

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

10TRM-00000-00001

**SANTA BARBARA COUNTY
BOARD OF SUPERVISORS**

July 9, 2013

Background

- Board of Supervisors considered appeal of Park Hill Estates v.2 project on 10/16/2012
- Voted 3 to 1 to deny appeal and approve project
- Appellants filed Petition for Writ of Mandate challenging approval and Final MND
- Revised project submitted for Board approval pursuant to proposed conditional settlement agreement

Project Vicinity

Highway 154

Old San Marcos

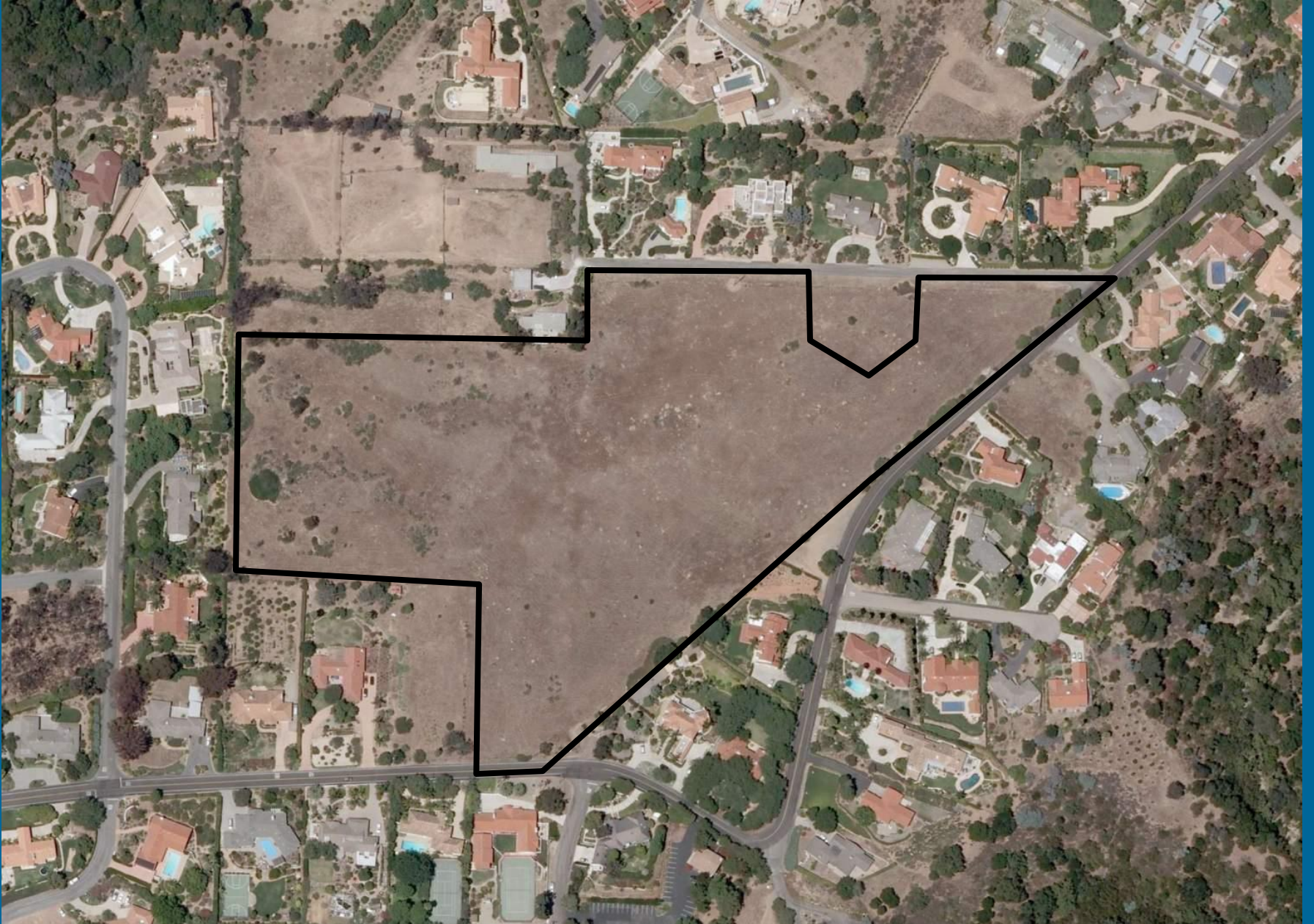
San Antonio Creek Rd.

Via Los Santos

Cathedral Oaks



PROJECT SITE



CONCEPTUAL SITE PLAN



Project Changes

Project Revisions

- Native grassland mitigation
- Cultural resource mitigation
- Off-site roadway improvements

Project Changes

Native Grassland Mitigation

- Original mitigation required off-site mitigation (Condition #14)
- Revised to allow combination of on- and/or off-site mitigation and to encourage avoidance

Project Changes

Cultural Resource Mitigation

- Mitigation expanded to require Native American monitoring during construction (Condition #19)

Project Changes

Off-site Roadway Improvements

- Original project included improvements to lower San Antonio Creek Road up to \$120,000
 - Widening to 16-18 feet
- Current proposal includes greater contribution amount towards larger roadway improvement project
 - Widening to minimum of 20 feet
 - Improvements completed under separate project

Staff Recommendations

- Make the required findings for approval, including CEQA findings
- Consider the Addendum and previously adopted Final Mitigated Negative Declaration and adopt Mitigation Monitoring Program contained in the conditions of approval
- Approve the revised project subject to the conditions of approval as revised