

# OAK HILLS ESTATE



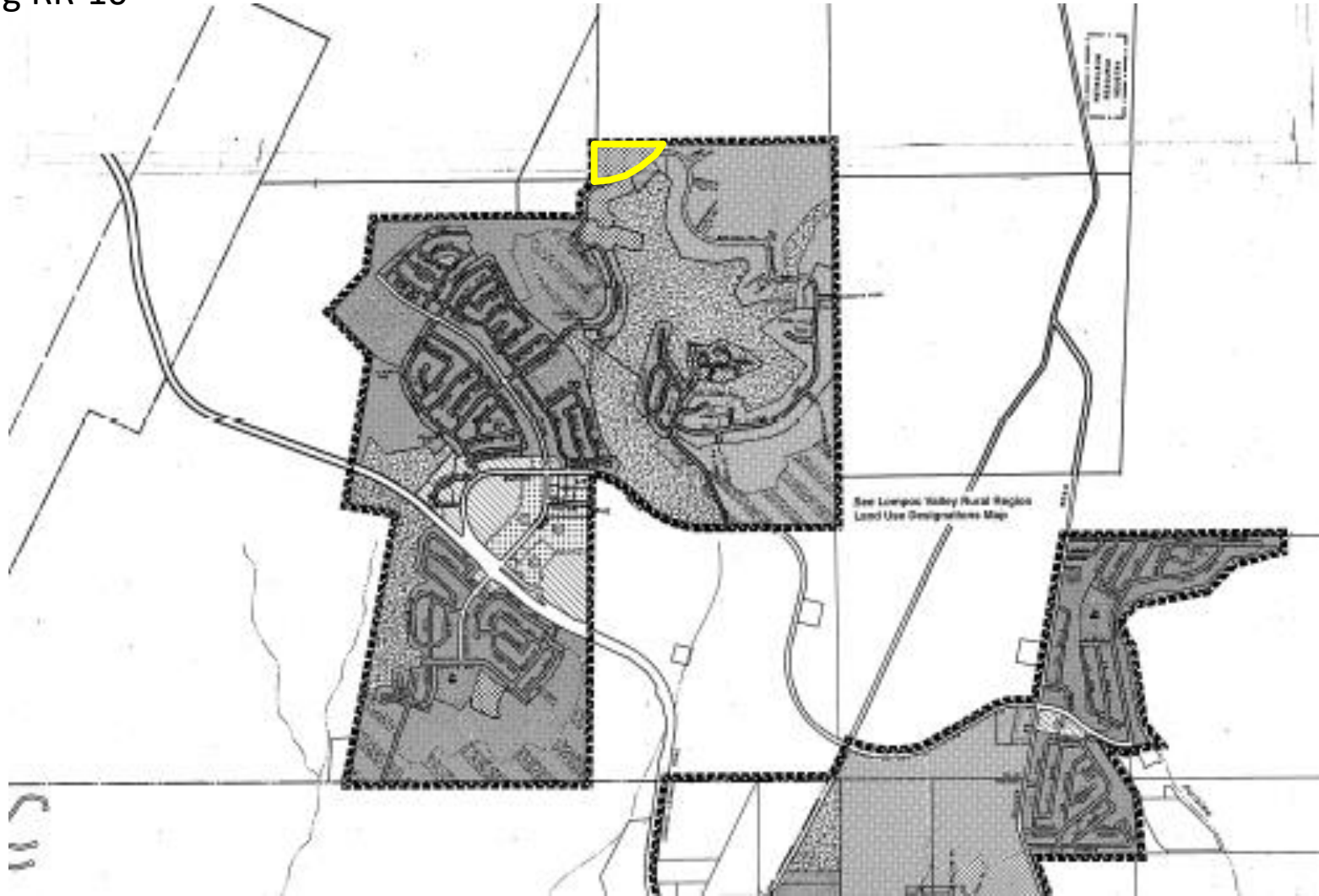
**Santa Barbara County Board Of Supervisors  
15RZN-00002; 15TRM-00001; 15 DVP-00001**



# Santa Barbara County Land Use Map

## Vandenberg Village

General Plan RES-12.3  
Zoning RR-10



# OAK HILLS ESTATE



# SITE PLAN



# Site Photos



# Neighborhood Meetings/Input

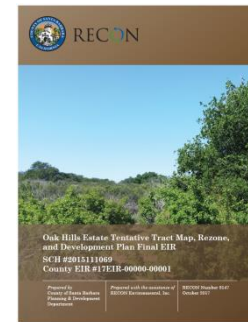
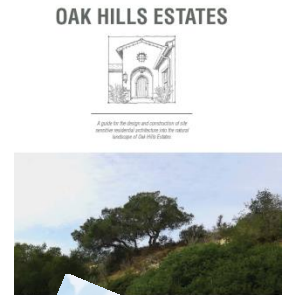
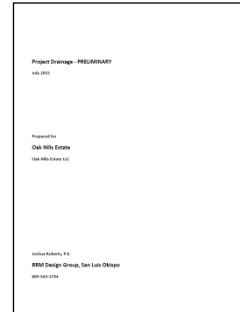
08/26/14, 03/22/15, 12/7/17

- Appreciate upscale development. Do not want affordable onsite
- Do not want higher densities, appreciates larger lots, more compatible with surrounding single family
- Desire no street parking on Oak Hills Drive, prefer to see all onsite for guests
- Appreciates single story, no mass grading of site
- Appears more sensitive than earlier renditions
- Connectivity to Golf Course
- Likes conceptual architectural design, feels would be benefit to neighborhood
- Request any offsite drainage not impact residents to the west.
- Would like to see the oak trees preserves as much as possible
- Concern about speeds on Oak Hills Drive. Walkways/bike lanes needed



# Environmental Analysis in Design

- Biological Resource Assessment
  - BRA
  - OSMP
  - Offsite Mitigation Plan
  - Federal/State ESA Compliance
- Fuel Management
- Geotechnical
- Noise
- Cultural
- Air Quality/GHG
- Traffic
- Drainage/Water Quality
- Landscape Design
- Site Sensitive Architectural Design
  - NBAR Reviewed
- Environmental Impact Report



1.1 Project Characteristics	
1.1.1 Level range	
1.1.2 Other Project Characteristics	
1.1.3 Other Project Characteristics	
1.1.4 Other Project Characteristics	
1.1.5 Other Project Characteristics	
1.1.6 Other Project Characteristics	
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1.1.48 Other Project Characteristics	
1.1.49 Other Project Characteristics	
1.1.50 Other Project Characteristics	





North  
Scale: 1" = 50'-0"



Existing Sensitive Species to be Protected / Preserved on Lots:

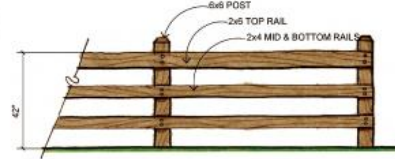
- *Arctostaphylos purissima*
- *Arctostaphylos rudis*
- *Ceanothus cuneatus* var. *fasciculatus*
- *Dianandra paniculata*
- *Erysimum capitatum* var. *lompocense*
- *Senecio blanchemianae*



Low Fuel Prairie Native Plants

### Native Plant Community Protection, Enhancement & Mitigation

- A Mitigation Area / Defensible Space  
See Section **3**
- B Drainage Mitigation / Defensible Space  
See Section **1**
- C Stormwater Basin / Street Frontage  
See Section **2**
- D Other H.O.A. Maintained Landscape
- E Preserved Oak, Manzanita & Understory
- G Preserved Maritime Chaparral Sensitive Species (See Legend above)



Low Rail Fence Elevation

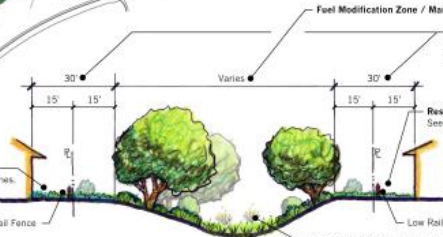
## HOA Managed Landscape / Habitat Plan

### Oak Hills Estate



L-1

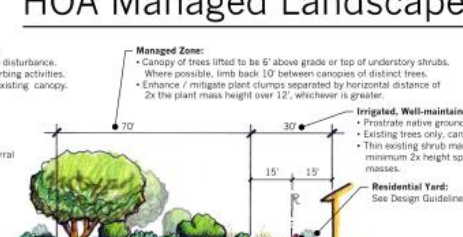
January 15, 2015



**1** Drainage Enhancements / Fuel Modification



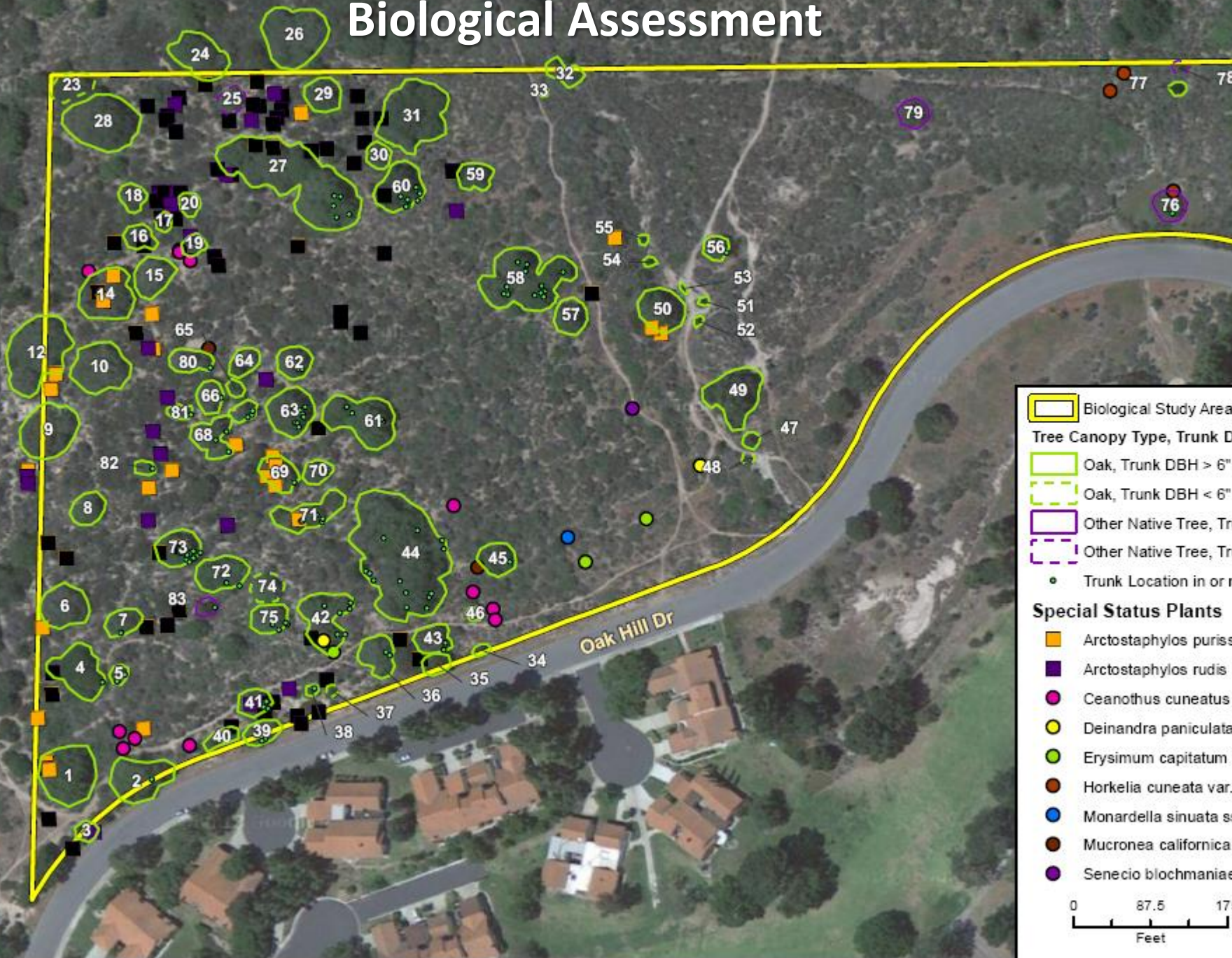
**2** Basin & Street Frontage



**3** Typical 100' Defensible Space Zone



# Biological Assessment



# Oak Tree Assessment



-  Biological Study Area
-  Permanent Impact Area
-  0-30 Ft Defensible Space-  
Low Fuel Zone
-  30-100 Ft Defensible Space
-  Oak Canopy, Trunk DBH > 6"
-  Oak Canopy, Trunk DBH < 6"
-  Oak Trunk Location  
In or Near Impact Area
-  Oak to be Removed
-  Lot Numbers

0      87.5      175  
Feet

N

Oak Hills

Oak Hills Offsite Mitigation Areas



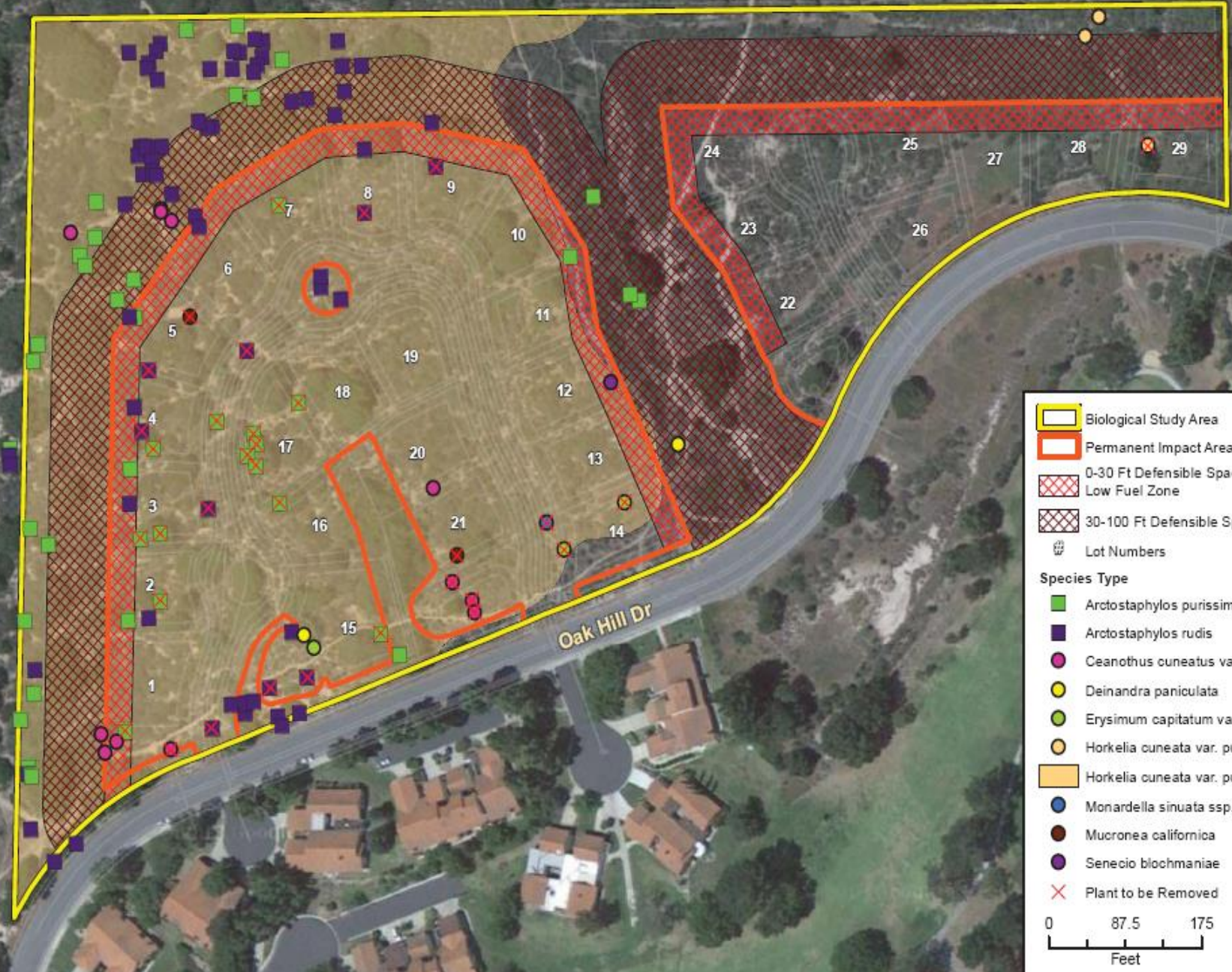
Google earth

Image © 2017 DigitalGlobe

1 mi



# Fuel Management Zones



**Biological Study Area**  
**Permanent Impact Area**  
**0-30 Ft Defensible Space-Low Fuel Zone**  
**30-100 Ft Defensible Space**  
**Lot Numbers**  
**Species Type**

- *Arctostaphylos purissima*
- *Arctostaphylos rudis*
- *Ceanothus cuneatus* var. *fasciculatus*
- *Deinandra paniculata*
- *Erysimum capitatum* var. *lompopense*
- *Horkelia cuneata* var. *puberula*
- Horkelia cuneata* var. *puberula* (Area)
- *Monardella sinuata* ssp. *sinuata*
- *Mucronea californica*
- *Senecio blochmaniae*
- ✕ Plant to be Removed

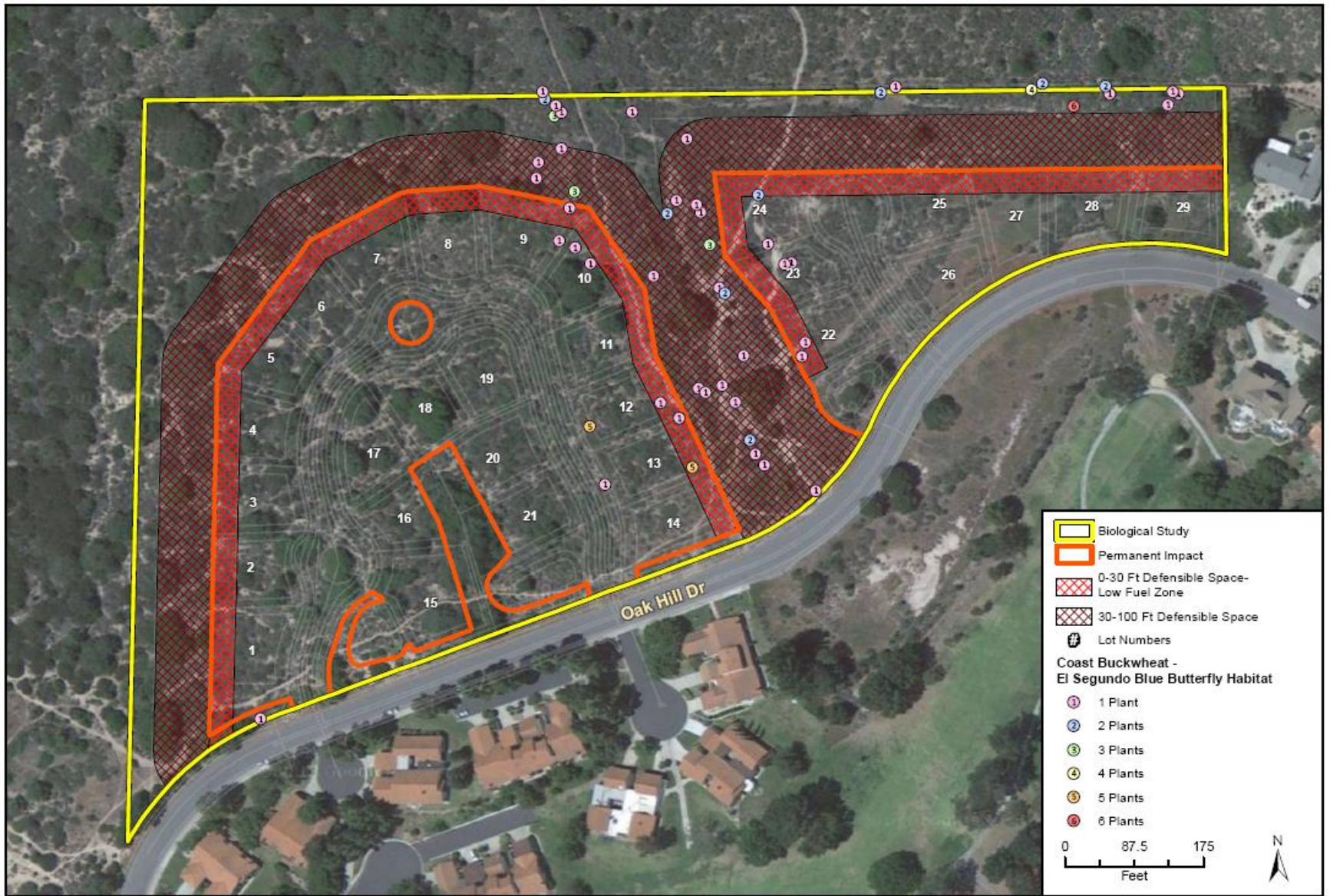
0      87.5      175  
 Feet

N

# OAK HILLS ESTATE

- **Consistent with General Plan**
- **One of the Last Urban Parcels in VV**
- **Meets All Required Policies, Regulations, & Development Standards**
- **Neighborhood Support**
- **Fully Mitigated 17 EIR-00001**
- **Consistent with SB35 Provisions**
- **Staff Recommendation of Approval**





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Coast Buckwheat/Potential El Segundo Blue Butterfly Habitat

Figure 9