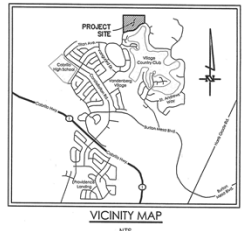
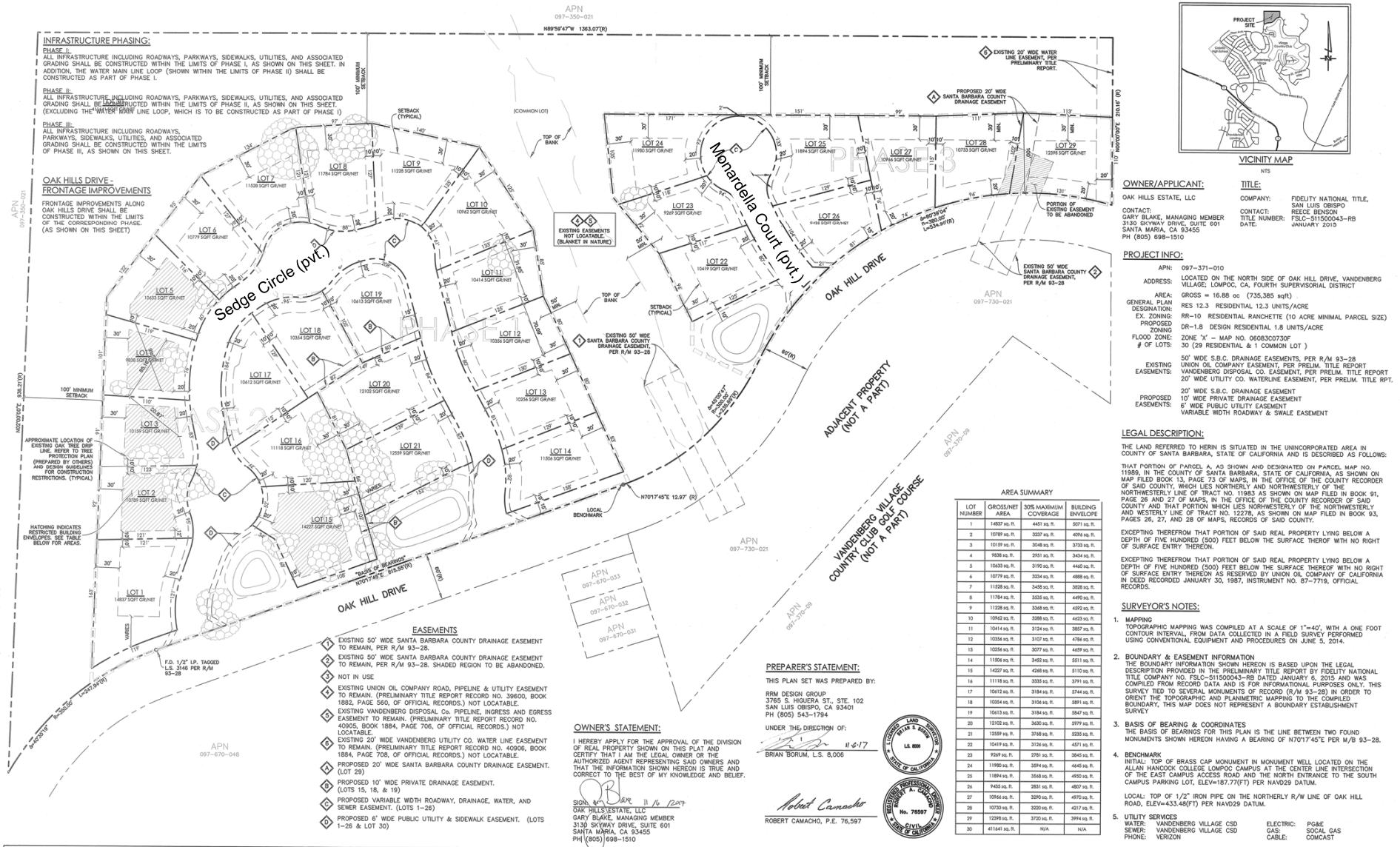


Attachment 11: Oak Hills Estate Vesting Tentative Tract Map



OWNER/APPLICANT:
 OAK HILLS ESTATE, LLC
 CONTACT: GARY BLAKE, MANAGING MEMBER
 3130 SKYWAY DRIVE, SUITE 601
 SANTA MARIA, CA 93455
 PH (805) 698-1510

TITLE:
 COMPANY: FIDELITY NATIONAL TITLE, SAN LUIS OBISPO
 CONTACT: REECE BENSON
 TITLE NUMBER: FSLC-211050043-RB
 DATE: JANUARY 2015

PROJECT INFO:
 APN: 097-371-010
 ADDRESS: LOCATED ON THE NORTH SIDE OF OAK HILL DRIVE, VANDENBERG VILLAGE, LOMPOC, CA, FOURTH SUPERVISORIAL DISTRICT
 AREA: GROSS = 16.88 ac (735,385 sqft)
 RES 12.3 RESIDENTIAL 12.3 UNITS/ACRE
 EX. ZONING: RR-10 RESIDENTIAL RANCHETTE (10 ACRE MINIMAL PARCEL SIZE)
 ZONING: DR-1.8 DESIGN RESIDENTIAL 1.8 UNITS/ACRE
 FLOOD ZONE: ZONE X - MAP NO. 0608300730F
 # OF LOTS: 30 (28 RESIDENTIAL & 1 COMMON LOT)
 50' WIDE S.B.C. DRAINAGE EASEMENTS, PER R/M 93-28
 UNION OIL COMPANY EASEMENT, PER PRELIM. TITLE REPORT
 VANDENBERG DISPOSAL CO. EASEMENT, PER PRELIM. TITLE REPORT
 20' WIDE UTILITY CO. WATERLINE EASEMENT, PER PRELIM. TITLE RPT.
 20' WIDE S.B.C. DRAINAGE EASEMENT
 10' WIDE PRIVATE DRAINAGE EASEMENT
 6' WIDE PUBLIC UTILITY EASEMENT
 VARIABLE WIDTH ROADWAY & SWALE EASEMENT

LEGAL DESCRIPTION:
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
 THAT PORTION OF PARCEL A, AS SHOWN AND DESIGNATED ON PARCEL MAP NO. 11989, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED BOOK 13, PAGE 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES NORTHERLY AND NORTHWESTERLY OF THE NORTHWESTERLY LINE OF TRACT NO. 11983 AS SHOWN ON MAP FILED IN BOOK 91, PAGE 28 AND 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION WHICH LIES NORTHWESTERLY OF THE NORTHWESTERLY AND WESTERLY LINE OF TRACT NO. 12278, AS SHOWN ON MAP FILED IN BOOK 93, PAGES 26, 27, AND 28 OF MAPS, RECORDS OF SAID COUNTY.
 EXCEPTING THEREFROM THAT PORTION OF SAID REAL PROPERTY LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET BELOW THE SURFACE THEREOF WITH NO RIGHT OF SURFACE ENTRY THEREON.
 EXCEPTING THEREFROM THAT PORTION OF SAID REAL PROPERTY LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET BELOW THE SURFACE THEREOF WITH NO RIGHT OF SURFACE ENTRY THEREON AS RESERVED BY UNION OIL COMPANY OF CALIFORNIA IN DEED RECORDED JANUARY 30, 1987, INSTRUMENT NO. 87-7719, OFFICIAL RECORDS.

AREA SUMMARY

LOT NUMBER	GROSS/NET AREA	30% MAXIMUM COVERAGE	BUILDING ENVELOPE
1	14837 sq. ft.	4451 sq. ft.	5071 sq. ft.
2	10789 sq. ft.	3237 sq. ft.	4096 sq. ft.
3	10189 sq. ft.	3048 sq. ft.	3733 sq. ft.
4	9838 sq. ft.	2951 sq. ft.	3434 sq. ft.
5	10632 sq. ft.	3190 sq. ft.	4460 sq. ft.
6	10779 sq. ft.	3234 sq. ft.	4888 sq. ft.
7	11228 sq. ft.	3408 sq. ft.	3828 sq. ft.
8	11764 sq. ft.	3575 sq. ft.	4492 sq. ft.
9	11228 sq. ft.	3368 sq. ft.	4292 sq. ft.
10	10962 sq. ft.	3288 sq. ft.	4262 sq. ft.
11	10414 sq. ft.	3124 sq. ft.	3857 sq. ft.
12	10356 sq. ft.	3107 sq. ft.	4784 sq. ft.
13	10256 sq. ft.	3077 sq. ft.	4489 sq. ft.
14	11304 sq. ft.	3442 sq. ft.	5811 sq. ft.
15	14227 sq. ft.	4268 sq. ft.	5110 sq. ft.
16	11718 sq. ft.	3538 sq. ft.	3791 sq. ft.
17	10613 sq. ft.	3184 sq. ft.	3744 sq. ft.
18	10584 sq. ft.	3154 sq. ft.	3891 sq. ft.
19	10613 sq. ft.	3184 sq. ft.	3847 sq. ft.
20	12102 sq. ft.	3430 sq. ft.	3979 sq. ft.
21	11718 sq. ft.	3538 sq. ft.	3335 sq. ft.
22	10417 sq. ft.	3124 sq. ft.	4231 sq. ft.
23	9289 sq. ft.	2781 sq. ft.	2845 sq. ft.
24	11190 sq. ft.	3391 sq. ft.	4445 sq. ft.
25	11894 sq. ft.	3568 sq. ft.	4950 sq. ft.
26	14262 sq. ft.	4201 sq. ft.	4807 sq. ft.
27	10564 sq. ft.	3205 sq. ft.	4972 sq. ft.
28	10735 sq. ft.	3255 sq. ft.	4217 sq. ft.
29	12298 sq. ft.	3720 sq. ft.	3994 sq. ft.
30	41164 sq. ft.	N/A	N/A

PREPARER'S STATEMENT:
 THIS PLAN SET WAS PREPARED BY:
 RRM DESIGN GROUP
 3765 S. HOUERA ST., STE. 102
 SAN LUIS OBISPO, CA 93401
 PH (805) 543-1794

UNDER THE DIRECTION OF:
 BRIAN BORUM, L.S. 8,006

11/6/17
 Robert Camacho
 ROBERT CAMACHO, P.E. 76,597

OWNER'S STATEMENT:
 I HEREBY APPLY FOR THE APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAN AND CERTIFY THAT I AM THE LEGAL OWNER OR THE AUTHORIZED AGENT REPRESENTING SAID OWNERS AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

11/6/17
 GARY BLAKE, MANAGING MEMBER
 3130 SKYWAY DRIVE, SUITE 601
 SANTA MARIA, CA 93455
 PH (805) 698-1510

- EASEMENTS**
- EXISTING 50' WIDE SANTA BARBARA COUNTY DRAINAGE EASEMENT TO REMAIN, PER R/M 93-28.
 - EXISTING 50' WIDE SANTA BARBARA COUNTY DRAINAGE EASEMENT TO REMAIN, PER R/M 93-28. SHADED REGION TO BE ABANDONED.
 - NOT IN USE
 - EXISTING UNION OIL COMPANY ROAD, PIPELINE & UTILITY EASEMENT TO REMAIN. (PRELIMINARY TITLE REPORT RECORD NO. 39600, BOOK 1882, PAGE 560, OF OFFICIAL RECORDS) NOT LOCATABLE.
 - EXISTING VANDENBERG DISPOSAL CO. PIPELINE, INGRESS AND EGRESS EASEMENT TO REMAIN. (PRELIMINARY TITLE REPORT RECORD NO. 40905, BOOK 1884, PAGE 706, OF OFFICIAL RECORDS.) NOT LOCATABLE.
 - EXISTING 20' WIDE VANDENBERG UTILITY CO. WATER LINE EASEMENT TO REMAIN. (PRELIMINARY TITLE REPORT RECORD NO. 40906, BOOK 1884, PAGE 708, OF OFFICIAL RECORDS.) NOT LOCATABLE.
 - PROPOSED 20' WIDE SANTA BARBARA COUNTY DRAINAGE EASEMENT. (LOT 28)
 - PROPOSED 10' WIDE PRIVATE DRAINAGE EASEMENT. (LOTS 15, 18, & 19)
 - PROPOSED VARIABLE WIDTH ROADWAY, DRAINAGE, WATER, AND SEWER EASEMENT. (LOTS 1-28)
 - PROPOSED 6' WIDE PUBLIC UTILITY & SIDEWALK EASEMENT. (LOTS 1-26 & LOT 30)

INFRASTRUCTURE PHASING:
PHASE I:
 ALL INFRASTRUCTURE INCLUDING ROADWAYS, PARKWAYS, SIDEWALKS, UTILITIES, AND ASSOCIATED GRADING SHALL BE CONSTRUCTED WITHIN THE LIMITS OF PHASE I, AS SHOWN ON THIS SHEET. IN ADDITION, THE WATER MAIN LINE LOOP (SHOWN WITHIN THE LIMITS OF PHASE II) SHALL BE CONSTRUCTED AS PART OF PHASE I.
PHASE II:
 ALL INFRASTRUCTURE INCLUDING ROADWAYS, PARKWAYS, SIDEWALKS, UTILITIES, AND ASSOCIATED GRADING SHALL BE CONSTRUCTED WITHIN THE LIMITS OF PHASE II, AS SHOWN ON THIS SHEET. (EXCLUDING THE WATER MAIN LINE LOOP, WHICH IS TO BE CONSTRUCTED AS PART OF PHASE I.)
PHASE III:
 ALL INFRASTRUCTURE INCLUDING ROADWAYS, PARKWAYS, SIDEWALKS, UTILITIES, AND ASSOCIATED GRADING SHALL BE CONSTRUCTED WITHIN THE LIMITS OF PHASE III, AS SHOWN ON THIS SHEET.

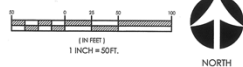
OAK HILLS DRIVE - FRONTAGE IMPROVEMENTS
 FRONTAGE IMPROVEMENTS ALONG OAK HILLS DRIVE SHALL BE CONSTRUCTED WITHIN THE LIMITS OF THE CORRESPONDING PHASE. (AS SHOWN ON THIS SHEET)

APPROXIMATE LOCATION OF EXISTING OAK TREE DROP LINE. REFER TO PRELIMINARY PROTECTION PLAN (PREPARED BY OTHERS) AND REFER TO RESTRICTIONS FOR CONSTRUCTION RESTRICTIONS (TYPICAL)

HATCHING INDICATES RESTRICTED BUILDING ENVELOPES. SEE TABLE BELOW FOR AREAS.

OAK HILLS ESTATE VESTING TENTATIVE MAP

Subdivision No. TM14.810 Case No. 15-TRM-00000-00001



REVISED APRIL 5, 2017
 AUGUST 25, 2015
 Job No. 1014009



01/11/2015 09:00:00 AM C:\Users\jbl\Documents\Projects\Oak Hills Estate\Map\Map14.810.dwg (11/11/2017 11:30:17 AM)