

Santa Barbara Ranch

- Continued from June 23, 2009
- Purpose of Hearing:
 - Clarify the applicant's funding and project description commitments
 - Review the status of Coastal Commission process
 - Consider Rescission of the Development Agreements



Santa Barbara Ranch

- Applicant's Funding and Project Description Commitment
 - Letter received October 16, 2009
 - "...willing to cooperate with the County to allow the Coastal Commission to consider the Coastal Project Approvals"
 - "...will commit to continue to fund the processing of those approvals...on the same terms and same basis..."
 - "...reserve the right to withdraw at any time some or all of the approvals that the County forwards to the Coastal Commission for consideration."



Coastal Commission Processing

- Response to Letter of Incompleteness on the Local Coastal Program Amendments
 - No new information received from applicant regarding biology
 - Annotated letter with proposed responses attached to Board letter



Coastal Commission Processing

- Response to Notices of Final Action deficiency notice for appealable development
 - Request dispute resolution for mergers
 - Submit separate Notices of Final Action for:
 - Vesting Tentative Tract Map
 - COCs, LLA, CUPs and CDPs for development of Dos Pueblos Ranch in the Coastal Zone
 - CUPs and CDPs for infrastructure supporting Inland Development
 - DP, CUPs, and CDPs for development of Santa Barbara Ranch in the Coastal Zone



Development Agreements

- Two Development Agreements were approved with project:
 - Inland Development Agreement – provides for creek restoration and expanded cultural resource mitigation
 - Coastal Development Agreement – provides for affordable housing, coastal trail improvements, native grassland enhancement, and expanded cultural resource mitigation



Development Agreements

- Development Agreements are not yet effective:
 - Inland Development Agreement subject to final approval by Department of Conservation of the Williamson Act Contract Modifications and Agricultural Conservation Easement
 - Coastal Development Agreement additionally contingent on Coastal Commission Certification of Local Coastal Program Amendments



Development Agreements

- Status of Department of Conservation action:
 - DOC has all the documents necessary for their review
 - DOC expects to complete its review and approve the WA-ACE in the next 1 – 2 weeks
- Status of Coastal Commission Certification
 - Application currently incomplete, Coastal Commission required timeframe for consideration once complete is 3 - 15 months



Action

- If Board of Supervisors determines to rescind the Development Agreements:
 - Accept the Addendum dated October 5, 2009;
 - Adopt the finding that the Development Agreements are not yet effective;
 - Introduce the Ordinance rescinding the Board's previous approval of the Development Agreements;
 - Set a second hearing for October 27, 2009 to adopt the ordinance.



Action

- Provide direction to staff regarding responses to the Coastal Commission's incompleteness letter dated January 6, 2009 and deficiency notice dated February 4, 2009.

