



# COUNTY OF SANTA BARBARA CALIFORNIA

## PLANNING COMMISSION

COUNTY ENGINEERING BUILDING  
123 E. ANAPAMU ST.  
SANTA BARBARA, CALIF 93101-2058  
PHONE (805) 568-2000  
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January 31, 2012

Jeff Nelson, Oak Creek Company  
735 State Street, Suite 212  
Santa Barbara, CA 93101

PLANNING COMMISSION  
HEARING OF JANUARY 25, 2012

**RE: *Park Hill Estates v.2 Subdivision; 10TRM-00000-00001***

Hearing on the request of Jeff Nelson to consider Case No. 10TRM-00000-00001, [application filed on May 4, 2010] for approval of a Vesting Tentative Tract Map in compliance with County Code Chapter 21 to divide 14.87 acres into 18 lots of varying sizes, including 16 residential lots, on property zoned 1-E-1; and to adopt the Negative Declaration (11NGD-00000-00013) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Land Use, Noise, Public Facilities, Transportation, and Water Resources. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves AP No. 059-290-041, located at 4700 Via Los Santos, in the Goleta area, Second Supervisorial District. (Continued from 11/02/11 and 12/05/11)

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Dear Mr. Nelson:

At the Planning Commission hearing of January 25, 2012, Commissioner Brown moved, seconded by Commissioner Brooks and carried by a vote of 4 to 0 (Commissioner Blough absent):

1. Find that no action can be taken on the project because the Mitigated Negative Declaration prepared for the project is inadequate, and direct staff to prepare a focused EIR addressing fire protection and biological resources.

The action of the Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have

informed the Planning Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on February 6, 2012 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$643 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA at the same time the appeal is filed.

Sincerely,



Dianne M. Black  
Secretary to the Planning Commission

cc: ✓ Case File: 10TRM-00000-00001  
Planning Commission File  
Engineer: Bob Flowers, Flowers & Associates, 201 N. Calle Cesar Chavez, Suite 100, Santa Barbara, CA 93103  
County Chief Appraiser  
County Surveyor  
Fire Department  
Flood Control  
Park Department  
Public Works  
Environmental Health Services  
APCD  
Janet Wolf, Second District Supervisor  
Cecilia Brown, Second District Planning Commissioner  
Rachel Van Mullem, Senior Deputy County Counsel  
Alex Tuttle, Planner

DMB/dmw