

BOARD DEVELOPMENT AGREEMENTS ADOPTION

PRELIMINARY DRAFT
SANTA BARBARA COUNTY

SANTA BARBARA RANCH PROJECT

ORDINANCE NO. _____

AN ORDINANCE ADOPTING SEPARATE DEVELOPMENT AGREEMENTS FOR INLAND AND COASTAL AREAS OF THE SANTA BARBARA RANCH PROJECT PURSUANT TO SECTION 35.86.040, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA CODE

Case Nos. 03ORD-00000-00012 and 03ORD-00000-00013

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

Pursuant to Sections 65864 through 65869.5, inclusive, of the California Government Code, and subject to the conditions set forth in Section 3 of this Ordinance, the Board of Supervisors hereby approves a Development Agreement including the exhibits thereto, between the County of Santa Barbara and Vintage Communities, Inc.; Santa Barbara Ranch, LLC; Vintage Vineyards, LLC; Osgood Farms, LLC; Matthew K. Osgood; DLC Ranch, LLC; TW Family Farm, LLC, for the Inland Area of the Santa Barbara Ranch Project attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 2:

Pursuant to Sections 65864 through 65869.5, inclusive, of the California Government Code, and subject to the conditions set forth in Section 4 of this Ordinance, the Board of Supervisors hereby approves a Development Agreement including the exhibits thereto, between the County of Santa Barbara and Vintage Communities, Inc.; Santa Barbara Ranch, LLC; Vintage Vineyards, LLC; Osgood Farms, LLC; Matthew K. Osgood; DLC Ranch, LLC; TW Family Farm, LLC, for the Coastal Area of the Santa Barbara Ranch Project attached hereto as Exhibit B and incorporated herein by this reference.

SECTION 3:

For the Inland Area Development Agreement (Case No. 03ORD-00000-00012), Exhibit A, this ordinance shall not become effective until all of the following events have occurred: (i) the modifications appearing in Exhibit C have been incorporated into the Development Agreement; (ii) the Development Agreement, as modified, has been fully executed by all the parties; (iii) thirty calendar days following the passage of this ordinance; and (iv) the effective date of

approval of WA-ACE Easement Exchange Case No. 05AGP-00000-00011, General Plan Amendment Case No. 03GPA-00000-00005, General Plan Amendment Case No. 03GPA-00000-00006, Vesting Tentative Tract Map Case No. 08TRM-00000-00006/TM 14,755 and Final Development Plan Case No. 08DVP-00000-00024.

SECTION 4:

For the Coastal Area Development Agreement (Case No. 03ORD-00000-00013), Exhibit B, this ordinance shall not become effective until all of the following events have occurred: (i) the modifications appearing in Exhibit C have been incorporated into the Development Agreement; (ii) the Development Agreement, as modified, has been fully executed by all the parties; (iii) thirty calendar days following the passage of this ordinance; and (iv) the effective date of final approval by the Board of Supervisors and California Department of Conservation of WA-ACE Easement Exchange Case No. 05AGP-00000-00011, final approval by the Board of Supervisors General Plan Amendment Case No. 03GPA-00000-00006, final approval by the Board of Supervisors Final Development Plan Case No. 08DVP-00000-00024, final approval by the Board of Supervisors Final Development Plan Case No. 08DVP-00000-00025; and (vi) the amendments to the Local Coastal Program are certified by the Coastal Commission pursuant to Public Resources Code 30514.

SECTION 5:

The vesting provisions of Article 4 specified in the Inland Area Development Agreement (Case No. 03ORD-00000-00012) and Coastal Area Development Agreement (Case No. 03ORD-00000-00013), Exhibits A and B, respectively, shall apply to and encompass those portions of the Santa Barbara Ranch Project located on Dos Pueblos Ranch south of Hwy 101 (Case Nos. 08LUP-00000-00466 and 8CDP-00000-00098 through 00101) subject to, and contingent upon, the County receiving written consent from the owners of Dos Pueblos Ranch with respect to the activities that occur on Dos Pueblos Ranch pursuant to Section 2.02(a) of the Inland Area Development Agreement and Section 2.02(c) of the Coastal Area Development Agreement.

SECTION 6:

Before the expiration of 15 days after its passage, a summary of it shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

SALUD CARBAJAL
Chair of the Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

APPROVED AS TO FORM:

DENNIS MARSHALL
County Counsel

By: _____
Deputy County Counsel

Attachment: Exhibits A and B

Exhibit A

Inland Development Agreement

(To Be Inserted; Under Revision by County Counsel)

Exhibit B

Coastal Development Agreement

(To Be Inserted; Under Revision by County Counsel)