

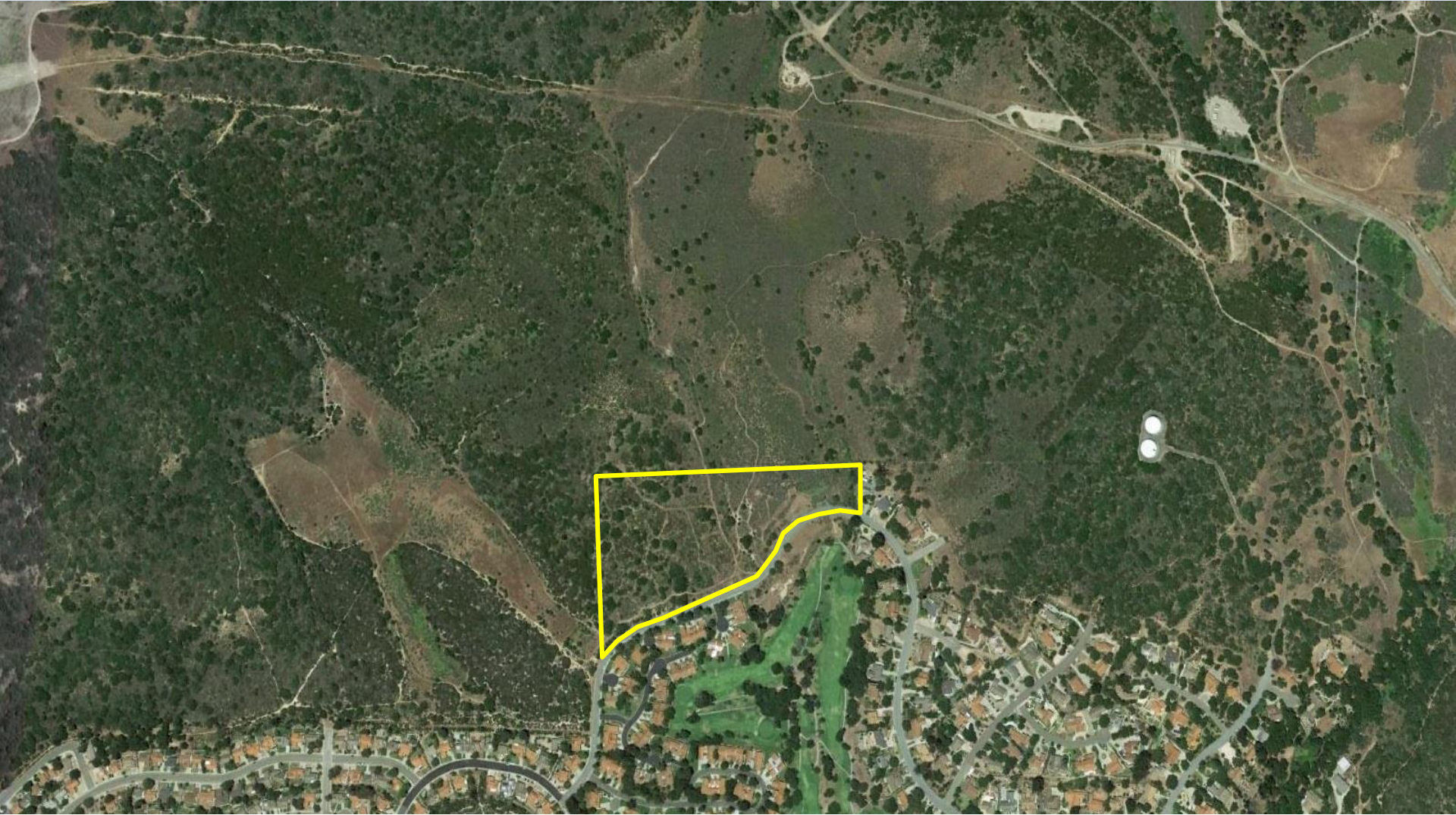
OAK HILLS ESTATE



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



OAK HILLS ESTATE



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SITE PLAN



Points From Board Hearing

03/13/18

“Further directed staff to return to the Board with additional information and options including but not limited to drainage, a potential pocket park and off-site mitigation with an endowment for long term management.”

(03/13/18 BofS Minutes)

- Provide more information on BMRE mitigation including CADFW concurrence and funding
- Provide more opportunities for on site restoration
- Provide recreational amenities such as pocket park as public benefit nexus

Oak Hills

Oak Hills Offsite Mitigation Areas



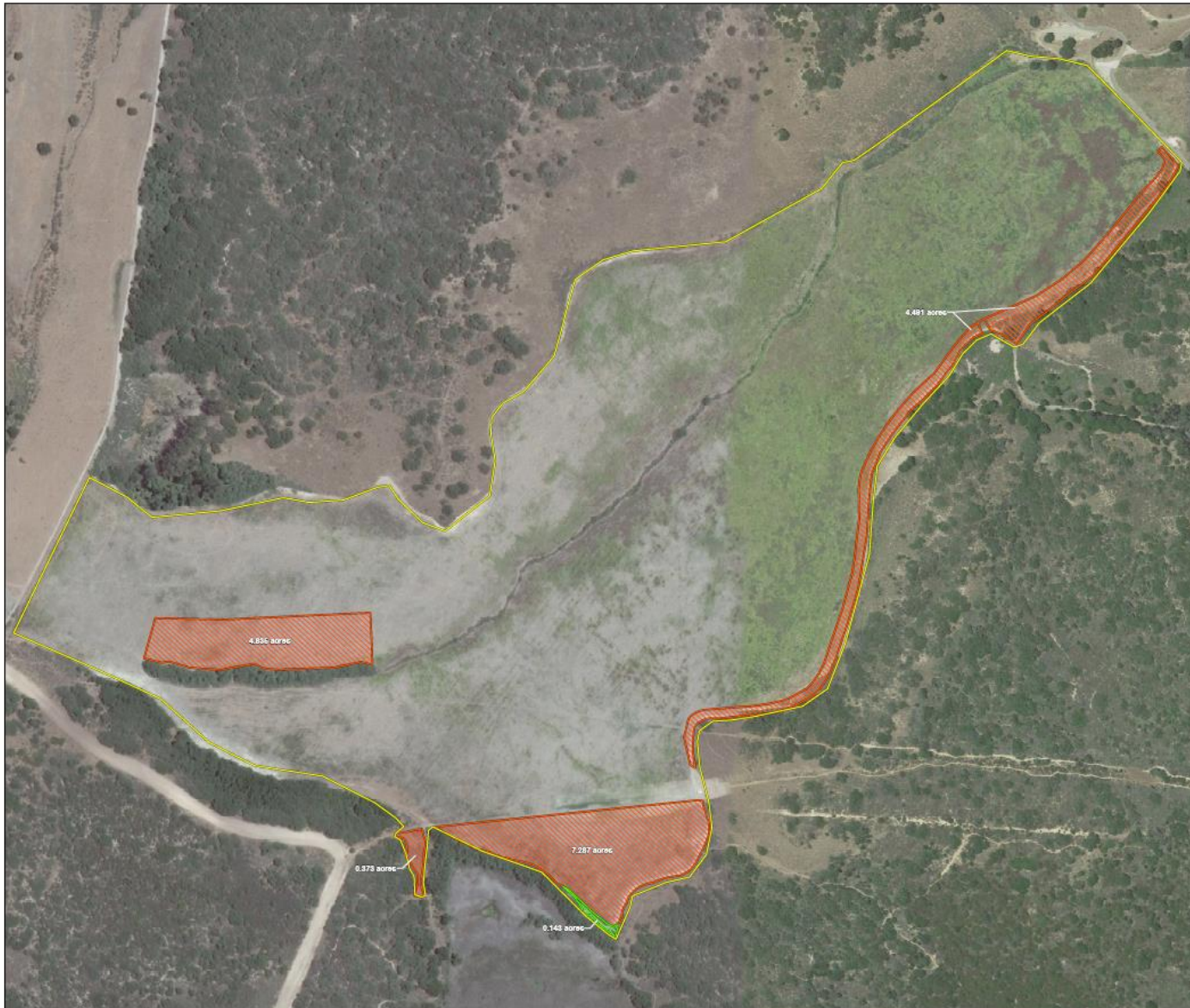
Google earth

Image © 2017 DigitalGlobe

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Offsite BMRE Mitigation



Oak Hills Offsite Mitigation Plan, Burton Mesa Ecological Reserve

The Final EIR determined that the project would permanently impact maritime chaparral, oak trees, and special status plants. Restoration would occur in part at Burton Mesa Ecological Reserve to restore a fallow farm field to natural habitat.

Table 1. Maritime Chaparral Restoration Targets

Metric	Area
Maritime Impacted	8.95 acres
Mitigation Ratio	2:1 (Impacted: Impacted)
Total Acreage Required	13.94 acres
Onsite Mitigation	0.61 acres
Offsite Mitigation	13.33 acres
Total Mitigation Acreage	13.94 acres

Table 2. Offsite Restoration Special Status Plant Targets

Habitat	Included Special Status Species	Special Status Plant Replacement Ratio	Individuals or Acreage Required*	Explanation
Maritime chaparral - 13.23 acres to be restored at BMRE	<i>Parsonsia maritima</i>	2:1	26 plants	Special status plant restoration and oak plantings will be fully integrated into the restoration of maritime chaparral. This table documents the required number of individuals or acreage that will be incorporated into the planting. Some species will be seeded, and more than the required number of plants are anticipated to germinate.
	<i>sand mesa manzanita</i>	2:1	54 plants	
	<i>mesa hollyhock</i>	2:1	13.23 acres	
	<i>cut-leaved dune mint</i>	2:1	100 plants	
	<i>Lomelosia canaliculata</i>	1:1	2 plants	
	<i>Panicum turgidum</i>	1:1	3 plants	
	<i>Lomelosia williflow</i>	1:1	35 plants	
	<i>California spinnelower</i>	1:1	25 plants	
	<i>Bochner's ragwort</i>	1:1	10 plants	
	<i>El Segundo blue butterfly host plants</i>	--	--	
Oak trees		10:1		

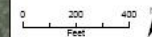
*Pending actual number impacted, table reflects FEIR's conservative position regarding number impacted.

Table 3. Proposed Plant Palette.

Scientific Name	Common Name
<i>Arctostaphylos pavloviana</i>	La Parsonsia manzanita
<i>Arctostaphylos rubra</i>	sand mesa manzanita
<i>Chamaecrista conularis</i> var. <i>frutescens</i>	Lomelosia canaliculata
<i>Ceanothus velutinus</i> var. <i>deltoideus</i>	Mexican ragwort
<i>Delandrea paniculata</i>	paniculate ragwort
<i>Ericaetia ericoides</i>	Mock heather
<i>Eriogonum paviflorum</i>	Coast buckwheat
<i>Eriogonum sagittatum</i> var. <i>torreyense</i>	Lomelosia williflow
<i>Franseria californica</i>	California coffeeberry
<i>Heteromeles arbutifolia</i>	toyon
<i>Horkelia comata</i> var. <i>puberula</i>	mesa hollyhock
<i>Mimulus aurantiacus</i> (hybridized)	Lomelosia sticky monkeyflower
<i>Monocheilus divaricatus</i> ssp. <i>divaricatus</i>	cut-leaved dune mint
<i>Miconia californica</i>	California spinnelower
<i>Quercus agrifolia</i>	Coast live oak
<i>Rhamnus crocea</i>	Spiny redberry
<i>Sesuvia maritima</i>	Black sage
<i>Sarcocolla nigra</i> ssp. <i>caerulea</i>	Blue elshberry
<i>Suaeda boomisiana</i>	Bochner's ragwort

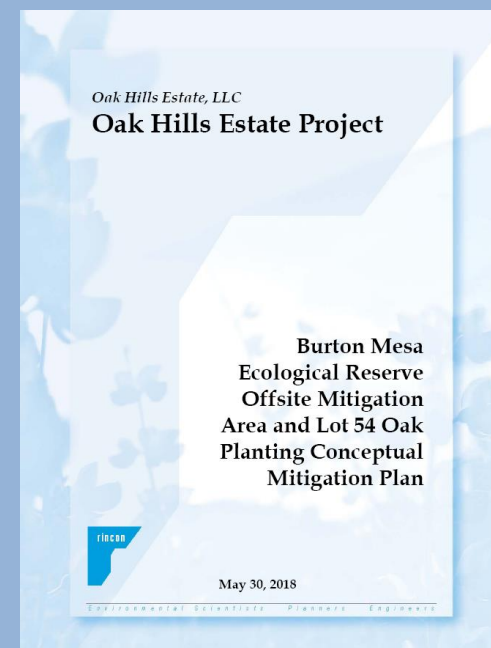
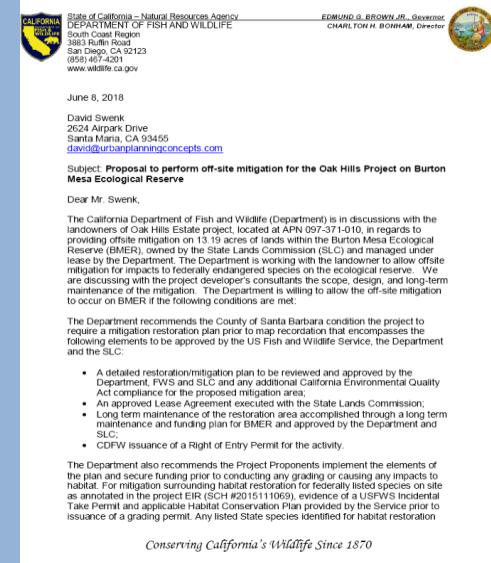
Legend

- Offsite Mitigation Area
- Proposed Restoration Sites
- Maritime Chaparral, Oaks and Rare Plants
- Riparian Enhancement Area



DSL/CADFW PERMIT PROCESS – OFFSITE RESTORATION

- 13.23 Acres
- Restoration/Mitigation Plan
- Lease Agreement w/ DSL
 - Application Submitted
- Approved Long Term Maintenance and Funding Plan
- CADFW Right of Entry Permit
- USFWS HCP/ITP (Chs 1-4 Complete)



PERMIT PROCESS – OFFSITE RESTORATION

STATE OF CALIFORNIA – STATE LANDS COMMISSION
SHORT - FORM APPLICATION FOR LEASE OF STATE LANDS
 SLC 400.33 (Revised 10/16)

IDENTIFICATION OF APPLICANT AND CONTACT INFORMATION

Notice to natural persons:¹ This page will be separated from the application and treated as personal information under the Information Practices Act. See Privacy Notice in Attachment A to this application.

1. Applicant:

Name: Oak Hills Estate, LLC c/o Urban Planning Concepts		
Mailing Address: 2624 Airpark Drive		
City: Santa Maria	State: CA	Zip: 93455
Phone: 805-698-1510	Fax:	
E-mail Address: gblake@805Development.com		

2. Applicant's authorized agent or representative (if any):

Name: David Swenk		
Mailing Address: 2624 Airpark Drive		
City: Santa Maria	State: CA	Zip: 93455
Phone: 805-934-5760	Fax:	
E-mail Address: david@urbanplanningconcepts.com		

If you are **an elected or appointed official** as specified in Government Code section 6254.21, check this box. If you do not check this box, by signing this application you are deemed to have given consent to have your home address (when it is the project location) posted on the Internet.

Title: _____

Agency or Branch of Government: _____

INSTRUCTIONS TO COMMISSION STAFF: Separate this page from the rest of the application and place in a **CONFIDENTIAL ENVELOPE**.

¹ "Natural Persons" means individuals but does not include trusts, corporations, or other business entities.



State of California – Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 South Coast Region
 3883 Ruffin Road
 San Diego, CA 92123
 (619) 451-4201
 www.wildlife.ca.gov

EDWARD G. BROWN, JR., Governor
 CHARLOTTE R. BROWN, Director



June 8, 2018

David Swenk
 2624 Airpark Drive
 Santa Maria, CA 93455
david@urbanplanningconcepts.com

Subject: **Proposal to perform off-site mitigation for the Oak Hills Project on Burton Mesa Ecological Reserve**

Dear Mr. Swenk,

The California Department of Fish and Wildlife (Department) is in discussions with the landowners of Oak Hills Estate project, located at APN 097-371-010, in regards to providing offsite mitigation on 13.19 acres of lands within the Burton Mesa Ecological Reserve (BMER), owned by the State Lands Commission (SLC) and managed under lease by the Department. The Department is working with the landowner to allow offsite mitigation for impacts to federally endangered species on the ecological reserve. We are discussing with the project developer's consultants the scope, design, and long-term maintenance of the mitigation. The Department is willing to allow the off-site mitigation to occur on BMER if the following conditions are met:

The Department recommends the County of Santa Barbara condition the project to require a mitigation restoration plan prior to map recreation that encompasses the following elements to be approved by the US Fish and Wildlife Service, the Department and the SLC:

- A detailed restoration/mitigation plan to be reviewed and approved by the Department, FWS and SLC and any additional California Environmental Quality Act compliance for the proposed mitigation area;
- An approved Lease Agreement executed with the State Lands Commission;
- Long term maintenance of the restoration area accomplished through a long term maintenance and funding plan for BMER and approved by the Department and SLC;
- CDFW issuance of a Right of Entry Permit for the activity.

The Department also recommends the Project Proponents implement the elements of the plan and secure funding prior to conducting any grading or causing any impacts to habitat. For mitigation surrounding habitat restoration for federally listed species on site as annotated in the project EIR (SCH #2015111069), evidence of a USFWS Incidental Take Permit and applicable Habitat Conservation Plan provided by the Service prior to issuance of a grading permit. Any listed State species identified for habitat restoration

Conserving California's Wildlife Since 1870

Oak Hills Estate, LLC Oak Hills Estate Project

Burton Mesa Ecological Reserve Offsite Mitigation Area and Lot 54 Oak Planting Conceptual Mitigation Plan



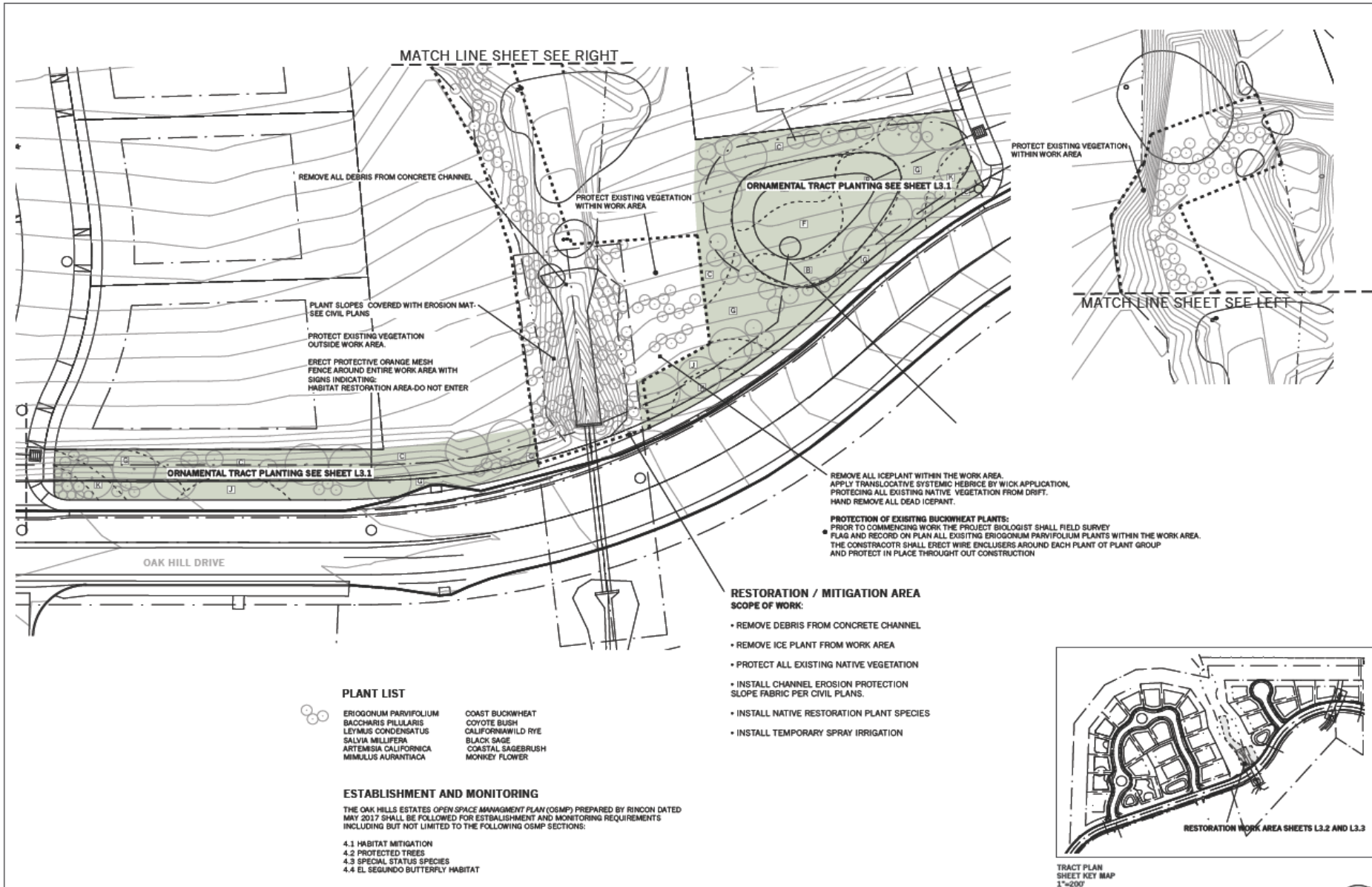
May 30, 2018

ONSITE RESTORATION Ephemeral Drainage



Creek Enhancement Plan

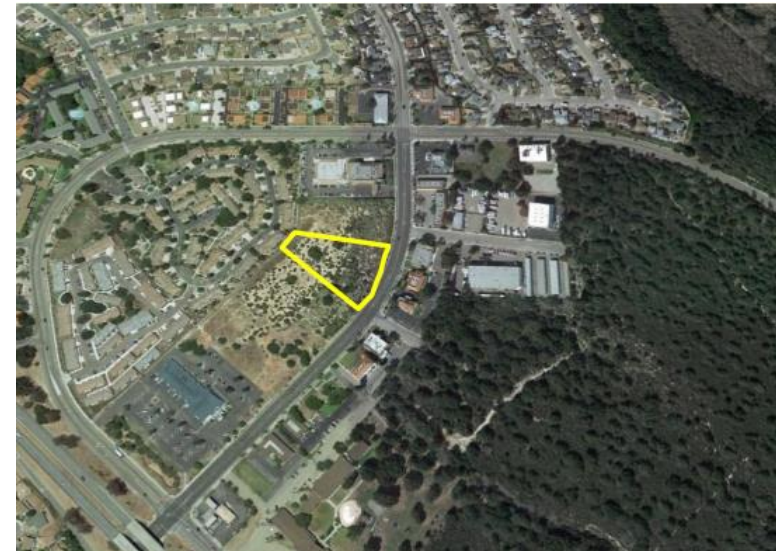
Removal of Non-Invasives/Enhance El Segundo Butterfly Habitat/Supplemental Chaparral Restoration



NEIGHBORHOOD PARK – PUBLIC RECREATION



- Challenges to Onsite
 - Public Proximity to BMRE
 - Traffic/Parking
- Offsite Opportunity
 - Existing Proposal - @ 1.5 Acres
 - Vanderberg Village Park & Playground Coalition
 - Three Phases
 - Tot Lot/Play Area
 - Parking/Tables & Benches
 - Interpretive Area/ Performance Stage/Restrooms
- In Lieu Contribution - \$50,000
 - Based on Cost of Providing Pocket Park Onsite
 - Cost of Phase One
 - Seed Money for Grants
- Provides Start for Public Park in Vanderberg Village



Vandenberg Village Public Park

Concept Drawing of Vandenberg Village Park & Playground Proposed Construction Phases by Priority (contingent on available funds, some phases will be combined)

Phase One

Priority One

- Tot-Lot" Play area for ages 2 - 6

Priority Two

- Play area for ages 6 - 12

Priority Three

- Paved Flexible Use Space, Paths & Turf Areas

Phase Two

Priority Four

- Cut-in on-site parking
- Picnic Tables and Benches

Phase Three

Priority Five

- Recognition of Chumash in relation to Burton Mesa Plant Community

Priority Six

- Performance Area with raised deck

Priority seven

- Installation of Public Restroom



AERIAL PHOTO VANDENBERG VILLAGE



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**