



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and
Development
Department No.: 053
For Agenda Of: 11/7/2006
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:
Vote Required: 4/5

TO: Board of Supervisors
FROM: Department Director(s) John Baker, 568-2085
Contact Info: Dianne Black, 568-2086
**SUBJECT: Budget Revision for Contractual Services for Development and Implementation of
Transfer of Development Rights Program**

County Counsel Concurrence:

As to form: Yes No N/A

Auditor-Controller Concurrence:

As to form: Yes No N/A

Other Concurrence: N/A

As to form: Yes No N/A

Recommended Action(s):

That the Board of Supervisors approve the attached budget revision which allocates \$15,000 from contingency, \$15,000 from the City of Santa Barbara, and \$15,000 from the Santa Barbara Ranch applicant (Matt Osgood), totaling \$45,000 for a study which defines development and implementation of a Transfer of Development Rights (TDR) Program.

Summary:

The budget revision for \$45,000 is a follow-up to the TDR Study that was completed for the Santa Barbara Ranch Project earlier this year. Phase 2 of this work effort will provide the administrative apparatus for implementing TDR on a Countywide basis, with the proposed Santa Barbara Ranch Project as the immediate focus. Work products resulting from Phase 2 will consist of a proposed Implementing Ordinance, Inter-Jurisdictional Agreement and TDR Bank framework with administrative policies and procedures.

Background:

At its meeting on March 21, 2006, the Board received a report on the feasibility for transferring development rights from the Naples Townsite in association with the Santa Barbara Ranch Project and pursuant to requirements in the County's Local Coastal Program. Existing land use and zoning designations for the Naples Townsite consist primarily of commercial agriculture, with a minimum lot size requirement of 100 acres for each parcel. This translates to a lot density that is considerably less than the 274 legal lots recognized in the 1995 Official Map of Naples. In short, existing agricultural

Budget Revision for Contractual Services for Development and Implementation of Transfer of Development Rights Program

11/7/2006

Page 2 of 3

land use designations and implementing zoning ordinances do not align with the density of lots already present at the Townsite.

As a means of resolving this conflict, Coastal Land Use Policy 2-13 allows for a re-designation land use in the event that a TDR program is infeasible. While it may be possible to extinguish at least some development potential at Naples, the initial TDR Study concludes that a complete extinguishment of development rights is improbable. Moreover, the potential magnitude of development transferred depends on what goals are pursued in the process – reducing the overall development intensity, preserving the public viewshed from Highway 101, or eliminating development from the coastal bluff-tops. The Study further notes that development transfers, no matter how small or large, depend upon a host of actions that must subsequently occur: capitalization of a mitigation bank, execution of inter-jurisdictional agreements and a variety of legislative actions to provide requisite “up-zoning” for receiver sites.

Following the Board’s presentation in March of this year, a series of informal discussions have ensued between various stakeholders. The informal TDR Working Group consists of representatives of the County, City of Santa Barbara, Naples Coalition and Santa Barbara Ranch owner/developer. Under the guidance of Supervisors Carbajal and Firestone, the Working Group reached consensus on a scope of work with Solimar Research Group to bring TDR to a point of implementation. Rather than focus on specific receiver sites, the group agreed on a programmatic approach that would provide the administrative apparatus for implementing TDR on a Countywide basis, with Naples as the immediate focus. If this budget revision is approved by the Board, the scope of work would be carried out over the next four months and return to the Board for adoption in the early part of next year.

Fiscal and Facilities Impacts:

Budgeted: Yes No

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
General Fund	\$ 15,000.00		
State			
Federal			
Fees			
Other:	\$ 30,000.00		
Total	\$ 45,000.00	\$ -	\$ -

Narrative: This project is to be funded in a joint effort by the County of Santa Barbara, City of Santa Barbara, and Santa Barbara Ranch. The resulting study will provide a framework for implementing TDR on a Countywide basis.

Staffing Impact(s):

Legal Positions:

FTEs:

No FTE changes

Budget Revision for Contractual Services for Development and Implementation of Transfer of Development Rights Program

11/7/2006

Page 3 of 3

Special Instructions:

None

Attachments:

Budget Revision

Authored by:

Betsy Blaine

cc: