

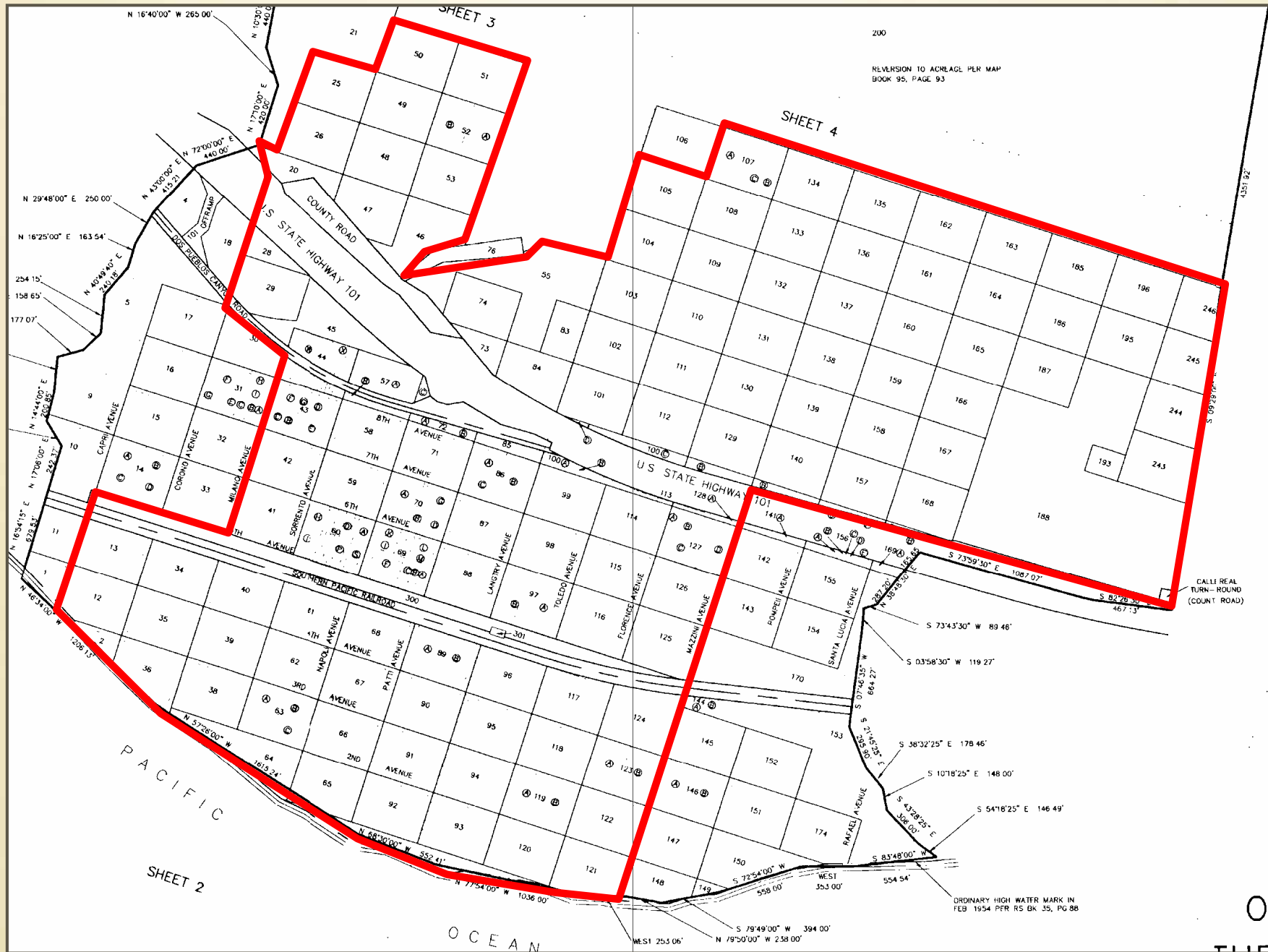
SANTA BARBARA RANCH

OCTOBER 13, 2008

BOARD OF SUPERVISORS

PRESENTATION

EXISTING LEGAL LOTS (SB RANCH)



MOREHART SUIT FOR DAMAGES

- The Suit Also Involved A Takings Claim
 - The County Paid The Moreharts **\$630,000**
- The Neighboring Owners' Sued For Damages
 - The County's Potential Liability Was
Over **\$180,000,000**

CONTINUING LITIGATION

- Moreharts Suit Challenging The Special Problems Overlay Zone
 - Settled With The MOU Amendment

POTENTIAL LITIGATION TO ESTABLISH MORE LOTS

- The ASO Declared That All Naples Lots Are Legal
 - **200** Lots Were Legally Transferred While That Ordinance Was In Effect
 - Owners Have Claims That Those Lots Are Legal
- The MOU Tolls The Filing Of That Lawsuit
- That Lawsuit Could Result In **477** Legal Lots
- **200** More Than The Official Map

COUNTY COUNSEL QUOTE-1999

“[I]f a comprehensive development concept for Naples is not achieved, then the Moreharts [now their successors] are likely to sell individual substandard-sized lots at Naples to unrelated buyers who will then seek development permits for single family homes.

Although the County could deny permits for some lots on the basis of valid health and safety and zoning ordinance concerns, rejection of all development at Naples could pose serious legal and financial implications.

Under such a scenario, the County would not only face a host of taking claims; it could lose the opportunity to control land-use planning for the entire Naples town site and be left addressing development there on an ad hoc, fragmented basis.”

THE MOU

- Provides For A Comprehensive Solution
- Allows County To Manage The Resource
- Resolved The Damage Lawsuit
- Remaining Lawsuit And Claims On Hold

SANTA BARBARA RANCH
GRID SOUTH 101 (62 HOUSES)



SANTA BARBARA RANCH
MOU/ALT1 S101 (16 HOUSES)



SOUTH 101 BENEFITS

- Reduced Density
- Opportunity To Manage Resource

SANTA BARBARA RANCH
GRID N101 (63 HOUSES)

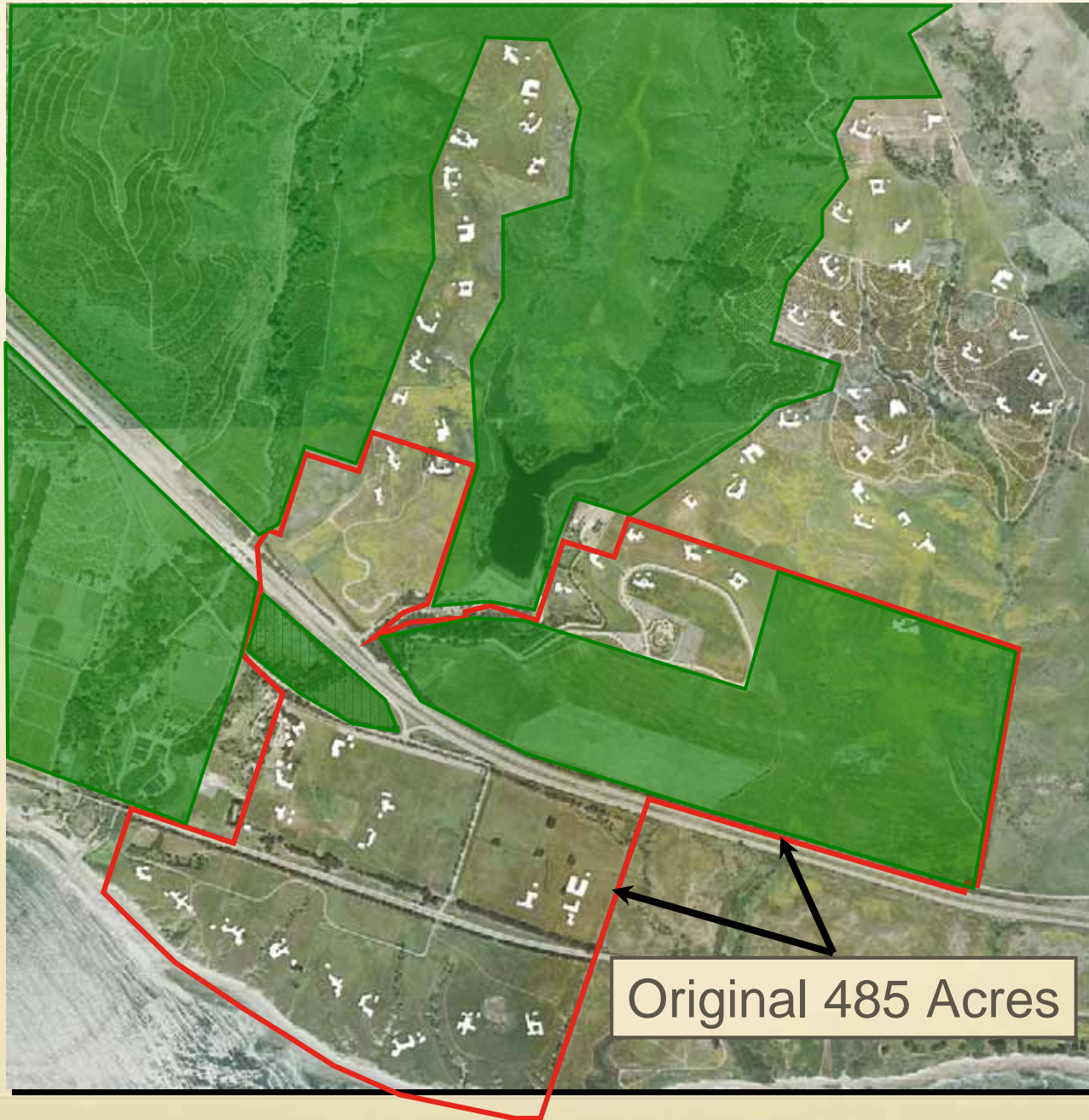


SB / DP RANCHES
ALT 1B N101 (50 HOUSES)



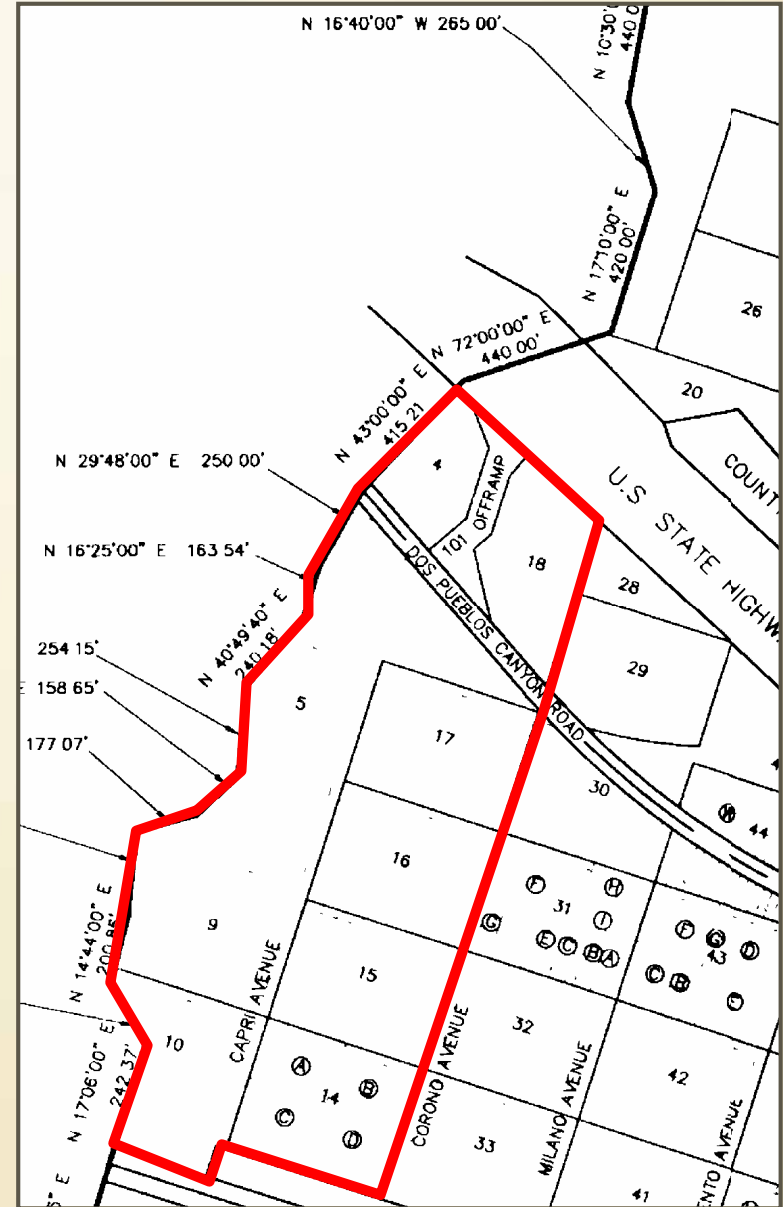
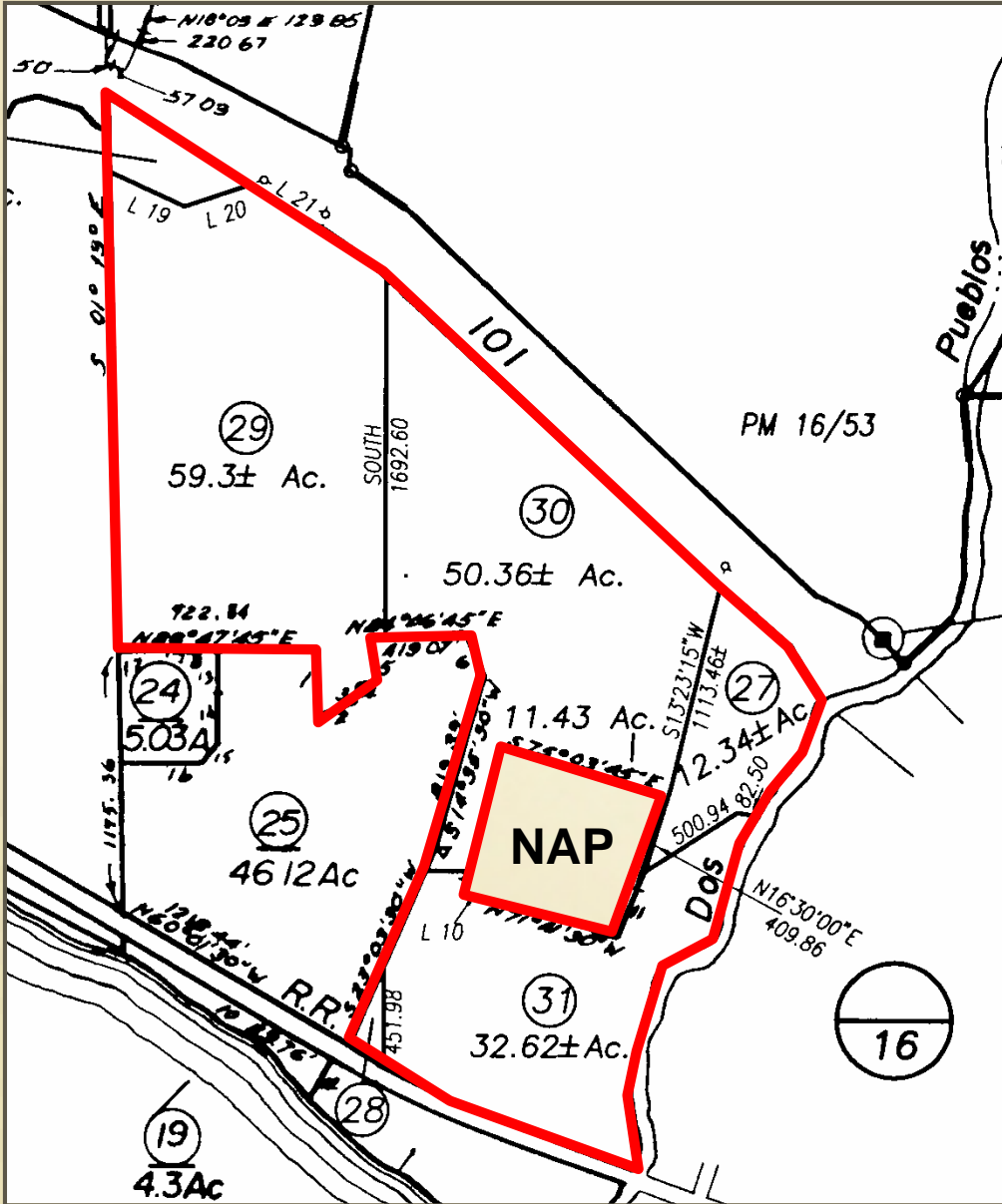
SB/DP RANCHES **ALT 1B 2684AC. PERMANENT ACE**

DOC ACE



Original 485 Acres

EXISTING 18 LOTS (DP SOUTH)



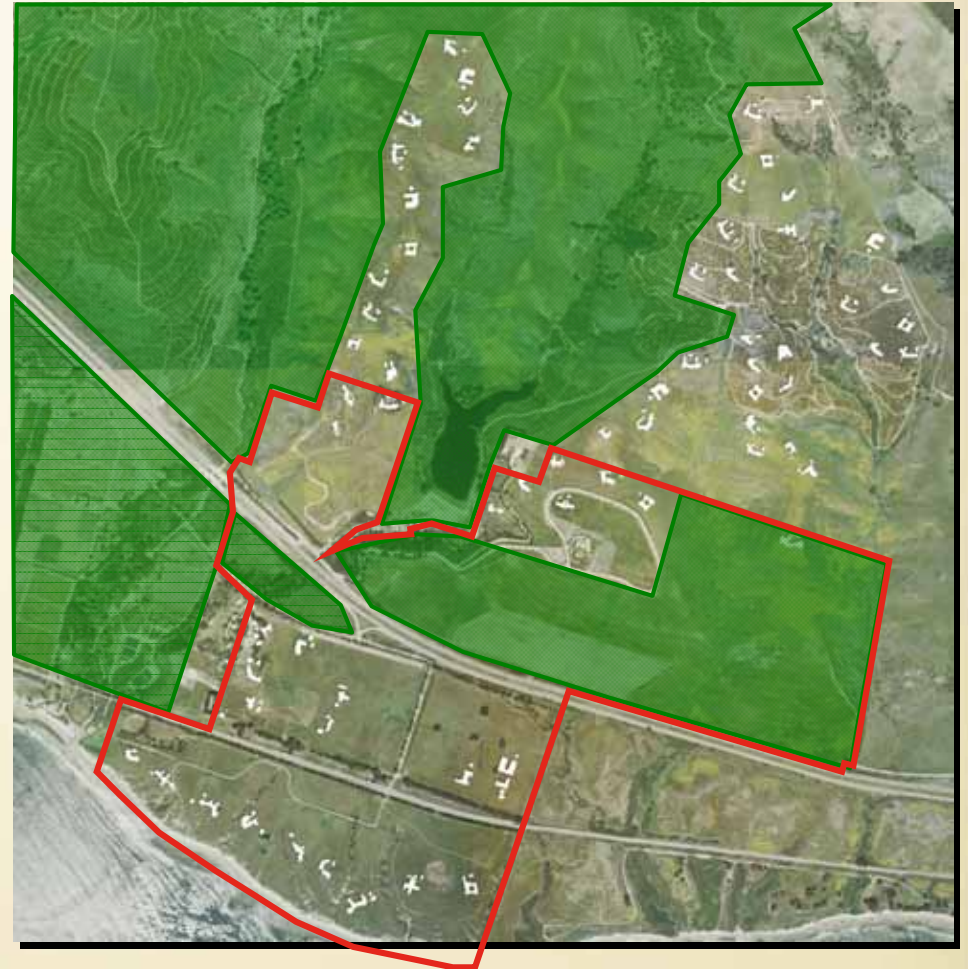
RECONFIGURED LOTS (DP SOUTH)
(4-NEW RESIDENTIAL, 2-Ex; 2-AG)



NORTH 101 BENEFITS

- Reduced Density
- Opportunity To Manage Resource
- Reduced Visibility
- Long Term Preservation Of Ag. Lands
- Limit Future Development On DP Ranch

THIS IS THE CHOICE



ALTERNATIVE FEASIBILITY

- At Least **219** Legal Lots
 - SBR Can Reject The County's Approval
 - SBR Could Develop The Existing Lots
- **9** Bluff Lots - **\$100** Million Value
 - SBR Will Not Accept An Alternative With Significantly Less Value

IF YOU VOTE NO

- Grid Development
- Limited Ability To Protect Resources
- Reopen The Claims For Additional Lots
- No Permanent Ag Land Protection
- No Public Facilities Or Trails

AMENDED MOU

- Coastal / Inland Linkage Was Never The Deal
 - SBR Would Not Have Entered Into The MOU
If It Was The Deal
- The Amended MOU Preserves The MOU Process
 - Settles Pending Litigation
 - Substantial Lot Reduction

COALITION CLAIMS vs. THE FACTS

- The Coalition Claim
 - If The Inland Project Goes First, The Permanent ACE May Not Occur.
- **The Facts**
 - **ACE Has To Occur Before DP North Development Can Occur – Per Conditions Of Approval**
 - **The ACE Has Nothing To Do With The Coastal Approval**

COALITION CLAIMS vs. THE FACTS

- The Coalition Claim
 - Inland Development Would Occur Without Required Mitigation In The Coastal Zone.
- **The Facts**
 - **Any Mitigation That Is Required To Develop An Inland Lot Has To Occur Before It Can Be Developed**
 - **The MOU Does Not Alter The Conditions Of Approval Regarding Mitigation**

COALITION CLAIMS vs. THE FACTS

- The Coalition Claim
 - Inland Houses Will Be Built Without Required Infrastructure In The Coastal Zone.
- **The Facts**
 - **Most Of The Inland Project Does Not Depend On Coastal Infrastructure**
 - **You Can't Build A House Without Required Infrastructure**

COALITION CLAIMS vs. THE FACTS

- The Coalition Claim
 - Inland Development Would Occur Without Public Trails On DP Ranch
- **The Facts**
 - **Trail Dedications Are Required Before Inland Development On DP Ranch Occur.**

COALITION CLAIMS vs. THE FACTS

- The Coalition Claim
 - The Commission Might Deny Development In The Coastal Zone
- **The Facts**
 - **Under The MOU The County Would Be Left With 153 Lots In The Coastal Zone South Of Hwy 101**
 - **Under The Amendment, The Number Goes Down To 48 No Matter What Coastal Does.**

COALITION CLAIMS vs. THE FACTS

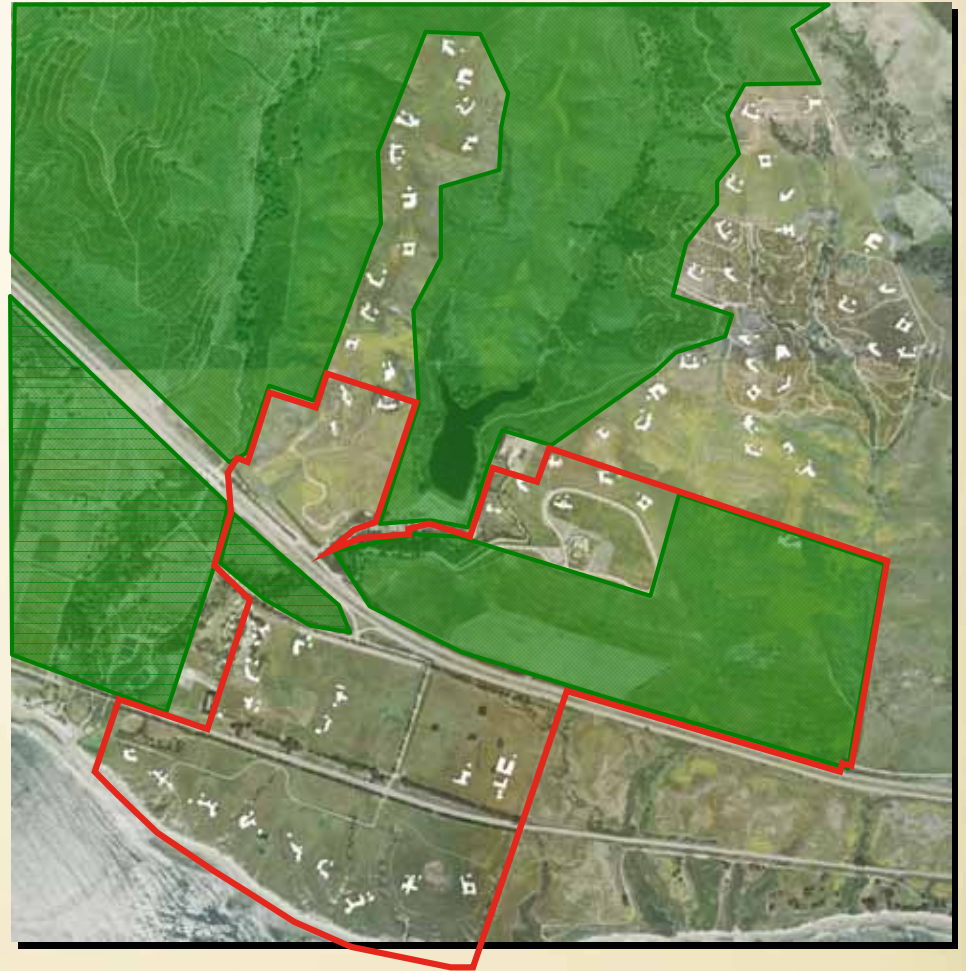
- The Coalition Claim
 - The Commission Might Want The County To Modify The Inland Project
- **The Facts**
 - **The Coastal Commission Does Not Have Jurisdiction Over County Land That Is Not In The Coastal Zone**
 - **It Cannot Dictate What Occurs Outside Of The Coastal Zone.**

THE COALITION DATA DUMP

- **500** Pages Of Nothing New
 - Weeks To Prepare What They Had Months To Present
 - **6** Public Workshops
 - **5** Public Hearings
 - Final EIR Released In June
 - Conditions Available Since July
 - **The Coalition Was Involved At Every Step**

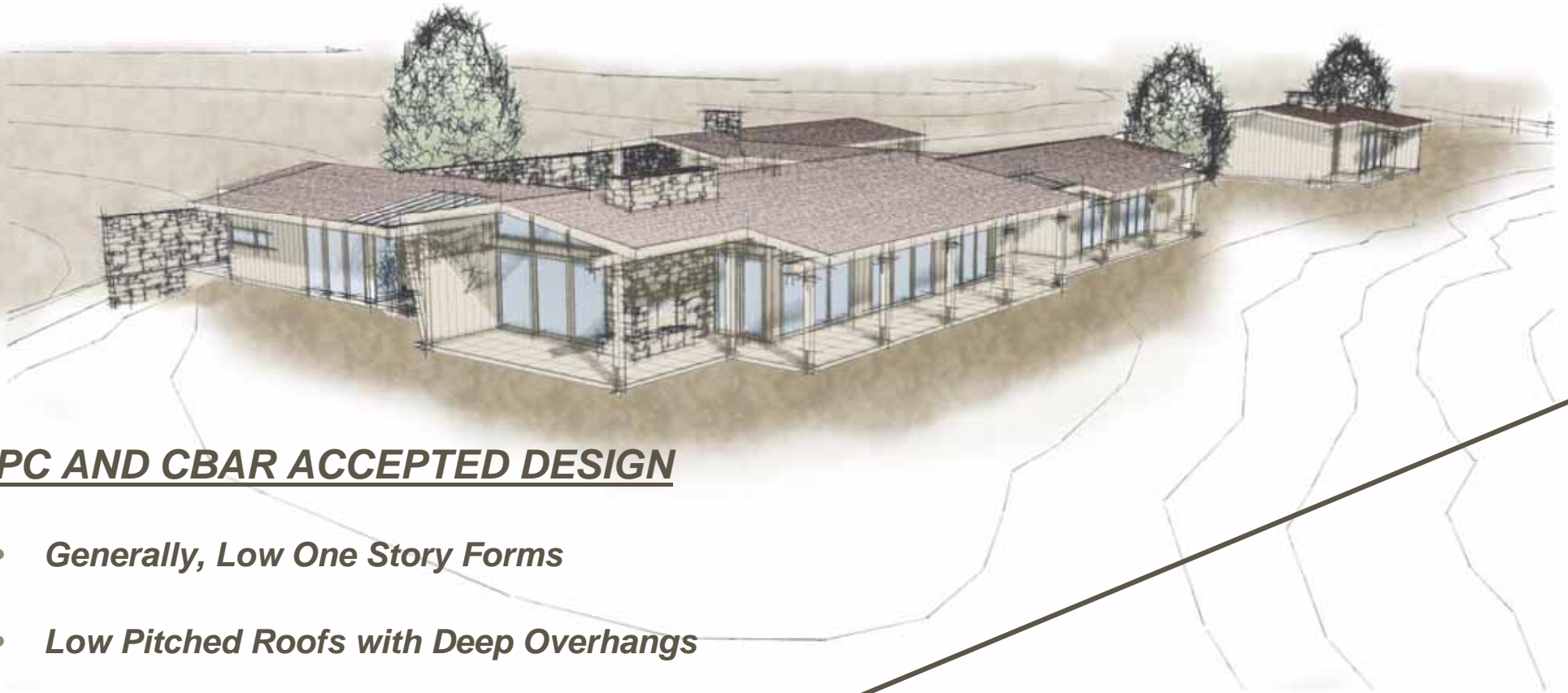
Santa Barbara Ranch

Conclusion



END OF PRESENTATION.....

REVISED DESIGN APPROACH



PC AND CBAR ACCEPTED DESIGN

- *Generally, Low One Story Forms*
- *Low Pitched Roofs with Deep Overhangs*
- *Restrained Material Palette*
- *Casual, Informal Architecture*



- **Previous Design = Formal / Eclectic / Imported Styles & Vocabularies**



ROOT ROT **AVOCADO ORCHARD**

