

SANTA BARBARA RANCH
Board of Supervisors Public Hearing

December 9, 2008

Background

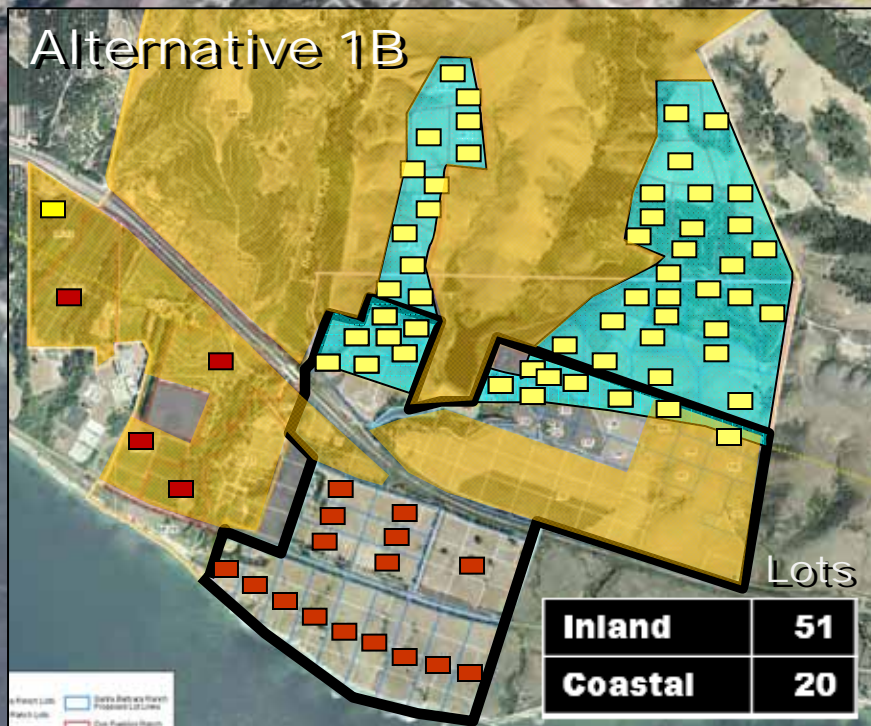
10/7/08: Board Approves MOU Amendment

10/21/08: Board Approves SB Ranch Project

10/27/08: Staff Files
Notice of Final Action

10/31/08: CCC Issues
Deficiency Notice

11/21/08: Notice of
Intent to Litigate



Purpose of Hearing

Clarification/Correction of Conditions

- Coastal Commission
 - Specificity of Design
 - Scope of Infrastructure
 - Appealable Actions
 - LCP - Policy Consistency
- MOU Implementation
 - Decouple Inland & Coastal Development
 - Clarify Timing of Condition Compliance
- Misc. Corrections
 - Timing/Applicability of Conditions
 - Typographical, Statistical and Graphic

CCC Clarifications

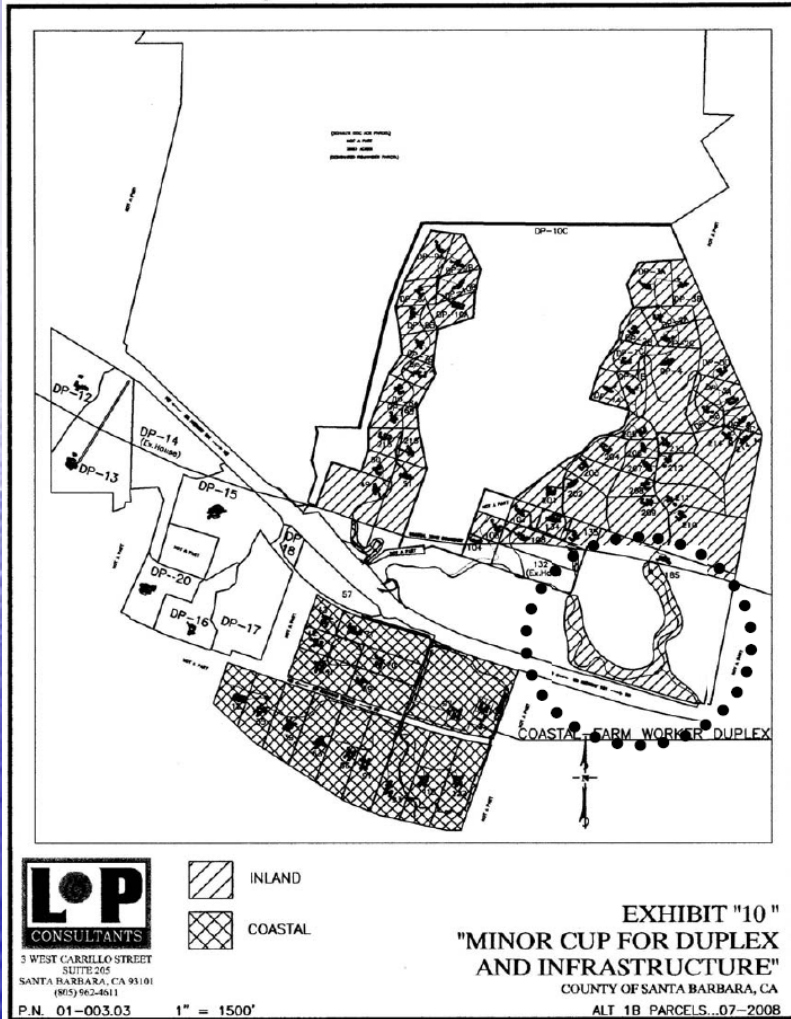
- Project Description
 - Coastal Prototypes
 - Quantify Lot Grading
 - Clarify Infrastructure
- Permit Path
 - Appealable Actions
 - Appeals Authority
 - Permit Relationships



Overall View From The Southeast



MOU Implementation



- Coastal Infrastructure Serving Inland Areas
 - Delink Timing to LCP Amendment
 - Clarify Description of Infrastructure
 - Correct Exhibit 10
- Clarifying Conditions Compliance Timing

MISC. Corrections

- Typographical
 - Permit Numbering
 - Tabulations, Acreages & APNs
- Clarifications
 - Compliance Timing
 - Condition Hierarchy
- Similar Refinements

TABLE Table 1 Conditions of Approval (See Footnotes at End of Table)	D											E									
	4.d.	5.a.	5.b.	6.a.	6.b.	7.a.	7.b.	7.c.	7.d.	7.e.	7.f.	2.a.	2.b.	2.c.	2.d.	3.a.	3.b.	3.c.	3.d.	4.a.	4.b.
WA-ACE Easement Exchange																					
05AGP-00000-00011																					
Conditional Certificates of Compliance																					
08COC-00000-00001 through 00003																					
Lot Line Adjustments																					
08LLA-00000-00010 and 00011										x		x	x	x	x	x	x	x	x	x	x
Lot Mergers																					
Vesting Tentative Tract Map																					
08TRM-00000-00006	x	x				x	x	x	x			x	x	x	x	x	x	x	x	x	x
Final Development Plans																					
08DVP-00000-00024 Inland	x	x				x	x	x	x			x	x	x	x	x	x	x	x	x	x
08DVP-00000-00025 Cal Trans	x											x	x	x	x	x	x	x	x	x	x
03DVP-00000-00041 Coastal	x	x	x	x	x	x	x	x	x			x	x	x	x	x	x	x	x	x	x
Major Conditional Use Permits																					
08CUP-00000-00060 Coastal Trail	x			x	x		x	x	x			x	x	x	x	x	x	x	x	x	x
08CUP-00000-00061 Coastal STP	x			x	x		x	x	x			x	x	x	x	x	x	x	x	x	x
08CUP-00000-00044 Equestrian Fac.	x			x	x	x	x	x	x			x	x	x	x	x	x	x	x	x	x
03CUP-00000-00082 STP Inland	x						x	x	x			x	x	x	x	x	x	x	x	x	x
03CUP-00000-00083 Water Treatment	x			x	x		x	x	x			x	x	x	x	x	x	x	x	x	x
Minor Conditional Use Permits																					
08CUP-00000-00042 Inland Infrastr.	x						x	x	x			x	x	x	x	x	x	x	x	x	x
08CUP-00000-00043 Coastal Infrastr.	x			x	x		x	x	x			x	x	x	x	x	x	x	x	x	x
08CUP-00000-00045-00046 Coastal Infrastr.	x			x	x		x	x	x			x	x	x	x	x	x	x	x	x	x
08CUP-00000-00081-00062 Employee Dup.	x	x	x	x	x	x	x	x	x			x	x	x	x	x	x	x	x	x	x
Coastal Development Permits	x											x	x	x	x	x	x	x	x	x	x
08CUP-00000-00080 Inland Infrastr.	x			x	x		x	x	x			x	x	x	x	x	x	x	x	x	x
08CUP-00000-00081 Coastal Infrastr.	x			x	x		x	x	x			x	x	x	x	x	x	x	x	x	x
08CDP-00000-00082 through 00097 SBR Coastal Homes	x	x		x	x	x	x	x	x			x	x	x	x	x	x	x	x	x	x
08CDP-00000-00098 through 00101 DPR Coastal Homes	x	x								x		x	x	x	x	x	x	x	x	x	x
08CDP-00000-00120 Equestrian Fac.	x			x	x	x	x	x	x			x	x	x	x	x	x	x	x	x	x
08CDP-00000-00121 Coastal Access	x			x	x		x	x	x			x	x	x	x	x	x	x	x	x	x
08CDP-00000-00122 Hwy Interchange	x											x	x	x	x	x	x	x	x	x	x
08CDP-00000-00123 Accessory Strs.	x			x	x		x	x	x			x	x	x	x	x	x	x	x	x	x
03CDP-00000-00081 Employee Dup.	x	x	x	x	x	x	x	x	x			x	x	x	x	x	x	x	x	x	x
Land Use Permits																					
08LUP-00000-00416 through 00465 Inland SBR/DRP Homes	x	x					x	x	x			x	x	x	x	x	x	x	x	x	x
08LUP-00000-00466 DRP Inland Lot	x	x								x		x	x	x	x	x	x	x	x	x	x
03LUP-00000-00344 Inland Infrastr.	x						x	x	x			x	x	x	x	x	x	x	x	x	x
03LUP-00000-00739 Stockpiling																					

Processing Considerations

CONDITIONS OF APPROVAL

FINAL ADOPTED
SANTA BARBARA COUNTY

SANTA BARBARA RANCH PROJECT

Approval is hereby granted to:

TO:	Santa Barbara Ranch, LLC
APN:	079-040-005 to 081-240-018
PROJECT ADDRESS:	Dos Pueblos Canyon Road
ZONE:	AG-II-100 and Unlimited Agriculture
AREA/SUPERVISORIAL DISTRICT:	Third Supervisorial District
FOR:	Development of Santa Barbara Ranch and Dos Pueblos Ranch including 85% of the Official map of the Naples Townsite

A. PROJECT DESCRIPTION

- 1. Overall Scope.** The Project entails the development of 71 new residential dwellings, equestrian center, agricultural support facilities, a worker duplex, public amenities (including access road, parking and restroom, and coastal access trails), and creation of conservation easements for permanent protection of open space and agriculture. The Project site encompasses the Santa Barbara Ranch ("SBR") and the Dos Pueblos Ranch ("DRP"), together totaling 3,249 acres and 85% of the lots comprising the Official Map of Naples Townsite. The two ranches are zoned for AG-II-100 (Coastal Zone) and Unlimited Agriculture (non-Coastal Zone), and are located two miles west of the City of Goleta, AP Nos. 079-040-005 to 081-240-018, Third Supervisorial District.
- 2. Pending Applications.** The Project, as described in Paragraph A.1. above, is a refinement and the result of earlier applications submitted by the Applicant. Specifically, the Applicant has previously submitted applications to develop 16 inland lots on SBR and a subsequent application to develop a 54-unit large lot rural estate development under a Memorandum of Understanding entered into by and between the County and the owners of SBR on December 3, 2002. The approvals granted herein are subject to, and contingent upon the Applicant's: (i)

- Responsive to CCC Staff Requests

- Conform To & Implement Previous Board Direction


- Do Not Change Scope of Project

- Raise No New Environmental Issues

Public Comments

- CUPs/CDPs for Inland Infra. Are Inseparable from LCP Amendment
 - Project Findings Differentiate Between the Project and NTS Land Use
 - Project Findings Evaluate Consistency with Existing LCP Policies
 - Existing AG Zoning Allows Infrastructure – No New LCP Amendment is Required

#4



environmental
DEFENSE CENTER

LAW OFFICE OF MARC CHYTILO
ENVIRONMENTAL LAW

December 5, 2008

Santa Barbara County
Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101

*By email to shcob@co.santa-barbara.ca.us
and by hand delivery*

RE: **December 9, 2008 Board of Supervisors Hearing on the Santa Barbara Ranch Project; Agenda Item # 4**

Dear Chair Carbajal and Members of the Board,


This letter is submitted by the Law Office of Marc Chytilo on behalf of the Naples Coalition and by the Environmental Defense Center (EDC) on behalf of the Santa Barbara Chapter of the Surfrider Foundation and EDC.

The Santa Barbara Ranch (SBR) Project (the Project) has changed considerably from the project analyzed in the Final Environmental Impact Report (FEIR) and discussed during substantive workshops held by the Planning Commission. From the introduction of "Alt. 1B" after the FEIR was complete, to the closed-session amendment of the MOU that sought to break up the project as a whole and allows inland portions of the Project to proceed prior to final Coastal Commission action on the coastal portions of the Project, project changes have introduced considerable inconsistencies and ambiguities regarding the scope and nature of the already-complex Project, and the proper procedures for processing the myriad interrelated Project components. As evidenced by the public hearing and Board deliberations on October 13th and 21st, and by the Coastal Commission's Deficiency Notice, the SBR Project is not well understood by *anyone*. We are deeply troubled that significant new changes to the Project are *again* proposed, without allowing the public or decisionmakers sufficient time to digest the materials and understand the implications of the proposed changes. We strongly urge the Board to continue this hearing for at least two weeks, to allow all interested parties sufficient time to review and comprehend the revised project documents.

As discussed in the Coastal Commission's October 31, 2008 Deficiency Notice, the County failed to provide enough specific information for the Commission to evaluate the Project. The public has experienced these same problems, as to both the coastal and the inland portions of the Project. The latest Project changes do little to clarify the specific nature of various Project components and entitlements. We urge the Board to direct Staff to develop a more comprehensive project description before resubmitting the project materials to the Commission.

Environmental Defense Center
906 Garden Street, Santa Barbara, CA 93101
Phone (805) 963-1622 FAX (805) 962-3152
www.edcnet.org

LAW OFFICE OF MARC CHYTILO
P.O. Box 92233 • Santa Barbara, California 93190
Phone: (805) 682-0585 • Fax: (805) 682-2379
Email: airlaw5@cox.net



Public Comments



#4
LAW OFFICE OF MARC CHYTILO

ENVIRONMENTAL LAW

December 5, 2008

Santa Barbara County
Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101

By email to shcob@co.santa-barbara.ca.us
and by hand delivery

RE: **December 9, 2008 Board of Supervisors Hearing on the Santa Barbara Ranch Project; Agenda Item # 4**



Dear Chair Carbojal and Members of the Board,

This letter is submitted by the Law Office of Marc Chytilo on behalf of the Naples Coalition and by the Environmental Defense Center (EDC) on behalf of the Santa Barbara Chapter of the Surfrider Foundation and EDC.

The Santa Barbara Ranch (SBR) Project (the Project) has changed considerably from the project analyzed in the Final Environmental Impact Report (FEIR) and discussed during substantive workshops held by the Planning Commission. From the introduction of "Alt. 1B" after the FEIR was complete, to the closed-session amendment of the MOU that sought to break up the project as a whole and allows inland portions of the Project to proceed prior to final Coastal Commission action on the coastal portions of the Project, project changes have introduced considerable inconsistencies and ambiguities regarding the scope and nature of the already-complex Project, and the proper procedures for processing the myriad interrelated Project components. As evidenced by the public hearing and Board deliberations on October 13th and 21st, and by the Coastal Commission's Deficiency Notice, the SBR Project is not well understood by *anyone*. We are deeply troubled that significant new changes to the Project are *again* proposed, without allowing the public or decisionmakers sufficient time to digest the materials and understand the implications of the proposed changes. We strongly urge the Board to continue this hearing for at least two weeks, to allow all interested parties sufficient time to review and comprehend the revised project documents.

As discussed in the Coastal Commission's October 31, 2008 Deficiency Notice, the County failed to provide enough specific information for the Commission to evaluate the Project. The public has experienced these same problems, as to both the coastal and the inland portions of the Project. The latest Project changes do little to clarify the specific nature of various Project components and entitlements. We urge the Board to direct Staff to develop a more comprehensive project description before resubmitting the project materials to the Commission.

Environmental Defense Center
906 Garden Street, Santa Barbara, CA 93101
Phone (805) 963-1622 FAX (805) 962-3152
www.edcnet.org

LAW OFFICE OF MARC CHYTILO
P.O. Box 92233 • Santa Barbara, California 93190
Phone: (805) 682-0585 • Fax: (805) 682-2379
Email: airlaw5@cox.net

- Detailed Information is Still Lacking for the Project

- Clarifications Are Specific to Issues Raised by CCC Staff
- Project Details are Embodied in the FEIR and Project Exhibits
- Final Notice Only Requires Findings, Conditions & Appeals Process

Public Comments

- Failure to Issue CDPs For Mergers & Lot Line Adjustments

- Mergers Are Voluntary and Do Not Constitute Development
- Lot Line Adjustments are Appeal as are the CDPs for Site Development
- Proposed Revisions Acknowledge These Parameters



environmental
DEFENSE CENTER

#4

LAW OFFICE OF MARC CHYTILO

ENVIRONMENTAL LAW

December 5, 2008

Santa Barbara County
Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101

By email to shcob@co.santa-barbara.ca.us
and by hand delivery

RE: December 9, 2008 Board of Supervisors Hearing on the Santa Barbara Ranch Project; Agenda Item # 4



Dear Chair Carbojal and Members of the Board,

This letter is submitted by the Law Office of Marc Chytilo on behalf of the Naples Coalition and by the Environmental Defense Center (EDC) on behalf of the Santa Barbara Chapter of the Surfrider Foundation and EDC.

The Santa Barbara Ranch (SBR) Project (the Project) has changed considerably from the project analyzed in the Final Environmental Impact Report (FEIR) and discussed during substantive workshops held by the Planning Commission. From the introduction of "Alt. 1B" after the FEIR was complete, to the closed-session amendment of the MOU that sought to break up the project as a whole and allows inland portions of the Project to proceed prior to final Coastal Commission action on the coastal portions of the Project, project changes have introduced considerable inconsistencies and ambiguities regarding the scope and nature of the already-complex Project, and the proper procedures for processing the myriad interrelated Project components. As evidenced by the public hearing and Board deliberations on October 13th and 21st, and by the Coastal Commission's Deficiency Notice, the SBR Project is not well understood by *anyone*. We are deeply troubled that significant new changes to the Project are *again* proposed, without allowing the public or decisionmakers sufficient time to digest the materials and understand the implications of the proposed changes. We strongly urge the Board to continue this hearing for at least two weeks, to allow all interested parties sufficient time to review and comprehend the revised project documents.

As discussed in the Coastal Commission's October 31, 2008 Deficiency Notice, the County failed to provide enough specific information for the Commission to evaluate the Project. The public has experienced these same problems, as to both the coastal and the inland portions of the Project. The latest Project changes do little to clarify the specific nature of various Project components and entitlements. We urge the Board to direct Staff to develop a more comprehensive project description before resubmitting the project materials to the Commission.

Environmental Defense Center
906 Garden Street, Santa Barbara, CA 93101
Phone (805) 963-1622 FAX (805) 962-3152
www.edcnet.org

LAW OFFICE OF MARC CHYTILO
P.O. Box 92233 • Santa Barbara, California 93190
Phone: (805) 682-0585 • Fax: (805) 682-2379
Email: airlaw5@cox.net

Public Comments



#4
LAW OFFICE OF MARC CHYTILO

ENVIRONMENTAL LAW

December 5, 2008

Santa Barbara County
Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101

By email to shcob@co.santa-barbara.ca.us
and by hand delivery

RE: **December 9, 2008 Board of Supervisors Hearing on the Santa Barbara Ranch Project; Agenda Item # 4**



Dear Chair Carbajal and Members of the Board,

This letter is submitted by the Law Office of Marc Chytilo on behalf of the Naples Coalition and by the Environmental Defense Center (EDC) on behalf of the Santa Barbara Chapter of the Surfrider Foundation and EDC.

The Santa Barbara Ranch (SBR) Project (the Project) has changed considerably from the project analyzed in the Final Environmental Impact Report (FEIR) and discussed during substantive workshops held by the Planning Commission. From the introduction of "Alt. 1B" after the FEIR was complete, to the closed-session amendment of the MOU that sought to break up the project as a whole and allows inland portions of the Project to proceed prior to final Coastal Commission action on the coastal portions of the Project, project changes have introduced considerable inconsistencies and ambiguities regarding the scope and nature of the already-complex Project, and the proper procedures for processing the myriad interrelated Project components. As evidenced by the public hearing and Board deliberations on October 13th and 21st, and by the Coastal Commission's Deficiency Notice, the SBR Project is not well understood by *anyone*. We are deeply troubled that significant new changes to the Project are *again* proposed, without allowing the public or decisionmakers sufficient time to digest the materials and understand the implications of the proposed changes. We strongly urge the Board to continue this hearing for at least two weeks, to allow all interested parties sufficient time to review and comprehend the revised project documents.

As discussed in the Coastal Commission's October 31, 2008 Deficiency Notice, the County failed to provide enough specific information for the Commission to evaluate the Project. The public has experienced these same problems, as to both the coastal and the inland portions of the Project. The latest Project changes do little to clarify the specific nature of various Project components and entitlements. We urge the Board to direct Staff to develop a more comprehensive project description before resubmitting the project materials to the Commission.

Environmental Defense Center
906 Garden Street, Santa Barbara, CA 93101
Phone (805) 963-1622 FAX (805) 962-3152
www.edcnet.org

LAW OFFICE OF MARC CHYTILO
P.O. Box 92233 • Santa Barbara, California 93190
Phone: (805) 682-0585 • Fax: (805) 682-2379
Email: airlaw5@cox.net

• Failure to Required Permits for Prior Development

- Alleged Zoning Violations are Resolved through Approval of the Project
- Project Description Addresses the Relationships
- These Issues are not Part of the Proposed Corrections

Public Comments

- MOU Override of Conflicts Could Jeopardize Protections

- MOU Override Only Applies to Processing/Sequencing Matters
- Proposed Revisions Limit and DO NOT Expand Application of the MOU
- MOU Does Not Affect or Revise Any Permits or Approvals



environmental
DEFENSE CENTER

#4

LAW OFFICE OF MARC CHYTILO

ENVIRONMENTAL LAW

December 5, 2008

Santa Barbara County
Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101

By email to shcob@co.santa-barbara.ca.us
and by hand delivery

RE: December 9, 2008 Board of Supervisors Hearing on the Santa Barbara Ranch Project; Agenda Item # 4



Dear Chair Carbojal and Members of the Board,

This letter is submitted by the Law Office of Marc Chytilo on behalf of the Naples Coalition and by the Environmental Defense Center (EDC) on behalf of the Santa Barbara Chapter of the Surfrider Foundation and EDC.

The Santa Barbara Ranch (SBR) Project (the Project) has changed considerably from the project analyzed in the Final Environmental Impact Report (FEIR) and discussed during substantive workshops held by the Planning Commission. From the introduction of "Alt. 1B" after the FEIR was complete, to the closed-session amendment of the MOU that sought to break up the project as a whole and allows inland portions of the Project to proceed prior to final Coastal Commission action on the coastal portions of the Project, project changes have introduced considerable inconsistencies and ambiguities regarding the scope and nature of the already-complex Project, and the proper procedures for processing the myriad interrelated Project components. As evidenced by the public hearing and Board deliberations on October 13th and 21st, and by the Coastal Commission's Deficiency Notice, the SBR Project is not well understood by *anyone*. We are deeply troubled that significant new changes to the Project are *again* proposed, without allowing the public or decisionmakers sufficient time to digest the materials and understand the implications of the proposed changes. We strongly urge the Board to continue this hearing for at least two weeks, to allow all interested parties sufficient time to review and comprehend the revised project documents.

As discussed in the Coastal Commission's October 31, 2008 Deficiency Notice, the County failed to provide enough specific information for the Commission to evaluate the Project. The public has experienced these same problems, as to both the coastal and the inland portions of the Project. The latest Project changes do little to clarify the specific nature of various Project components and entitlements. We urge the Board to direct Staff to develop a more comprehensive project description before resubmitting the project materials to the Commission.

Environmental Defense Center
906 Garden Street, Santa Barbara, CA 93101
Phone (805) 963-1622 FAX (805) 962-3152
www.edcnet.org

LAW OFFICE OF MARC CHYTILO
P.O. Box 92233 • Santa Barbara, California 93190
Phone: (805) 682-0585 • Fax: (805) 682-2379
Email: airlaw5@cox.net

Public Comments



#4
LAW OFFICE OF MARC CHYTILO

ENVIRONMENTAL LAW

December 5, 2008

Santa Barbara County
Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101

By email to shcob@co.santa-barbara.ca.us
and by hand delivery

RE: **December 9, 2008 Board of Supervisors Hearing on the Santa Barbara Ranch Project; Agenda Item # 4**



Dear Chair Carbojal and Members of the Board,

This letter is submitted by the Law Office of Marc Chytilo on behalf of the Naples Coalition and by the Environmental Defense Center (EDC) on behalf of the Santa Barbara Chapter of the Surfrider Foundation and EDC.

The Santa Barbara Ranch (SBR) Project (the Project) has changed considerably from the project analyzed in the Final Environmental Impact Report (FEIR) and discussed during substantive workshops held by the Planning Commission. From the introduction of "Alt. 1B" after the FEIR was complete, to the closed-session amendment of the MOU that sought to break up the project as a whole and allows inland portions of the Project to proceed prior to final Coastal Commission action on the coastal portions of the Project, project changes have introduced considerable inconsistencies and ambiguities regarding the scope and nature of the already-complex Project, and the proper procedures for processing the myriad interrelated Project components. As evidenced by the public hearing and Board deliberations on October 13th and 21st, and by the Coastal Commission's Deficiency Notice, the SBR Project is not well understood by *anyone*. We are deeply troubled that significant new changes to the Project are *again* proposed, without allowing the public or decisionmakers sufficient time to digest the materials and understand the implications of the proposed changes. We strongly urge the Board to continue this hearing for at least two weeks, to allow all interested parties sufficient time to review and comprehend the revised project documents.

As discussed in the Coastal Commission's October 31, 2008 Deficiency Notice, the County failed to provide enough specific information for the Commission to evaluate the Project. The public has experienced these same problems, as to both the coastal and the inland portions of the Project. The latest Project changes do little to clarify the specific nature of various Project components and entitlements. We urge the Board to direct Staff to develop a more comprehensive project description before resubmitting the project materials to the Commission.

Environmental Defense Center
906 Garden Street, Santa Barbara, CA 93101
Phone (805) 963-1622 FAX (805) 962-3152
www.edcnet.org


LAW OFFICE OF MARC CHYTILO
P.O. Box 92233 • Santa Barbara, California 93190
Phone: (805) 682-0585 • Fax: (805) 682-2379
Email: airlaw5@cox.net

• Condition F.4.a., as Revised, Negates CCC Appeals Process

- Proposed Correction Does Usurp CCC Authority Nor Was that the Intent
- **Resolution:** Revise Table 1 by Making Condition F.4.b Applicable to 08DVP-00000-00024 & 08CDP-00000-00080
- **Correct CDP/CUP Headings & Lot References**

Recommendation

1. **Project Findings:** Adopt Findings in Section III of Staff Report
2. **Conditions of Approval:** Approve Revisions Set forth in Attachment B with the Following Additions:
 - a. Revise Table 1 by Making Condition F.4.b Applicable to 08DVP-00000-00024 & 08CDP-00000-00080
 - b. Correct CDP/CUP Headings and Proper Lot Reference to Water Treatment Facility



SANTA BARBARA RANCH
Board of Supervisors Public Hearing

December 9, 2008