

**PARK HILL ESTATES V.2  
RESIDENTIAL SUBDIVISION**

**10TRM-00000-00001**

**SANTA BARBARA COUNTY  
BOARD OF SUPERVISORS**

**May 1, 2012**

# Project Vicinity



Highway 154

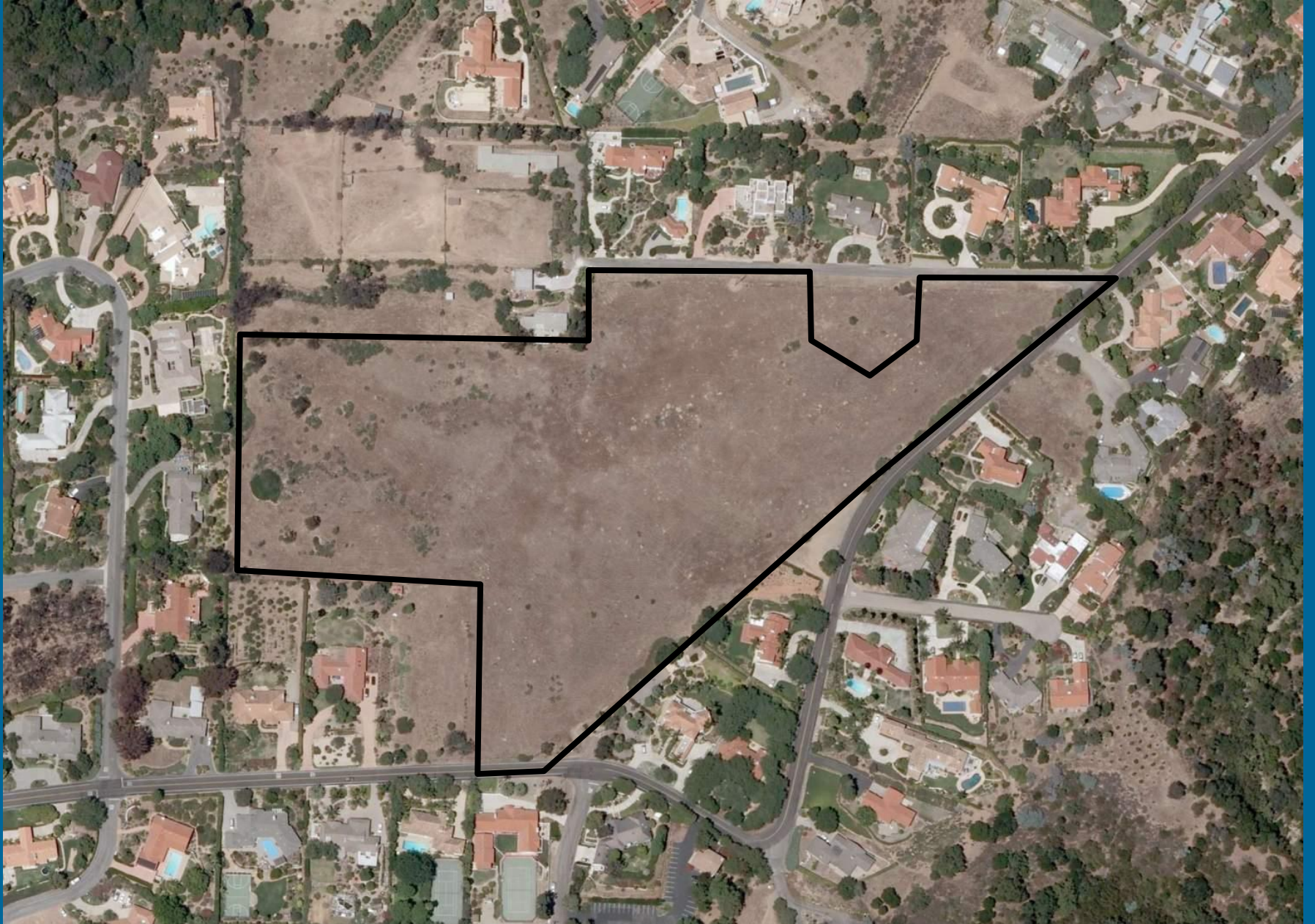
Old San Marcos

San Antonio Creek Rd.

Via Los Santos

Cathedral Oaks

# PROJECT SITE



# CONCEPTUAL SITE PLAN



**LOT DATA**

Lot	Acre	Elevation
1	0.95	373
2	0.64	357
3	0.33	357
4	0.62	356
5	0.77	347
6	0.75	350
7	0.61	345
8	0.58	340
9	0.59	340
10	1.07	340
11	0.97	341
12	0.60	340
13	0.64	339
14	0.70	339
15	1.09	340
16	0.75	347



Entry Concept

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ILLUSTRATIVE SITE PLAN  
 PARK HILL ESTATES v.2 October 12, 2011  
 For the Oak Creek Co.



# Environmental Analysis

- Mitigated Negative Declaration prepared
- Key impact areas include biology, fire, and aesthetics
- Project revised based on Draft MND comments

# Fire Protection

- Located in high fire hazard area
- Complies with Fire Dept. requirements
- Significant public testimony regarding emergency evacuation
- Tucker's Grove emergency access route unreliable
- Planning Commission – Fire impact analysis inadequate

# Emergency Evacuation

Highway 154

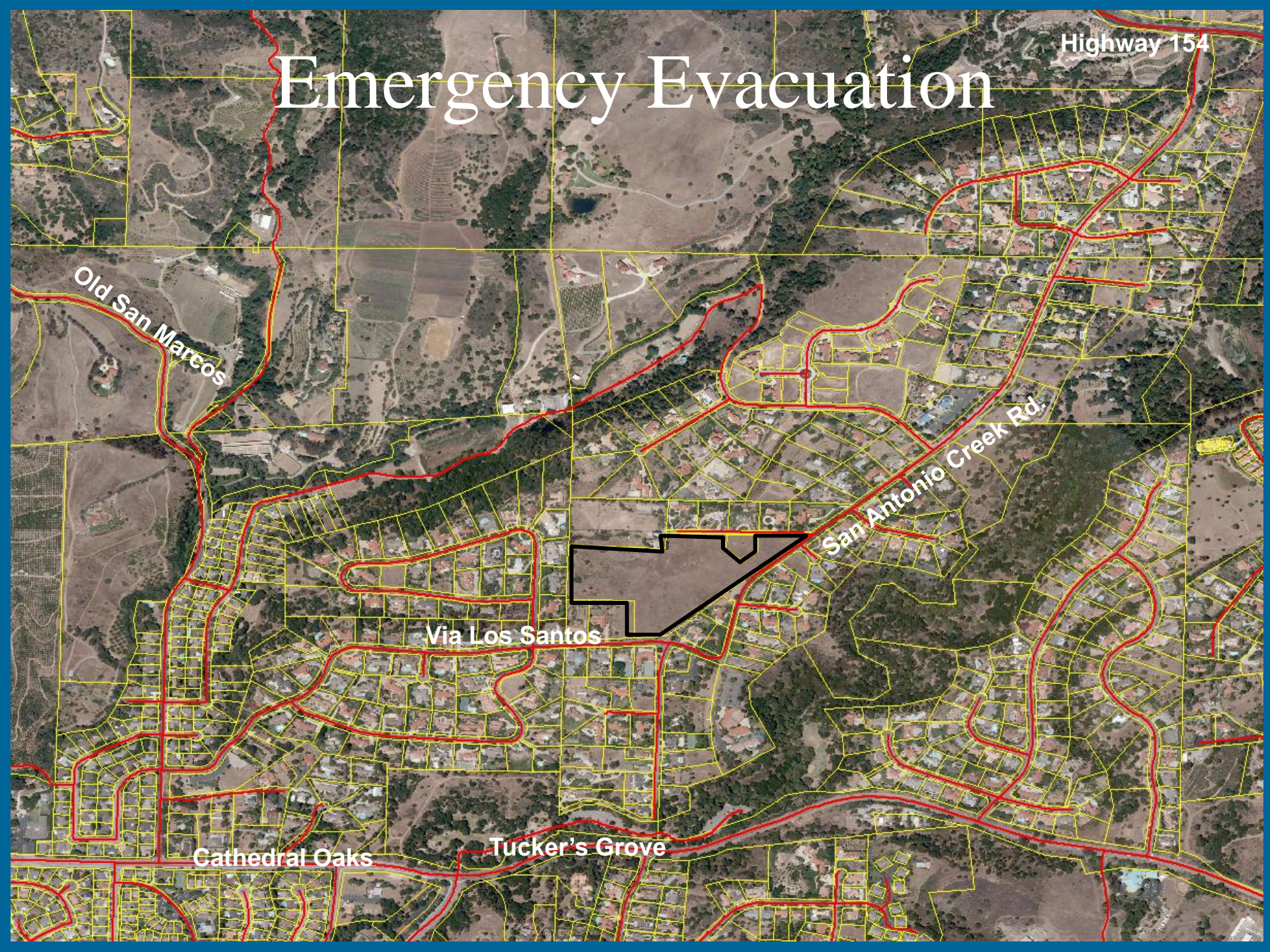
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Tucker's Grove



# Biological Resources

- Site contains native grasslands
- Used for foraging by raptors
- Project provides 1.7 acres for open space
- Insufficient area for on-site restoration
- Public testimony regarding inadequate biological analysis
- Planning Commission concluded additional analysis required



# Recommendations

- Determine that the MND is inadequate and that an EIR is required because there is substantial evidence in the record that the project may have a significant effect on the environment and there is a fair argument that a project may have a significant effect on the environment;
- Deny the appeal, thereby upholding the County Planning Commission's action; and
- Direct staff to prepare a focused EIR on biological resources and fire protection and bring the project back to the County Planning Commission for further consideration upon completion of the EIR.