

# **Oak Hills Estate**

## **Vesting Tentative Tract Map, Rezone, Development Plan and Road Naming**

Santa Barbara County Board of Supervisors

July 17, 2018

# Project Site Location



# Proposed Project



## Additional Information Items

- Identify a new location to conduct mitigation for the project's impacts to biological resources.
- Evaluate whether the project design could include a recreation area on the project site.
- Provide information about possible additional on-site restoration measures.

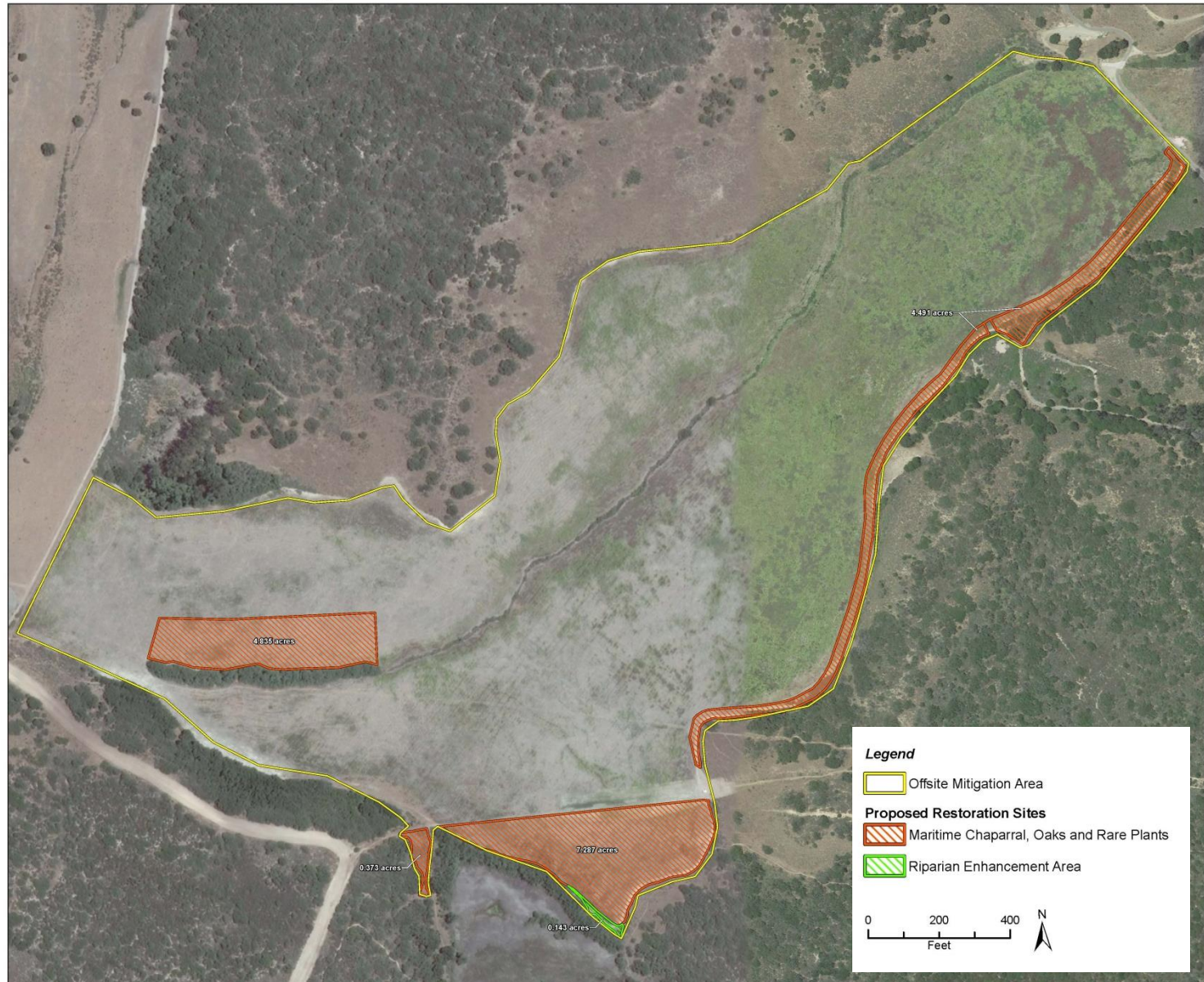
## Off-Site Mitigation

- Biological resource mitigation was previously proposed to occur on property owned by the VVCSD.
- The Ca. Department of Fish and Wildlife and State Lands Commission agree to restoration occurring on the BMER site.
- Oak tree mitigation would also occur on the Vandenberg Village CSD property.

# Off-Site Mitigation



# BMER Mitigation Sites



# Playground Development





# On-Site Stream Channel Restoration



# Environmental Review of Proposed Project Changes

A Final EIR Revision Letter documents that:

- Proposed changes would not result in any additional Class I environmental impacts.
- Proposed changes would not substantially change the project's previously identified Class I aesthetic impact.
- Previously identified mitigation measures would reduce potential impacts to a less than significant level.
- The proposed changes would be consistent with applicable policies of the Comprehensive Plan.

# Recommended Actions

- a) Make the required findings for approval of the project specified in Attachment 1, including CEQA findings.
- b) Certify the Final Environmental Impact Report (17EIR-00000-00001) and adopt the mitigation monitoring program contained in the conditions of approval.
- c) Adopt an ordinance for Case No. 15RZN-00000-00002, rezoning the project parcel from Residential Ranchette, 1 unit per 10 acres (RR-10) to Design Residential, 1.8 units per acre (DR-1.8).

## Recommended Actions

- d) Approve the Vesting Tentative Tract Map (15TRM-00000-00001/TRM 14,180) subject to the conditions included as Attachment 8.1 of the July 17, 2018 Board Action Letter.
- e) Approve a Development Plan (15DVP-00000-00001) for the future development of 29 single-family residences within the DR-1.8 zone district subject to the conditions included as Attachment 8.2 of the July 17, 2018 Board Action Letter.
- f) Approve case No. 17RDN-00000-00006 subject to the conditions included as Attachment 8.3 of the July 17, 2018 Board Action Letter.



# BMER Mitigation Plan

Table 1. Maritime Chaparral Restoration Targets

Metric	Area
Habitat Impacted	6.92 acres
Mitigation Ratio	2 : 1 (replaced: impacted)
<b>Total Acreage Required</b>	<b>13.84 acre</b>
Onsite Mitigation	0.61 acre
Offsite Mitigation	13.23 acres
<b>Total Mitigation Acreage</b>	<b>13.84 acres</b>

Table 2. Offsite Restoration Special Status Plant Targets

Restoration Habitat	Included Special Status Species	Special Status Plant Replacement Ratio	Individuals or Acreage Required*
Maritime chaparral - 13.23 acres to be restored at BMER	Purisima manzanita	2:1	36 plants
	sand mesa manzanita	2:1	54 plants
	mesa horkelia	2:1	13.23 acres
	curly-leaved dune mint	2:1	100 plants
	Lompoc ceanothus	1:1	7 plants
	Paniculate tarplant	1:1	3 plants
	Lompoc wallflower	1:1	35 plants
	California spineflower	1:1	25 plants
	Blochman's ragwort	1:1	10 plants
	El Segundo blue butterfly host plants	**	*
	Oak trees	10:1	

Table 3. Proposed Plant Palette.

Scientific Name	Common Name
<i>Arctostaphylos purissima</i>	La Purisima manzanita
<i>Arctostaphylos rufis</i>	sand mesa manzanita
<i>Ceanothus cuneatus</i> var. <i>fasciculatus</i>	Lompoc ceanothus
<i>Cercocarpus betuloides</i> var. <i>betuloides</i>	Mountain mahogany
<i>Deinandra paniculata</i>	paniculate tarplant
<i>Ericameria ericoides</i>	Mock heather
<i>Eriogonum parvifolium</i>	Coast buckwheat
<i>Erysimum capitatum</i> var. <i>lompocense</i>	Lompoc wallflower
<i>Frangula californica</i>	California coffeeberry
<i>Heteromeles arbutifolia</i>	toyon
<i>Horkelia cuneata</i> var. <i>puberula</i>	mesa horkelia
<i>Mimulus aurantiacus</i> ( <i>lompocensis</i> ) <sup>1</sup>	Lompoc sticky monkeyflower
<i>Monardella sinuata</i> ssp. <i>sinuata</i>	curly-leaved dune mint
<i>Mucronea californica</i>	California spineflower
<i>Quercus agrifolia</i>	Coast live oak
<i>Rhamnus crocea</i>	Spiny redberry
<i>Salvia mellifera</i>	Black sage
<i>Sambucus nigra</i> subsp. <i>caerulea</i>	Blue elderberry
<i>Senecio blochmaniae</i>	Blochman's ragwort