



COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: County Board of Supervisors

FROM: Dianne Black, Director, 568-2086 *Dianne M. Black*  
Planning & Development, Development Review Division

DATE: July 16, 2018

RE: Conditions of Approval for the Oak Hills Estate Residential Project; 15RZN-00000-00002; 15TRM-00000-0001/TM14,180; 15DVP-00000-00001; and 17RDN-00000-0006. Third Supervisorial District.

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**In-Lieu Housing Fee Condition of Approval**

The Oak Hills Estate project would result in the construction of 29 single-family residences. In accordance with the Inclusionary Housing Ordinance the applicant has proposed to pay fees in-lieu of constructing on-site affordable units. Tract Map condition of approval No. 13, included in Attachment B.1 of the project staff report prepared for Board of Supervisors July 17, 2018 hearing requires that the project Owner/Applicant pay the applicable in-lieu fees in effect at the time the map is recorded. The in-lieu fee for the Oak Hills Estate project would be \$112,085.

P&D has also determined that the project's in-lieu fee are required to be paid prior to the issuance of the first building permit for each of the project's three development phases. In addition, the in-lieu fee should be based on the fees that were in effect in 2015 when the application was deemed complete. Based on the affordable housing in-lieu fee in effect in 2015, the in-lieu fee for the Oak Hills Estates project is \$101,645. A revised in-lieu fee condition of approval that incorporates these changes is provided below.

With the proposed revision that in-lieu fees be paid by the applicant when building permits are issued, rather than prior to tract map recordation, P&D also recommends that the existing affordable housing in-lieu fee condition of approval (Attachment B.1, Tract Map Condition No. 13) be deleted, and the revised in-lieu fee condition of approval be included as Development Plan Condition No. 70 of Attachment B.2.

Proposed Development Plan Condition of Approval

70. **House-06 In-Lieu Fees, Projects that include phased construction of housing units.**  
The Owner/Applicant shall pay in-lieu fees for affordable housing units in compliance

with the provisions of Sections 46A-4(b) and (c) of the County Inclusionary Housing Ordinance (Ordinance No. 4855). The Housing and Community Development Division determined the amount of the in-lieu fees based on the fees in effect at the time the application was deemed complete for a 29 unit project in the Lompoc Housing Market Area. The in-lieu fees total is \$101,645 as shown in Table 1 below:

Table 1				
Income Level	Requirement	Number Units Required	2015 In-Lieu Fee	Project In-Lieu Fee
Very Low	2.5%	29 x 2.5% = 0.725	\$70,100	\$70,100X 0.725 = \$50,822.50
Low	2.5%	29 x 2.5% = 0.725	\$70,100	\$70,100X 0.725 = \$50,822.50
Moderate	0%	0	0	0
Workforce	0%	0	0	0
<b>Total</b>	<b>5%</b>	<b>1.45</b>	<b>\$77,300</b>	<b>\$101,645</b>

**TIMING:** For each phase of development, the Owner/Applicant shall pay the applicable in-lieu fees for that portion of the project to the County's Community Services Department prior to issuance of the first building permit for that phase of the project. Fee payments for the three project development phases shall be paid in the amount shown in Table 2 below. P&D processing staff shall obtain written clearance from Community Services, using the Community Services Project Approval Form, prior to issuance of the building permit.

Table 2		
Project Phase	Number of Units in each Phase	Fee Amount
1	10	\$35,050
2	11	\$38,555
3	8	\$28,040
<b>Total</b>	<b>29</b>	<b>\$101,645</b>

**Revised Recommended Actions**

Staff recommends that your Board take the following actions:

- a) Make the required findings for approval of the project specified in Attachment 7 of the staff report prepared for the July 17, 2018 project hearing, including CEQA findings;
- b) Certify the Final Environmental Impact Report (17EIR-00000-00001, Attachment 10 of the staff report prepared for the July 17, 2018 project hearing) as modified by the Final EIR Revision Letter dated June 4, 2018 (Attachment 2 of the staff report prepared for the July 17, 2018 project hearing), and adopt the mitigation monitoring program contained in the conditions of approval (Attachments 8.1, 8.2 and 8.3 of the staff report prepared for the July 17, 2018 project hearing);

- c) Adopt an ordinance for Case No. 15RZN-00000-00002 (Attachment 9 of the staff report prepared for the July 17, 2018 project hearing), 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);
- d) Approve the Vesting Tentative Tract Map (15TRM-00000-00001/TRM 14,180) as depicted on Attachment 11 of the staff report prepared for the July 17, 2018 project hearing, subject to the conditions of approval specified in Attachment 8.1 of the staff report prepared for the July 17, 2018 project hearing, and as amended in the staff memorandum dated July 16, 2018;
- 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 of approval specified in Attachment 8.2 of the staff report prepared for the July 17, 2018 project hearing, and as amended in the staff memorandum dated July 16, 2018;
- f) Approve case No. 17RDN-00000-00006 subject to the conditions of approval specified in Attachment 8.3 of the staff report prepared for the July 17, 2018 project hearing.

Alternatively, refer back to staff if your Board takes other than the recommended action for appropriate findings and conditions.