

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
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Agenda Number:
Prepared on: 2/9/06
Department Name: P&D
Department No.: 053
Agenda Date: 2/21/06
Placement: Administrative
Estimate Time: n/a
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Dianne Meester, Assistant Director
Planning and Development

STAFF CONTACT: Steve Chase, Deputy Director (568-2520)
Tom Figg, Project Manager

SUBJECT: Set Hearing for Presentation of Santa Barbara Ranch TDR Feasibility Analysis

Recommendation: That the Board of Supervisors set hearing to receive and file the Santa Barbara Ranch Transfer of Development Rights (TDR) Feasibility Analysis. **SET HEARING FOR MARCH 7, 2006 (ESTIMATED TIME 1 HOUR, 30 minute staff and consultant presentation).**

Alignment with Board Strategic Plan: The recommendation is primarily aligned with actions required by law or by routine business necessity.

Executive Summary and Discussion:

Existing land use and zoning designations for the 800 acre Naples Townsite consist primarily of commercial agriculture, with a minimum lot size of 100 acres. In contrast, the 1995 Naples Official Map recognizes 274 legal lots. Therefore, existing agricultural land use designations and implementing zoning ordinances do not accommodate residential development of lots already present at the Townsite. As a means to resolve the conflict between lot density and the existing agricultural designations, Coastal Land Use Plan ("CLUP") Policy 2-13 was adopted in 1982 at the time of the certification of the County's Local Coastal Program. It states:

The existing townsite of Naples is within a designated rural area and is remote from urban services. The County shall discourage residential development of existing lots. The County shall encourage and assist the property owner(s) in transferring development rights from the Naples townsite to an appropriate site within a designated urban area which is suitable for residential development. If the County determines that transferring development rights is not feasible, the land use designation of AG-II-100 should be re-evaluated.

CLUP Policy 2-13 anticipates a land use re-designation at Naples in the event that a Transfer of Development Rights (“TDR”) program is infeasible. In compliance with this policy and pursuant to the Memorandum of Understanding executed by the Board on December 3, 2002, to provide a protocol for processing applications to resolve development and conservation issues at Naples, a TDR study has been completed by Solimar Research Group.

The proposed hearing will be solely for the purpose of announcing the availability of the TDR study and informing the Board of its principal findings. The hearing will not be for the purpose of receiving substantive comment, as that would be premature at this time. A Draft EIR for the Santa Barbara Ranch project and alternatives is under preparation and will be released in the near future. Once this document is final, hearings on the project will commence before the Planning Commission and recommendations will be made for consideration by the Board.

Mandates and Service Levels: The Santa Barbara Ranch TDR Feasibility Analysis is required by LCP Policy 2-13 before re-designation of land within the Naples Townsite may occur. The TDR analysis will be part of the record that will inform decision making on pending Naples development and conservation applications being processed pursuant to the protocol established by the Naples Memorandum of Understanding.

Fiscal and Facilities Impacts: The TDR study has been financed by the applicant for the Santa Barbara Ranch project.