

BOARD RESOLUTION FOR COMPREHENSIVE PLAN AMENDMENT

PRELIMINARY DRAFT
SANTA BARBARA COUNTY

SANTA BARBARA RANCH PROJECT

**RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF APPROVING) RESOLUTION NO. 08-_____
AMENDMENTS TO THE SANTA BARBARA) CASE NO.: 03GPA-00000-00005
COUNTY COMPREHENSIVE PLAN LAND USE)
ELEMENT TEXT AND MAPS REGARDING THE)
NAPLES TOWNSITE AREA.)

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted a Comprehensive Plan for the County of Santa Barbara.
- B. It is now deemed in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to amend the Comprehensive Plan Land Use Element as follows:
 - 1. Text Amendments.
 - a. Add the following policies to the end of the South Coast Policies section of the Goals and Policies section of the Land Use Element:
 - 6. “NAPLES TOWNSITE POLICIES
 - a. Development within the Naples Townsite designation shall be compatible with the preservation of adjacent and adjoining agricultural lands through the establishment of conservation easements, buffer areas and similar measures that impede the conversion of agricultural lands elsewhere along the Gaviota coast.
 - b. Development within the Naples Townsite designation shall include an Open Space and Habitat Management Plan (OSHMP) for conservation, restoration and enhancement of environmentally sensitive habitat (ESH) and maintaining areas for open space.
 - c. Development within the Naples Townsite designation shall be sited so as to minimize its visibility from prominent public viewing areas

and shall incorporate design features to screen or otherwise blend the development into its natural setting.

- d. Development within the Naples Townsite designation shall provide for the continuation of agricultural uses in those areas best suited for existing agricultural activities and where such activities are compatible with both adjoining residential uses and identified habitat and open space enhancement/restoration areas.
 - e. Development within the Naples Townsite designation shall incorporate design flexibility in the siting of dwellings and other development features in order to minimize the disturbance of rural landscape elements, habitat areas, scenic quality, and overall aesthetic value of the landscape.
 - f. Utilities and services established within the Naples Townsite designation shall be the minimum necessary to serve only the development as permitted in an approved Development Plan.
 - g. Development within the Naples Townsite designation may be allowed to utilize a wastewater (STP) system only if: (i) it can be demonstrated that such a system would be self contained and have no impact on ground water quality; and (ii) the system is restricted in capacity in compliance with Policy 6.f.
 - i. New development within the Naples Townsite designation shall encouraged to utilize sustainable design and green building techniques. Renewable energy sources such as solar and geothermal shall not be subject to the limitations of Policy 6.f provided that all such facilities shall comply with the development standards applicable to the land on which such facilities are constructed.”
- b. Add the following language after the end of the Boundary Lines section of the Land Use Definitions section of the Land Use Element:

SPECIAL PURPOSE

Naples Townsite - In recognition of the Official Map of Naples (Official Map) adopted by the County of Santa Barbara on October 2, 1995, and the Local Coastal Plan direction of Policy 2-13 for land use at the townsite of Naples, the purpose of the Naples Townsite designation is to achieve a balance that provides for low density residential units, public access and recreation opportunities, preservation of the scenic and rural character of the Naples area, conservation of open space and biological resources, and is compatible with the surrounding agricultural uses of the Gaviota Coast.

Consistent with Local Coastal Plan Policy 2-13, any future re-designation of parcels shown on the Official Map from agricultural to Naples Townsite shall require a feasibility study for transfer of development rights before or concurrently with the processing of an application to apply

the Naples Townsite designation. The determination of feasibility shall precede the re-designation of land use to Naples Townsite and all other governmental approvals which follow. The Naples Townsite designation shall: (i) only be applied upon a determination that transferring development rights is not feasible, or if only a partial transfer of existing lots can be achieved; (ii) be designated at the time application is made and lawfully considered to amend the Comprehensive Plan Land Use Map for purposes of applying the NTS designation; (iii) in no event extend beyond the boundaries of the Official Map of Naples or parcels contiguous to the boundaries of the Official Map which are owned by parties holding fee title to one or more of the Official Map lots; and (iv) be consistent with the intent of Coastal Land Use Plan Policy 2-13, and the agriculture and resource protection policies of the Comprehensive Plan including the Coastal Land Use Plan

Uses permitted within the Naples Townsite designation include single-family residential, recreation uses, agriculture, including buildings and structures incidental to light agriculture, and open space. All development within the Naples Townsite designation shall remain subordinate to the rural and agrarian character of the land, with particular attention to preserving scenic, open space and biological resources of the Gaviota Coast.”

2. Map Amendment. Amend the Gaviota Coast Rural Region Map of the Comprehensive Plan Land Use Plan to change the land use designation from A-II-100 to Naples Townsite (NTS) as shown on Exhibit A, attached. The boundaries of the Inland Naples Townsite (NTS) include portions of Assessor Parcel Nos. 079-140-027, 079-140-036, 079-140-030, 079-140-029, 079-140-037, 079-140-014, 079-140-022, 079-140-013, 079-150-034, 079-150-028, 079-150-017, 079-150-004, 079-140-061, 079-140-062, 079-140-053 and 079-140-054 corresponding to the boundaries of Vesting Tentative Tract Map Case No. 08TRM-00000-00006/TM 14,755. The Inland Naples Townsite (NTS) shall not become effective until Final Map recordation.

- C. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the County Planning Commission on said proposed amendments in a public hearing pursuant to Section 65353 of the Government Code, and the County Planning Commission has sent its written recommendations to the Board pursuant to Section 65354 of the Government Code.
- D. This Board has held a duly noticed public hearing, as required by Section 65355 and 65856 of the Government Code, on the proposed amendments, at which hearing the amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.

2. Pursuant to the provisions of Section 65356 and 65857 of the Government Code, the above described changes are hereby adopted as amendments to the Santa Barbara County Comprehensive Plan.
3. Upon the effective date hereof, the Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this Resolution to reflect the above described action by the Board.
4. Pursuant to the provisions of Government Code Section 65357 the Clerk of the Board, upon the effective date hereof, is hereby authorized and directed to send endorsed copies of this Resolution to the planning agency of each city within this County.
5. This Resolution shall become effective immediately upon its passage or upon the date that the Coastal NTS, Case No. 03GPA-00000-00006, is certified by the Coastal Commission Public Resources Code 30514, whichever occurs later.

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:

ABSTAIN:

ABSENT:

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

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

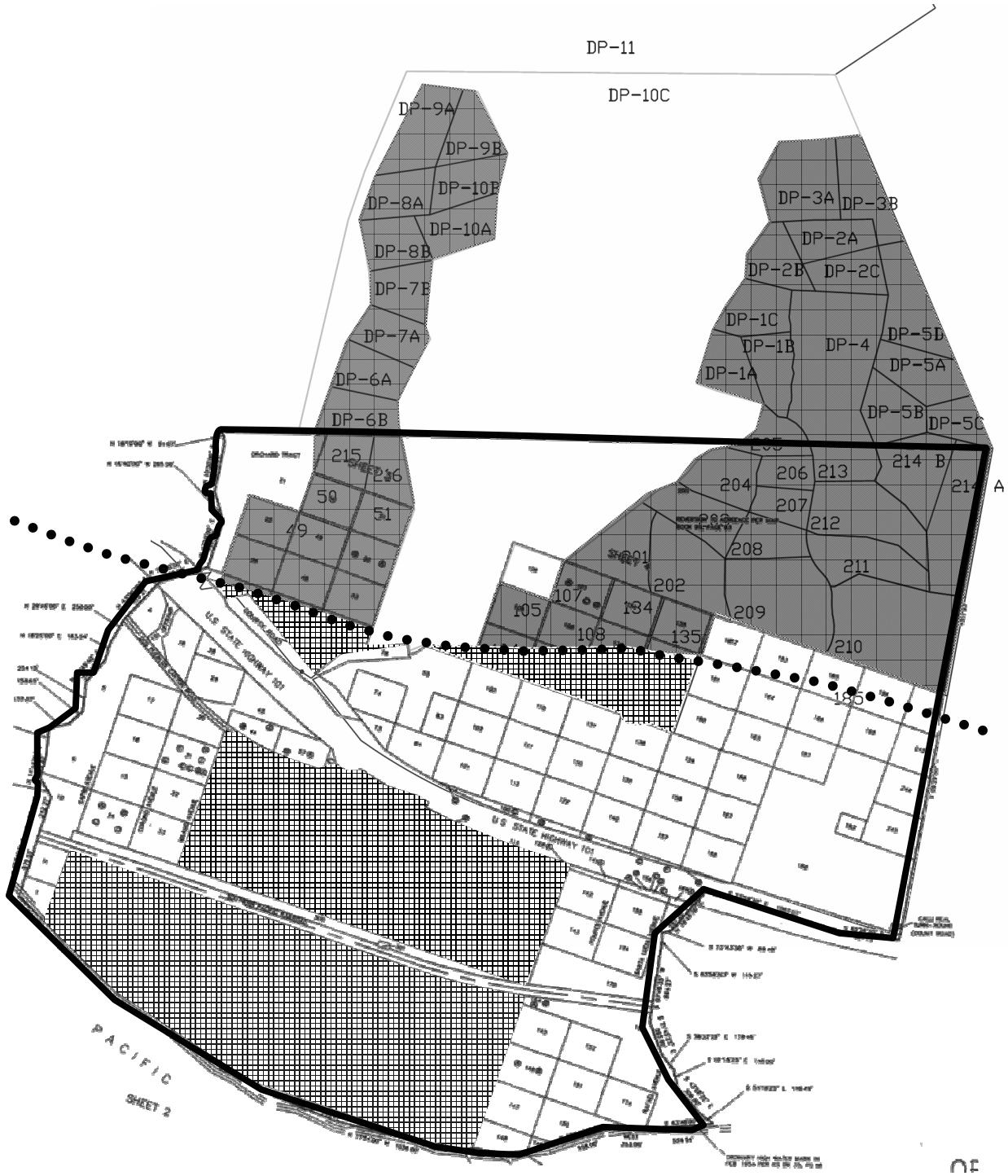
APPROVED AS TO FORM:


DENNIS MARSHALL
County Counsel

By: _____
Deputy County Counsel

Attachment: Exhibit A

Exhibit A



-  Inland NTS
-  Coastal NTS
-  Official Map of Naples
-  California Coastal Zone