

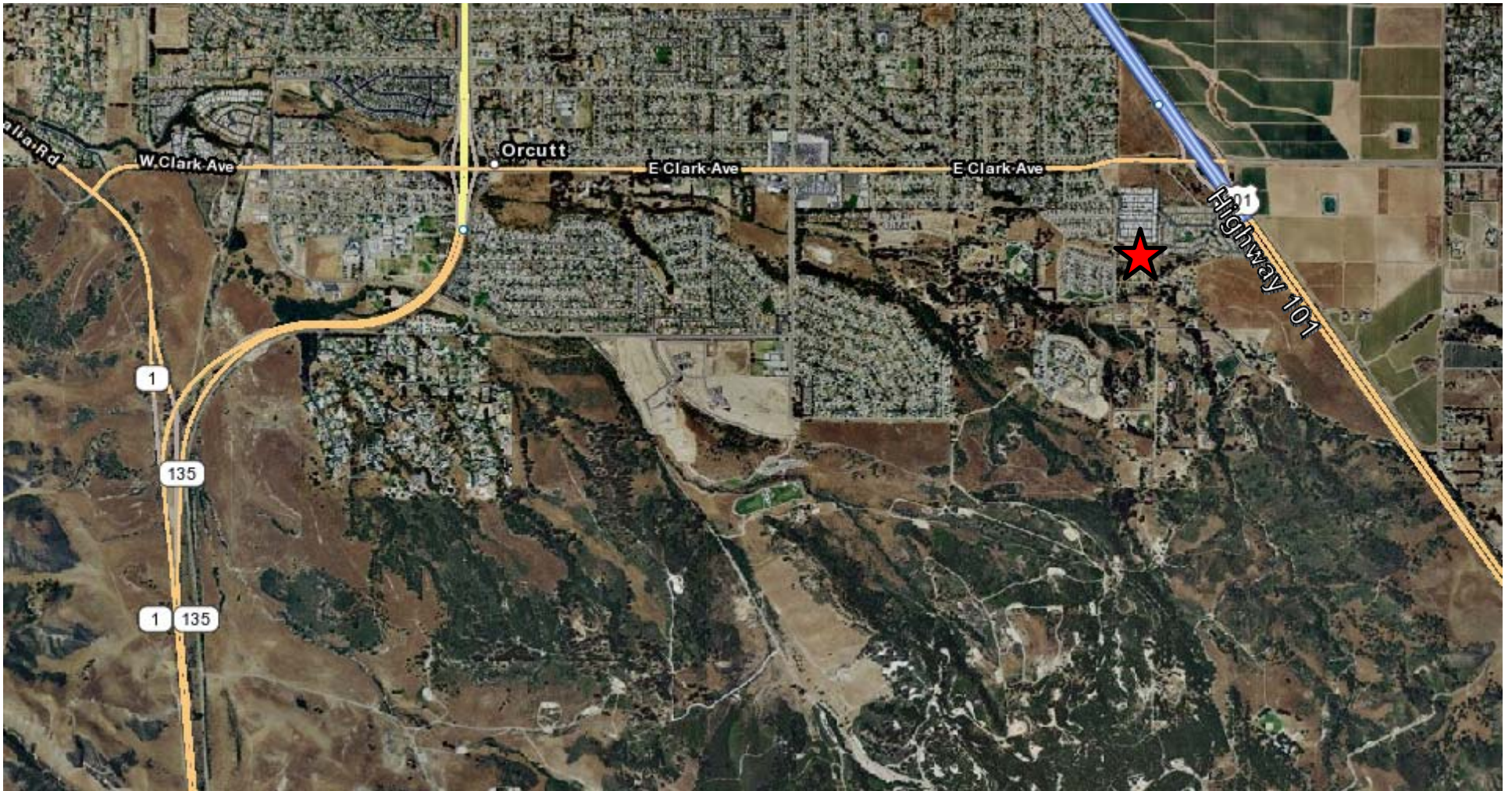
TERRACE VILLAS

Case Nos. 09GPA-00000-00005, 10RZN-00000-00003,
10TRM-00000-00003 / TM 14,770,
10DVP-00000-00011, 10RDN-00000-00007

Santa Barbara County Board of Supervisors

September 13, 2011

PROJECT SITE LOCATION



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PROJECT DESCRIPTION

- **General Plan Amendment (09GPA-00000-00005)**
 - Residential 4.6 to Residential 8.0

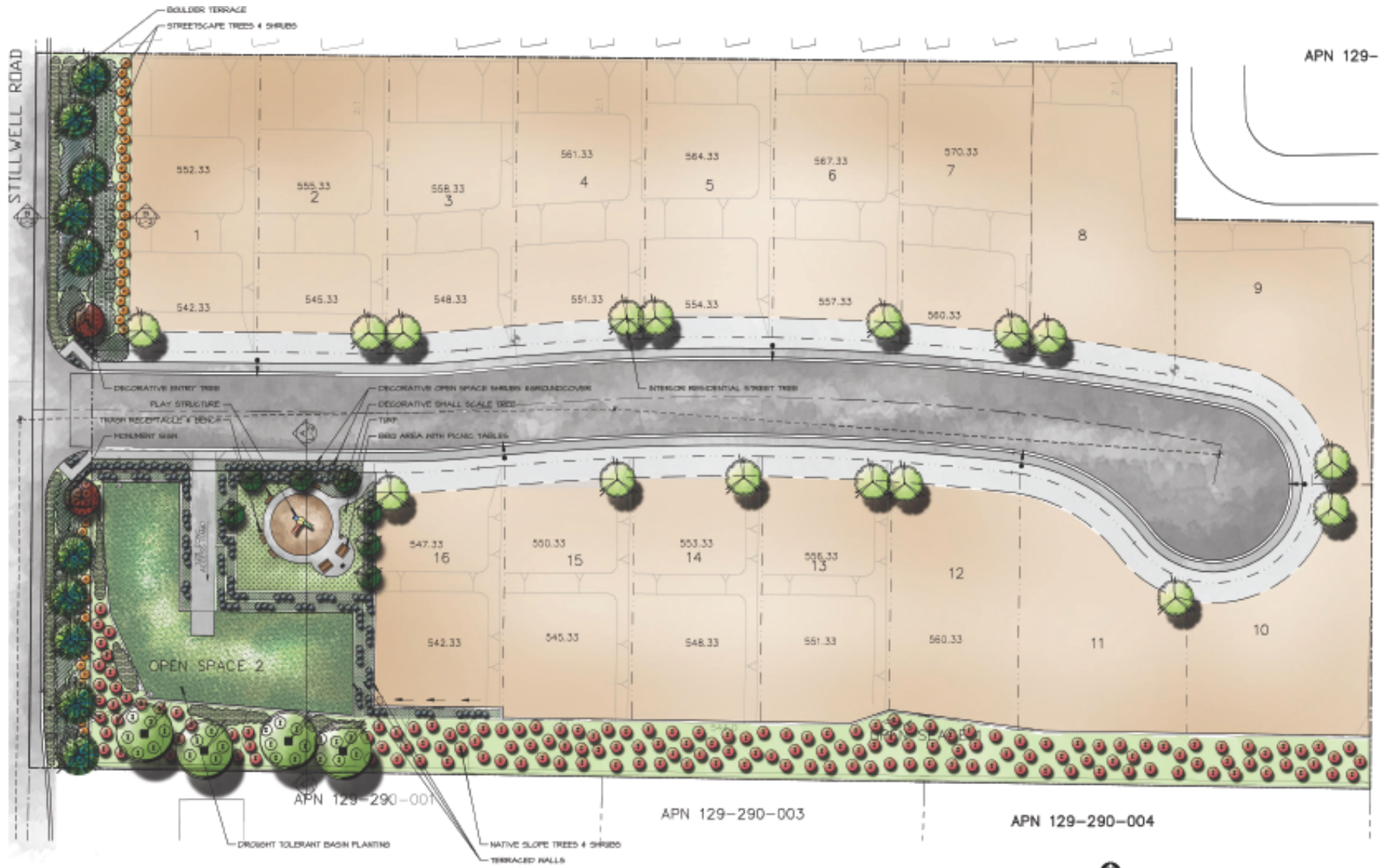
- **Rezone (10RZN-00000-00003)**
 - Design Residential 3.3 to SLP

- **Tract Map (10TRM-00000-00003 / TM 14,770)**
 - Re-design currently recorded Terrace Ranch Tract Map

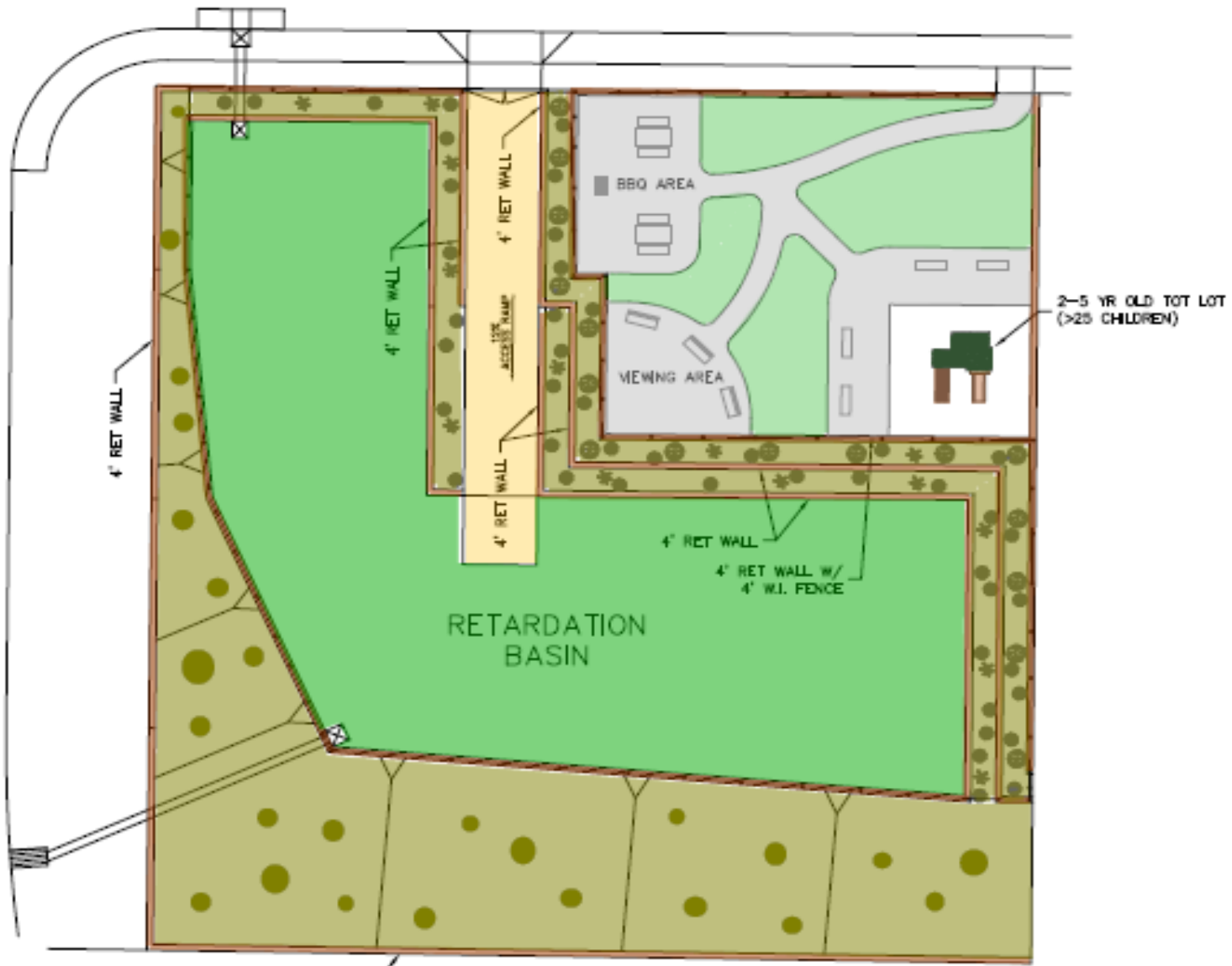
- **Development Plan (10DVP-00000-00011)**
 - 16 single family custom homes

- **Road Naming (10RDN-00000-00007)**
 - “Tuscan Way”

PROPOSED TERRACE VILLAS TRACT MAP



DETENTION BASIN, TOT LOT, VIEWING & BBQ AREAS



STREET ELEVATION



Recommendations & Procedures

- Make the required findings for the project specified in Attachment A of Attachment 3 (Planning Commission Action Letter dated July 25, 2011) of the Board Letter, including CEQA findings.
- Adopt the Negative Declaration, 11NGD-00000-00007, included as Attachment C of Attachment 4 (Planning Commission Staff Report dated April 22, 2011) of the Board Letter, and adopt the mitigation monitoring program contained in the conditions of approval specified in Attachment B of Attachment 3 (Planning Commission Action Letter dated July 25, 2011) of the Board Letter.

Recommendations & Procedures, cont.

- Adopt an Ordinance to approve a rezone (10RZN-00000-00003, included as Attachment 1 of the Board Letter, changing the zone district on the subject parcels from Design Residential, 3.3 units/acre (DR-3.3) to Small Lot Planned Development (SLP).
- Adopt a Resolution to approve a Comprehensive Plan Amendment (09GPA-00000-00005), included as Attachment 2 of this Board Letter, changing the Land Use Designation on the subject parcels from Residential 8.0 units/acre (Res-8.0) to Residential 4.6 units/acre (Res-4.6).
- Approve the projects, (09GPA-00000-00005, 10RZN-00000-00003, 10DVP-00000-00011, 10TRM-00000-00003/TM 14,770, and 10RDN-00000-00007), subject to the conditions of approval specified in Attachment B of Attachment 3 (Planning Commission Action Letter dated July 25, 2011) of the Board Letter.

End of Presentation