maintained the average of collecting 12 bags of trash each month along with assorted oversized bulky items. We can always use additional help and if you are looking for an opportunity to help beautify your community, please send us an email: [TheVVA@vandenbergvillage.org](mailto:TheVVA@vandenbergvillage.org)

**NOTE TO ALL MOTORISTS:** *As a safety reminder, please move to the inside lane when you see ANYONE out on the highway shoulder. It is very disconcerting when vehicles zoom past us so close. An interesting observation: We have found that operators of semi-trucks are far more likely to move their big rigs toward the left lane than the drivers of smaller more nimble vehicles. If our truckers can do this - we all can.*

**Status of the Village Inn Remodel**



There has been quite a bit of speculation about the status of the Village Inn. The main concern seems to be... “When is it ever going to be finished?” Have patience my friends for you will be rewarded.

The VVA recently had the privilege of another guided tour of the Village Inn - both inside and out by Project Manager Mr. Wally Kane. Compared to the previous tour much has been accomplished. Everyone needs to fully understand the full scope of this project. This was a “tear down to the bones” followed by a major renovation that’s now underway. If you have ever been personally involved with a large project, you would certainly appreciate the fact there have been delays caused by

factors beyond anyone's control. And as much as I hate to repeat it - COVID had its impact as did the numerous wildfires our state suffered over the last few years which interfered with the supply chain. Mr. Kane mentioned that they are still waiting on two large transformers that have to be delivered before they can actually connect full power to the hotel.

The old infrastructure was totally stripped out and is being replaced with state of the art equipment. New amenities have been added, such as multiple RV parking places with utility hook-ups. The exterior landscaping is getting its complete makeover: the old swimming pool was renovated, and a pool-house added. In the surrounding courtyard a large Santa Maria style barbecue grill has been installed, various size seating areas and tables that include heated canopies, electrical power and Internet connectivity. The old dining room and bar are very close to being completely restored and updated. The hotel rooms and suites are close to being completed.

When The Village Inn is completed, our community will have a much needed venue to meet friends and colleagues, a place for fine dining, club meetings, wedding and anniversary parties. But let's not forget, that it will also bring much needed local hotel accommodations for those folks arriving in support of our Space Launch mission here on the Central Coast.

### Status of Local Residential Developments

One thing that the current board of the Vandenberg Village Association learned during the past year is that its members and other residents are most interested in ongoing activities associated with two residential projects proposed to be located in the Village. One is an all residential project located just East of the Village Inn. The second is a three story extended stay facility consisting of units with kitchen facilities and a target market aimed at business folks staying five or more days. It also includes 60 apartments.

If both or either projects get approved the completion time is expected to take another three or more years. Both projects are being developed by the Patel family who own and operate the Hilton Garden hotel in the City of Lompoc. People in the Village generally refer to the residential project as the "Apollo project" and the extended stay hotel project as the "Constellation Project." This update will use those descriptions.

Last year VVA scheduled a town hall style meeting on

September 6th with S. B. County Supervisor Bob Nelson inviting residents to discuss topics of interest with him. Almost all of the speakers spoke in opposition to the two projects. VVA is planning to schedule another town hall style in late summer 2024.

**Apollo Project:** This 29 acre project consists of 94 town-homes that will be for sale and 208 rental units. At this time there are no low income affordable units proposed, but there could be county pressure for such set asides. However, the developer may choose to propose such units in its project application. The development team refers to the project as a restart of a similar one considered for this property in the past.

**Constellation Project:** This project consists of 87 extended stay units and 60 "executive" level apartments. The "extended stay" portion of the hotel is under conceptual review. Rates will be competitive with local markets which are lower than county rates which are generally skewed to City of Santa Barbara rates. Developer hopes to offer extended stay because it's not available in the Lompoc area and hopes to capture travelers that now stay in other locations. Mixed use concepts may be included. One topic of discussion relative to understanding the size and visual impact of the project is whether or not "story poles" will be required.

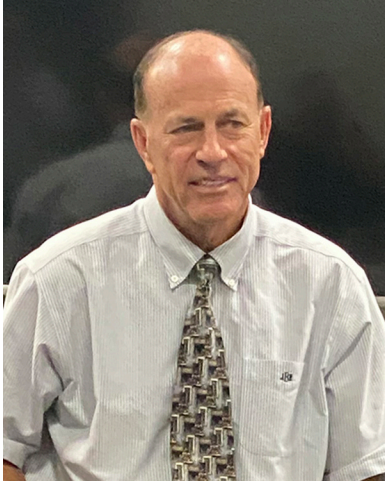
Additional Info is available at this youtube link:  
[North Board of Architectural Review 10-27-2023](#)

### Hidden Business Gems in the Village

If friends asked you to meet them at a particular business address in the Village, would you know where to go? Many of us probably wouldn't, especially those new to our community. If you are traveling on Constellation Road, the businesses fronting the street are readily noticeable. However, it may come as a surprise to many that there are several small businesses located here as well- that's because they are tucked out of sight.

For example, on Constellation Road, you will notice two streets to the East - Vulcan Drive and Constellation Way. Constellation Way, is a short side street that provides access to parking for those businesses fronting Constellation Road. Vulcan Drive is the longer of the two and serves as the location of several businesses that are not easily spotted from Constellation. Among the services offered you will see vehicle storage, U-Haul rentals, and Focus Physical Therapy treatment. So the next time you are driving, biking or walking on Constellation, take one of these side streets and go through the various parking areas to discover for yourself those business Gems tucked along the way.

## A Fond Farewell and a Changing of the Guard



Mr. Joe Barget, the longest serving General Manager of the Vandenberg Village Community Services District (VVCSD), retired on December 31, 2023, after serving in that position for over 19 years. Prior to coming to the District Mr. Barget was a manager with the Port San Luis Harbor District. An engineering graduate

of West Point he also served 20 years in the United States Army. During his time with the VVCSD, he provided valuable counsel to the Board of Directors, and outstanding leadership to a staff of office and field personnel for the provision and delivery of a safe potable water supply and for the collection and disposal of sewage during the time when the population of the village community of 5,800 increased to 7,300. He was honored with a commendation from the District's Board of Directors on December 5, 2023, that recognized him for his nearly two decades of service to the citizens and businesses of Vandenberg Village.



Vandenberg Village Community Services District (VVCSD) is proud to announce that at its December 5, 2023 regular board meeting Cynthia Allen, PhD was appointed as its new General Manager effective December 31, 2023 succeeding Mr. Joe Barget who has held the position since 2004. Dr. Allen has been employed

by VVCSD since 1993 and has worked her way up from Customer Service Representative to Accounts Payable/Payroll Clerk to Administrative Services Manager and, now, General Manager. Dr. Allen is also a member of the Santa Ynez River Water Conservation District (SYRWCD) board, Special District Member to the Santa Barbara Local Agency Formation Commission (LAFCO), committee member for both the Central Management Area (CMA) and the Western Management Area (WMA) for the Sustainable Groundwater Management Act (SGMA).

## Valuable Village Information that all Village Residents should Know

**Village Government:** Vandenberg Village is an unincorporated area and we are part of the Fourth District of Santa Barbara County. We are not in the City of Lompoc. We are represented by 4th District Supervisor, Bob Nelson. Contact Supervisor Nelson's Office at:

Telephone: **(805) 346-8407**, or send an E-mail to:

[bob.nelson@countyofsb.org](mailto:bob.nelson@countyofsb.org)

**The Vandenberg Village Community Services District (VVCSD)** is our government agency that provides quality water to our homes and businesses, and takes away our waste water. The VVCSD is overseen by an elected five member board of directors and the day-to-day operation is accomplished by a general manager and her staff.

### Contact Information:

Vandenberg Village Community Services District  
3745 Constellation Road, Lompoc, CA 93436-1401

Tel: (805) 733-2475

<http://www.vvcسد.org/index.html>

**Waste Management:** Waste Management by contract conducts an Annual "Spring Cleaning" drop off event. In addition, residents can schedule through W/M one or two pickups per year just for them. VVA is in contact with WM and we will share info on the schedule for this coming year's drop off.

• **FYI - Waste Containers** should not be placed on the street any earlier than the evening before pick up. After collection, return containers to their enclosure out of public view as soon as possible. The containers should not be left out on the street or in front of your house. If you don't have an enclosed area, they should be out of public view behind a fence or in the garage per Residential County Code.

**Burton Mesa Ecological Reserve (BMER):** Vandenberg Village is surrounded by the 5,368 acres of the Burton Mesa Ecological Reserve. In 1990, a Unocal construction project resulted in major damage and alterations to the lands in this area. The BMER property

was specifically set aside as mitigation for these damages. The property is owned by the State Lands Commission and leased to California Department of Fish and Wildlife for management, operation and maintenance. In 2004, the Fish and Game Commission approved the formal designation of “ecological reserve” for this area, which granted special protection to the rare, threatened and endangered plant species.

For more information visit their website at:

<https://wildlife.ca.gov/Lands/Places-to-Visit/Burton-Mesa-ER>

## County Codes for the Village

While some residents belong to Home Owner Associations (HOA) that have their own enforceable rules, the majority of us must rely on the enforcement of residential codes by Santa Barbara County - Code Enforcement office.

**Enforcement is complaint driven.**

### To Report Residential Zoning Violations:

Contact the S. B. County Zoning Enforcement Desk: 805-934-6251) or visit their website at:

[www.sbcountyplanning.org](http://www.sbcountyplanning.org) and click on ENFORCEMENT. You will be required to give your name/contact info, but it will be kept confidential.

### *The following are the most Common County Unincorporated Residential Zoning Violations:*

- Piles of debris more than 100 sq. ft. or more stored in public view.
- Unregistered vehicles in the drive way or in public view.
- Vehicles/trailers parked on the lawn or in easements in public view.
- Paved area in front yard must be less than 50% of total frontage. (Only 50% or less can be used for parking to include driveways)
- Hard-landscaping cannot be used for parking.
- Side Easements cannot be used for RV/Trailer parking unless behind a solid side fence, and cannot extend beyond the most front part of the residence.
- **S. B. County Sign Code:**
  - Commercial signs are not allowed on residential property or in public easements. (*Commercial businesses have their own requirements*)
  - Public utility poles cannot be used to post signs. (*A more*

*effective method to recover lost pets is through social media and having your pets micro-chipped)*

- Political yard signs may be posted on residential property beginning 6 weeks before an election. They should be removed 48 hours after election. Commercial businesses are not permitted for political signs.

- **No signs at all (political or commercial) should be posted at public road intersections or in the public easements.)**

### Common Vehicle Code Violations:

- Public Street Parking:
  - 72 hour limit for all motorized vehicles.
  - 24 hour limit for detached trailers, campers
  - Blocking Sidewalk (Encroachment - *parking across a sidewalk is never permissible. If you can't pull completely into a driveway, you must park on the street.*)

**For Enforcement:** The CHP - Buellton Station have stated that requests for vehicle code enforcement will now be handled via emails: [755-traffic@chp.ca.gov](mailto:755-traffic@chp.ca.gov) *These reports are confidential. Per policy you do not have to give your name unless you want a follow-up report.)*

## Santa Barbara County Ordinances

**Sec 17-8 Waste Containers** It is the duty of every responsible party to keep containers in good condition and in a suitable place readily accessible to the collector for removing and emptying the same. Excepting placement at the curbside pickup site on scheduled collection day, such containers shall be maintained on the property out of **public view** and not placed within the limits of any street, public right of way or other public place in the county or in such a place or manner as to constitute a nuisance. No container shall be placed adjacent to a street or public right of way for collection service more than 24 hours prior to the normal collection time, and shall be removed from said location within 12 hours after collection.

**Ord. No 4188 \*2; Ord. No. 4689 \***

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### **Sec. 23-13.1. - Parking for more than seventy-two consecutive hours—Prohibited.**

No person shall park or leave standing any vehicle upon any street or highway within the county for a period of seventy-two or more consecutive hours.

**Ord. No. 1691, § 1; Ord. No. 4842, § 1, 9-4-2012**

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**Sec. 23-13.2. - Same—Removal of unlawfully parked vehicles.**

Pursuant to Section 22651(k) of the California Vehicle Code, as it presently exists or may hereafter be amended or renumbered, any officer described in that section is hereby authorized to and may remove or cause to be removed any unattended vehicle from any street or highway to the nearest garage or other place of safety or to a garage designated or maintained by the governmental agency when such vehicle has been parked or left standing upon any street or highway for a period of seventy-two or more consecutive hours. In the event of such removal as authorized herein such officer so removing such vehicle, or causing same to be removed, shall give notice as provided in Sections 22852 through 22854 of the California Vehicle Code, and the keeper of any garage in which such vehicle is stored may have a lien thereon for his compensation for towing and for caring for and keeping safe such vehicle and may satisfy such lien in compliance with and under the conditions stated in such Section 22851 of the Vehicle Code of the state.

**Ord. No. 1691, § 2; Ord. No. 4842, § 1, 9-4-2012**  
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**Sec. 23-13.6. - Parking of vehicles for sale.**

No person shall park, place or leave standing any vehicle on any public street, highway or alley at any time for the principal purpose of displaying such vehicle for sale.

*(Local Example: parking near the intersection of Burton Mesa Blvd and Constellation) in front of CoastHills Credit Union.)*

**Ord. No. 3520, § 1**  
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**Sec. 23-13.9. - Parking of vehicles for overhaul, maintenance or repair.**

No person shall stop, stand or park any vehicle upon a public street, road or right-of-way for the purpose of overhaul, maintenance or repair of such vehicle except for emergency repairs requiring less than two hours to complete. Violation of this section is an infraction punishable by a fine not to exceed two hundred fifty dollars for each day the violation continues. Each day such violation continues shall constitute a separate offense.

**Ord. No. 4394 § 1**  
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**Sec. 23-13.10. - Parking of detached trailers, fifth wheels and equipment for twenty-four or more consecutive hours—Prohibited.**

No person shall park any trailer, fifth wheel or equipment that is transported by truck or trailer which has been detached from the tow vehicle upon any public street, highway or right-of-way within the county for a period of twenty-four or more consecutive hours.

**Ord. No. 4469, § 1**  
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**Sec. 23-16. - Authority; purpose; definitions. (Article III. - Abandoned Vehicles)**

In addition to and in accordance with the determination made and the authority granted by the state under section 22660 of the Vehicle Code to remove abandoned, wrecked, dismantled or inoperative vehicles or parts thereof as public nuisances, the board of supervisors hereby makes the following findings and declarations:

*The accumulation and storage of abandoned, wrecked, dismantled or inoperative vehicles or parts thereof on private or public property, not including highways, is hereby found to create a condition tending to reduce the value of private property, to promote blight and deterioration, to invite plundering, to create fire hazards, to constitute an attractive nuisance creating a hazard to the health and safety of minors, to create a harborage for rodents and insects and to be injurious to the health, safety and general welfare. Therefore, the presence of an abandoned, wrecked, dismantled or inoperative vehicle or parts thereof, on private or public property not including highways, except as expressly hereinafter permitted, is hereby declared to constitute a public nuisance which may be abated as such in accordance with the provisions of this article.*

**Ord. No. 2534, § 1; Ord. No. 2653, § 1**  
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## Dear VVA Members and Residents of Vandenberg Village,

As we begin our Annual Membership Drive, here are a few reasons why we believe the Vandenberg Village Association is important to our community...

> The VVA gives our residents a voice at the County level to ensure we get the attention we need, be that stronger active enforcement of our land use codes or more library funding for our small branch.

>The VVA helps keep the Village a nice place to live, by encouraging, coordinating, and collaborating with other Community Service groups to implement volunteer community wide clean-up efforts.

>The VVA is an all-volunteer association and our financial overhead is kept to an absolute minimum.

***Note:** Our low membership fee is used to cover our administrative costs. Any excess is given back to the community at -large by making donations to our local schools, Library, and non-profit organizations that enhance our community.*

To renew your membership or be a first time member:

First - **Save this PDF** to your computer, then complete the fillable form below, print this page only, include a **\$10.00** check and mail it to:

Vandenberg Village Association, 3745 Constellation Road - Vandenberg Village - Lompoc, CA 93436.

Or you may drop it off at the Community Service District Office Drop Box.

You can help us grow by sharing this eNewsletter with your neighbors and asking them to join us in an effort to enhance and maintain Village wide aesthetic improvements.

## 2024 Vandenberg Village Association Membership Form

(This form is a fillable PDF, )

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

*"Providing your email address allows us to keep you informed in a timely manner. Your email address will not be shared with anyone."*

Dues are **\$10.00** per year. Membership includes all members of household but allows for only **one vote**.

Check No.: \_\_\_\_\_ Check Amount: \_\_\_\_\_ Cash Amount \_\_\_\_\_ Date: \_\_\_\_\_

I am interested in being a board member:  YES  NO

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Please take a moment to tell us what you would most like to see improved in Vandenberg Village.

Please mail your completed form along with \$10.00 (cash or check) to:

Vandenberg Village Association, 3745 Constellation Road - Vandenberg Village - Lompoc, CA 93436