



County of Santa Barbara

BOARD OF SUPERVISORS

Minute Order

December 16, 2025

Present: 5 - Supervisor Lee, Supervisor Capps, Supervisor Hartmann, Supervisor Nelson, and Supervisor Lavagnino

COMMUNITY SERVICES DEPARTMENT

File Reference No. 25-01100

RE: Consider recommendations regarding an Agreement to Provide Affordable Housing and Rental Restrictive Covenant for San Marcos Ranch Development, 24ZCI-00083, Second District, as follows:

- a) Approve and authorize the Chair of the Board of Supervisors to execute an Agreement to Provide Affordable Housing and Rental Restrictive Covenant and Preemptive Right with San Marcos Holdings, LLC, SWBradford LLC, Ryan W. Hale, Trustee of the Bradford 2023 Irrevocable Trust dated April 18, 2023, and Natalie Penn Hodges, as Trustee of the Brett Edward Hodges Irrevocable Trust dated January 30, 2023 (Market Rate Parcel Owners) and San Marcos Ranch Associates, LP (Affordable Parcel Owner) for the San Marcos Ranch Development (Covenant), and direct its recordation;
- b) Authorize the Director of the County's Community Services Department to approve future transfers of interest in the subject property, and to approve and execute amendments to the Covenant with such transferees; and
- c) Determine that the proposed actions are exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Santa Barbara County Code Section 35.39.010.C, finding that the proposed project has been designed to comply with the applicable development code requirements for a "use by right" development, as such the required entitlement is a zoning clearance and the County shall not require an Environmental Impact Report under CEQA.

A motion was made by Supervisor Hartmann, seconded by Supervisor Nelson, that this matter be acted on as follows:

- a) **Approved and authorized; Chair to execute;**
- b) **Authorized; and**
- c) **Approved.**

The motion carried by the following vote:

Ayes: 5 - Supervisor Lee, Supervisor Capps, Supervisor Hartmann, Supervisor Nelson, and Supervisor Lavagnino