



SANTA BARBARA RANCH

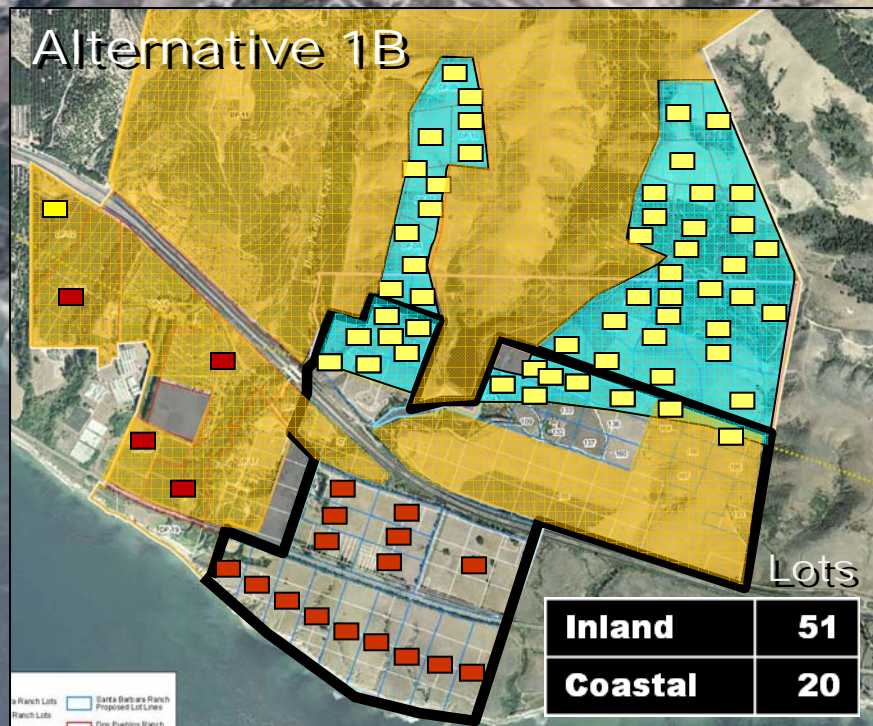
Board of Supervisors Public Hearing

June 23, 2009

Background

10/7/08: Board Approved MOU Amendment
Delinking Inland and Coastal Components

10/21/08 & 12/9/08: Board Approves Project
Allowing for Staged Development



1/27/09: Board Sets
Hearing to Cure
Brown Act Issues

3/3/09: Board
Declines to Approve
MOU Amendment

Official Map of Naples

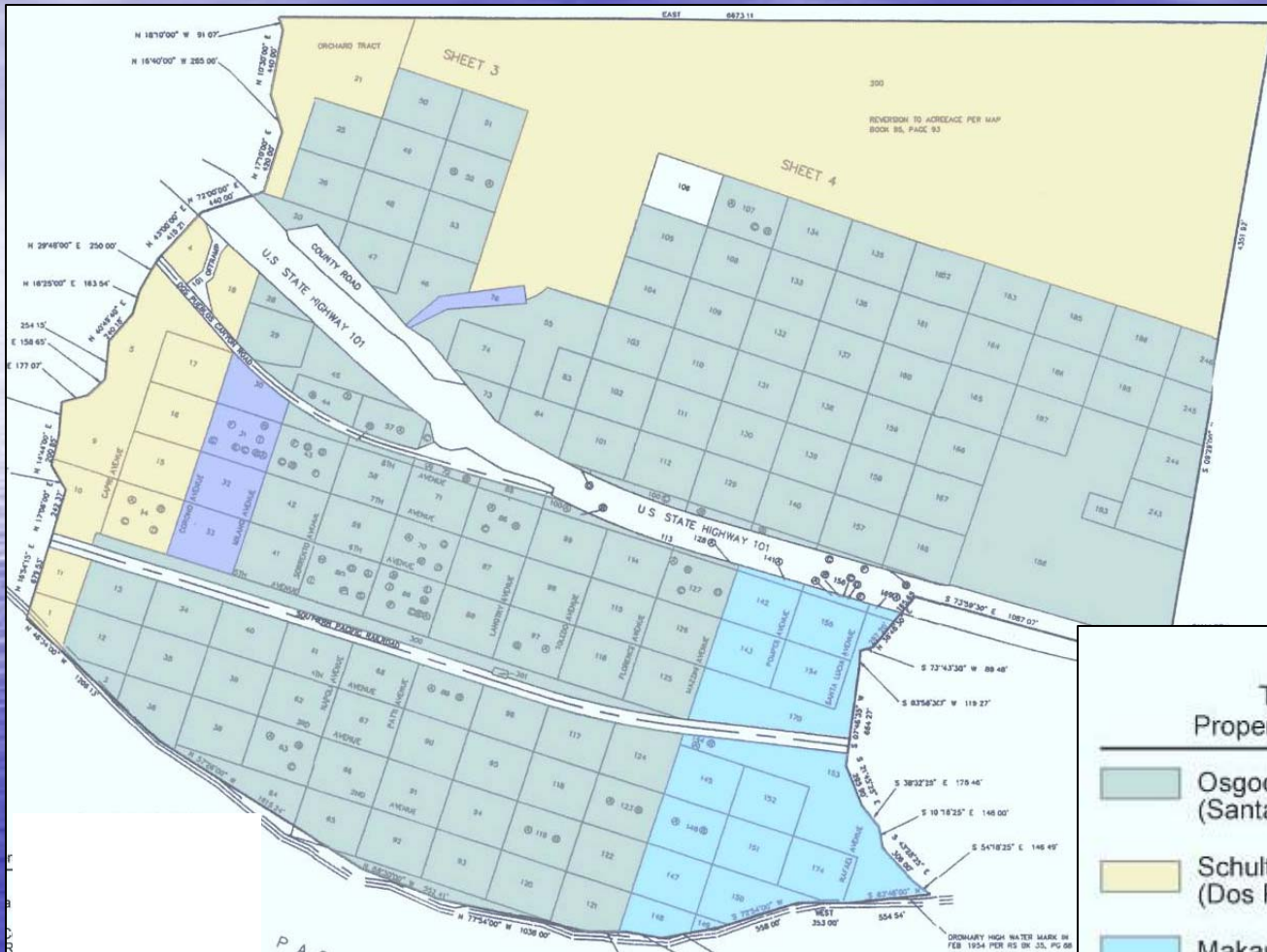


TABLE 2
Property Ownership

	Area Within Naples (acres)	Official Map of Naples (no. of lots)
 Osgood (Santa Barbara Ranch)	485	219
 Schulte Land Company (Dos Pueblos Ranch)	237	16
 Makar Properties, LLC	57	25
 Morehart Land Company	16	13
 Other Ownership		1
TOTAL	795	274

Purpose of Hearing

Response to Issues Raised by Project Proponents and Opponents

- Inland/Coastal Linkage
- Obligations to Pursue an Approved Project
- Status of Approvals
- Coastal Commission Status

Inland/Coastal Linkage:

- MOU Applicability
- Reconsideration of Project
- Conditions of Approval



Obligation to Pursue Approved Project

- No obligation
- Applicant's 6/19/09 letter expresses intent to pursue the coastal project



Status of Approvals



- Land Use and Zoning
- Project Components
- Development Agreements

Coastal Commission Status

An aerial photograph of a coastal region, likely in Florida, showing a grid of land parcels overlaid on a natural landscape. A river or canal winds through the center of the grid. The terrain is a mix of brownish soil and green vegetation. The grid lines are white and clearly define the boundaries of various lots and blocks. The overall scene suggests a planned development or subdivision in a coastal environment.

- LCP Amendments
- Naples Townsite District
- Transfer of Development Rights Ordinance

Coastal Commission Status

An aerial photograph of a coastal region, possibly a bay or estuary, with a grid overlay representing a planning or zoning map. The grid is composed of white lines on a brownish terrain. The grid covers a large area, including a central water body and surrounding land. The top of the image shows a blue sky. The text 'Coastal Commission Status' is overlaid at the top in a large, white, bold font.

- Notice of Final Action
- Vesting Tentative Map
- Conditional Certificates of Compliance
- Mergers
- Submit Separate NOFAs

Recommendation

1. Receive Report: Status of Approvals and Response to Comments
2. Direct Staff to Respond to CCC Deficiency Notice: Separation of Final Notices & Dispute Resolution
3. Direct Staff to Respond to CCC Comments on LCP Amendments: TDR Ordinance and Land Use Changes



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