



# **Oak Hills Estate**

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

Santa Barbara County Board of Supervisors  
March 13, 2018

# Project Site Location



# Oak Hills Estate Project

- Rezone (15RZN-0002)
- Vesting Tentative Tract Map (15TRM-00001/TRM 14,180)
- Development Plan (15DVP-00001)
- Road Naming (17RDN-00006)

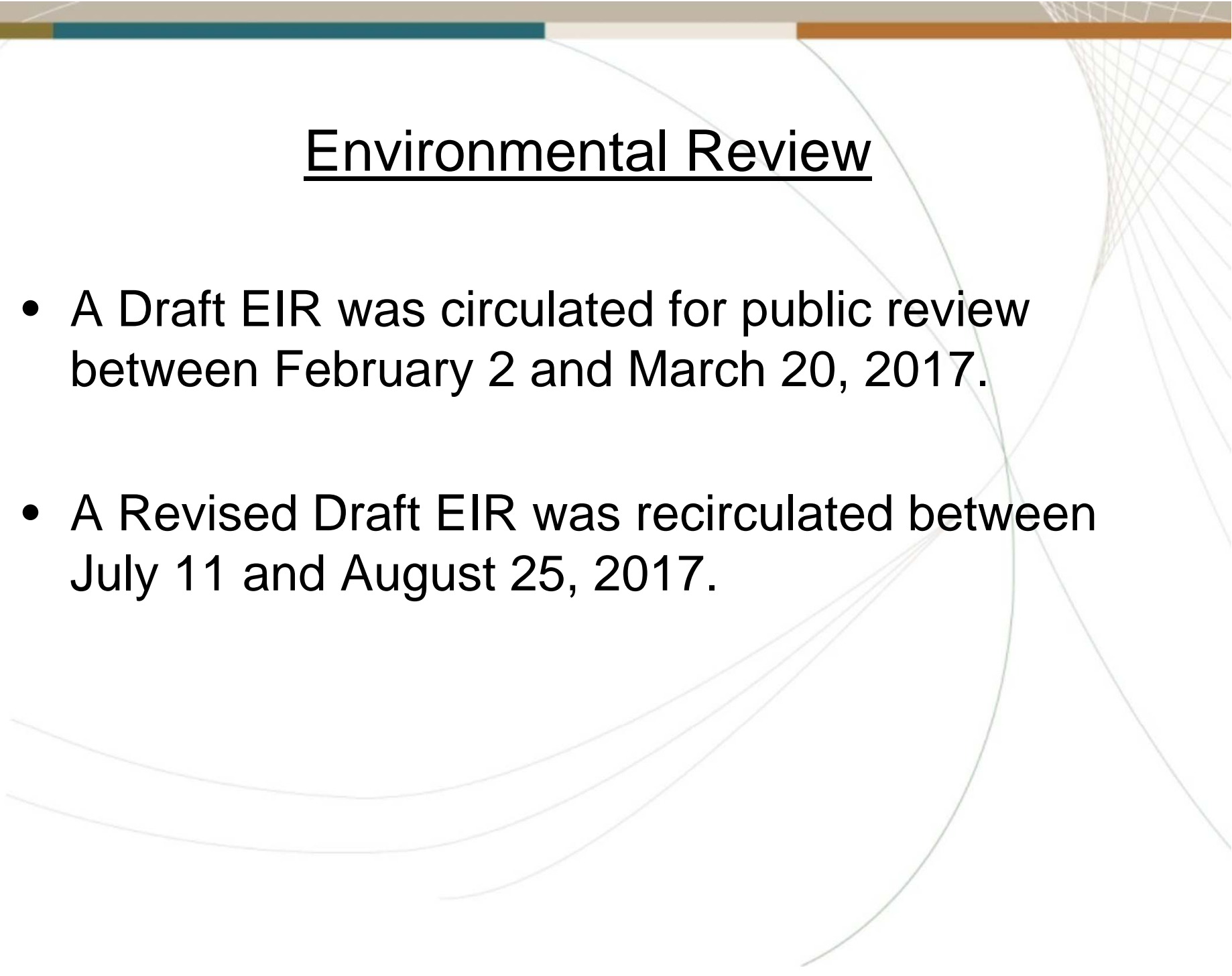


# VTTM and Development Plan





## Environmental Review

- A Draft EIR was circulated for public review between February 2 and March 20, 2017.
  - A Revised Draft EIR was recirculated between July 11 and August 25, 2017.
- 



# Significant Environmental Impacts of the Project

## **Class I Impacts**

Aesthetics

## **Class II Impacts**

Aesthetics

Biological Resources

Cultural Resources

Geology

Water Quality

Noise

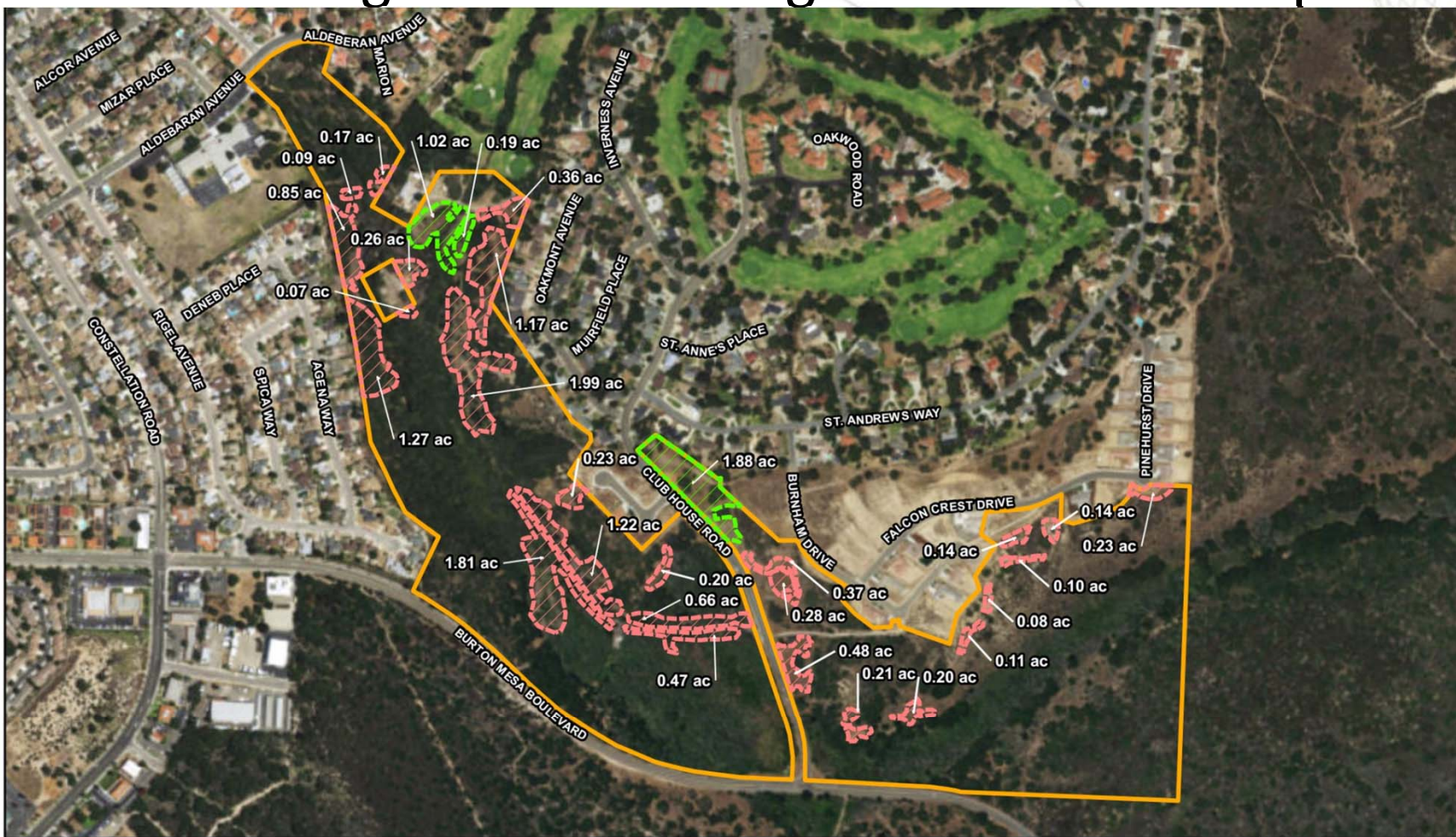
Solid Waste




Traffic Hazards

Fire Protection



# Off-Site Mitigation for Biological Resource Impacts



-  Potential Mitigation Parcel
-  Potential Mitigation Areas (13.19 acres)
-  Previously Approved Reseeding Areas for Clubhouse Estates (3.08 acres)

0 Feet 700 

**FIGURE 4.3-3**  
Proposed Off-site Mitigation  
Parcel APN 097-371-067:

Proposed Suitable Restoration Areas—  
Revised October 2017



## Alternatives

Alternatives evaluated by the EIR include:

- No Project (one residence on the project site)
- Clustered Project (29 condominium units)
- Reduced Unit (20 single-family residences)



Clustered Project Alternative



Reduced Unit Alternative



## Policy and Ordinance Consistency

The project is consistent with the Land Use & Development Code and the Santa Barbara County Comprehensive Plan, including:

- Land Use Element and Lompoc Area Goals Interpretive Guidelines
- Housing Element
- Noise Element
- Circulation Element
- Seismic Safety & Safety Element
- Conservation Element



## Planning Commission Action

The Planning Commission considered the Oak Hills Estate Project at a public hearing on December 13, 2017.

The Commission voted 4-0 to adopt a resolution recommending denial of the proposed zone change.

The Commission voted 2-2 to approve the proposed project, which is deemed a denial.

## 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

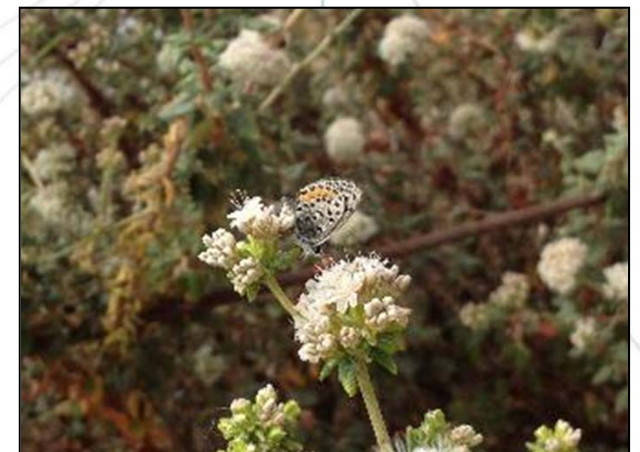
- d) Approve the Vesting Tentative Tract Map (15TRM-00000-00001/TRM 14,180) subject to the conditions included as Attachment B.1 of the Planning Commission Staff Report dated November 15, 2017.
- e) Approve a Development Plan (15DVP-00000-00001) for the future development of 29 single-family residences within the DR-1.8 zone district subject to the conditions included as Attachment B.2 of the Planning Commission Staff Report dated November 15, 2017.
- f) Approve case No. 17RDN-00000-00006 subject to the conditions included as Attachment B.3 of the Planning Commission Staff Report dated November 15, 2017.



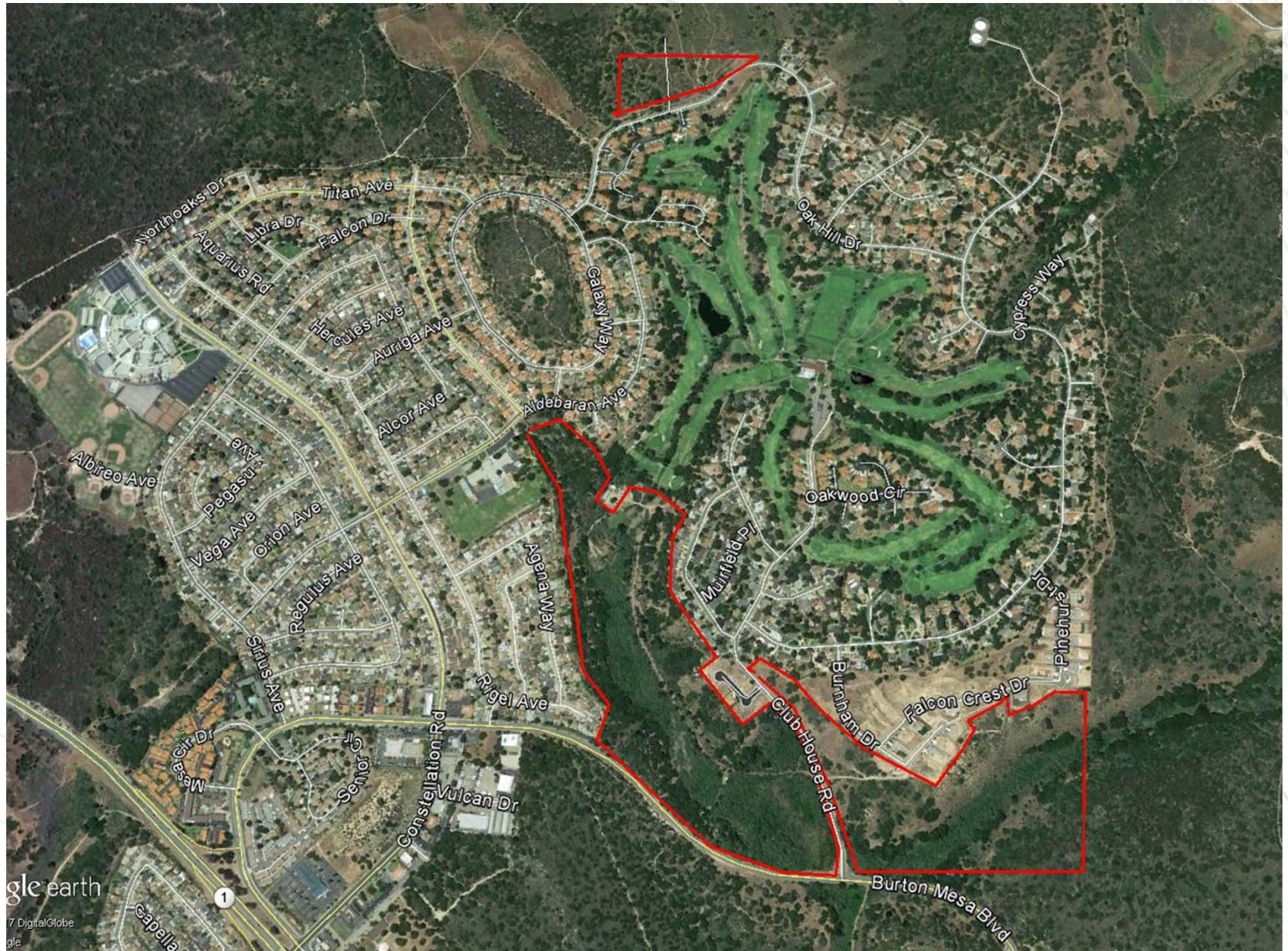
# Biological Resource Impacts: Special Status Species

Potential impacts to:

- El Segundo blue butterfly
- California red-legged frog
- Vandenberg monkey flower
- Vernal pool fairy shrimp







Google Earth

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# Clustered Unit Alternative

Image source: USDA FSA NAIP (flown June 2014)

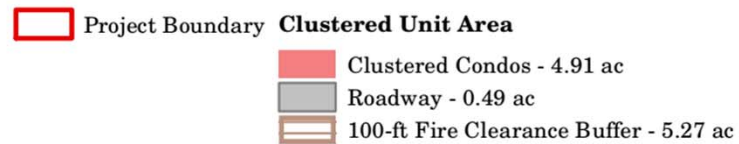


FIGURE 7-2  
Clustered Unit Alternative



# Reduced Project Alternative

Image source: USDA FSA NAIP (flown June 2014)

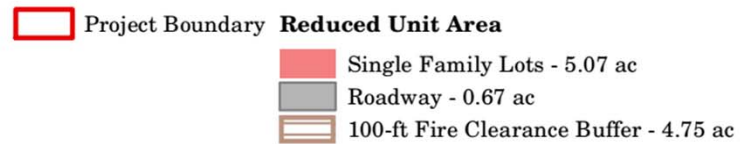


FIGURE 7-1  
Reduced Unit Alternative