



GAVIOTA COAST PROJECTS

PLANNING AND DEVELOPMENT DEPARTMENT

AUGUST 2008

Project Planner	District Location	APN(s)	Acreage Project Description	Status
1	Ballantyne Single Family Residence Allen Bell Discretionary Action	Third Supervisorial District 500 Farren Road, one mile west of Goleta and one-third mile north of Hwy 101	079-090-036 Approximately 17 acres 13,333 sq. ft. dwelling (includes 2,112 sq. ft. basement and 1,798 sq. ft. garage), 800 sq. ft. guest house with 568 sq. ft. garage, 1,200 sq. ft. barn, municipal waterline and accessory structures Case Nos. 05LUP-00000-00611, 06APL-00000-00045, 08CDP-00000-00006 (waterline), 08NGD-00000-00014 (Mitigated Negative Declaration)	Approved (July 2008) Staff denied project June 2006; inconsistent with Visual Resources Policy 2. Applicant appealed decision. Planning Commission approved project November 2006. Gaviota Coast Conservancy appealed decision. Board of Supervisors hearing June 2007; Board determined project was subject to California Environmental Quality Act (CEQA). Board of Supervisors denied appeal, adopted Mitigated Negative Declaration and approved project July 2008.
2	Bean Blossom Lot H Single Family Residence Allen Bell Ministerial Action*	Third Supervisorial District 14200 Calle Real, one mile west of Refugio State Beach and north of and adjacent to Hwy 101	081-200-032 Approximately 106 acres 8,761 sq. ft. dwelling with 870 sq. ft. attached garage, 794 sq. ft. guest house, 434 sq. ft. cabana and accessory structures Case Nos. 02CDP-00000-00022, 04APL-00000-00005 and 05APL-00000-00014	Approved (July 2006) Coastal Development Permit issued January 2008 Building and grading permits not issued; no construction

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3	Bean Blossom Lot X Single Family Residence Allen Bell Ministerial Action*	Third Supervisorial District 14000 Calle Real, one mile west of Refugio State Beach and north of and adjacent to Hwy 101	081-210-047 Approximately 287 acres 16,431 sq. ft. dwelling (includes 3,721 sq. ft. basement), 1,339 sq. ft. guest house, 1,174 sq. ft. garage and accessory structures (Statistics are gross floor area) Case No. 02CDP-00000-00023	In process
4	BP10 Trust Planner Consultation (El Capitan Ranch) Alex Tuttle	Third Supervisorial District North of and adjacent to Hwy 101, one mile east of El Capitan State Beach	081-250-016 Approximately 202 acres Planner consultation to identify the permits required to authorize existing, unpermitted development, including, but not limited to, use of property for horse shows and related events, conversion of portions of three buildings into offices, conversion of two stables into dwellings, use of two mobile homes, use of two modular dwellings and various grading. Case Nos. 07CNS-00000-00074, 06BDV-00000-00211 and 06BDV-00000-00214	In process
5	Dos Pueblos Naples Residential Development Pre-Application (Makar) Allen Bell Discretionary Action*	Third Supervisorial District Within Naples Townsite, south of Hwy 101 on the western edge of Santa Barbara Ranch Project	079-180-010, -048, -049, -050, -052, -053, -058, -059, -060, -061, -062, -063, -064, -068, -071 and -072	Approximately 63 acres Complete (September 2005) Pre-application to merge 25 antiquated lots into 10 new lots and construct a single-family dwelling on each lot Case No. 05PRE-00000-00004

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6	Eagle Canyon Ranch Lot Line Adjustment (Parsons) Allen Bell Discretionary Action	Third Supervisorial District North of Hwy 101, approximately one-half mile west of Bacara Resort	079-060-062 079-060-063 079-090-003 079-090-005 079-090-032 079-090-033 079-090-034 079-090-037	Approximately 1,060 acres Merge seven existing lots into four new lots and establish a building envelope for a new dwelling on each lot Case No. 05LLA-00000-00007	Pending Application incomplete since March 2005 Resubmittal filed May 2006. Resubmittal deemed incomplete June 2006.
7	El Capitan Canyon Campground Expansion (Area F) Allen Bell Discretionary Action	Third Supervisorial District Eight miles west of Goleta, immediately north of Hwy 101 and El Capitan State Beach	081-250-014	Approximately 196 acres Substantial conformity determination application to expand the campground under a past Conditional Use Permit (01CUP-00000-00096). Expansion would include 40 campsites and conversion of an existing 5,716 square-foot service building into general mercantile, food service, comfort station, laundry and other incidental uses for the guests. Case No. 07SCD-00000-00050	In process Staff is identifying required permits and review processes
8	Gaviota Holdings Habitat Restoration Allen Bell Discretionary Action	Third Supervisorial District South of and adjacent to Hwy 101, west of and adjacent to Bacara Resort	079-200-002 079-200-005	Approximately 60 acres Application for a Coastal Development Permit to implement a habitat restoration plan. Application submitted to help mitigate the impacts of unpermitted removal of 7.45 acres of eucalyptus trees, coastal sage shrub, native grass and nonnative vegetation. Case Nos. 07CDH-00000-00037 and 07ZEV-00000-00204	In process Application incomplete since December 2007 Resubmittal filed July 2008. Completeness review in process.

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9	Gaviota Marine and Oil Storage Terminal Demolition and Rezone Kevin Drude Discretionary Action	Third Supervisorial District 16899 Hwy 101, approximately one mile east of Gaviota State Park	081-130-060 081-130-019	Approximately 42 acres Operations ceased permanently in fall 2004. Application for demolition and reclamation Permit for oil facilities. County-initiated revision to land use and zone district designations from Coastal-Dependent Industry to Recreation Case Nos. 06DRP-00000-00004 and 04RZN-00000-00008	Approved (July 2008)/ In process Director approved demolition and reclamation July 2008 Revision to land use and zone district designations suspended pending additional information
10	Gaviota State Park Backcountry Roads Repair Julie Harris Discretionary Action	Third Supervisorial District Within Gaviota State Park west of Hwy 101	083-590-003 083-590-007 083-590-009 083-590-011 083-590-016 083-650-008 083-650-009	Approximately 1,235 acres Regrade and repair approximately seven 7 miles of existing backcountry dirt roads with seven stream crossings. Case No. 08DVP-00000-00026	In process Application submitted July 2008. Completeness review in process.
11	Hart Farm Employee Dwelling Errin Briggs Discretionary Action*	Third Supervisorial District 14610 Terra Vista Drive, immediately south of Tajiguas Landfill	081-150-033	Approximately 20 acres 1,600 sq. ft. farm employee dwelling Case Nos. 06CUP-00000-00030 and 07CDP-00000-00087	Approved (June 2007) Grading in process
12	Hart Single Family Residence Errin Briggs Ministerial Action*	Third Supervisorial District 14640 Terra Vista Drive, immediately south of Tajiguas Landfill	081-150-034	Approximately 24 acres 4,045 sq. ft. dwelling with 840 sq. ft. attached garage, 797 sq. ft. guest house Case No. 02CDP-00000-00109	Approved (April 2005) Construction in process

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Project Planner	District Location	APN(s)	Acreage Project Description	Status	
13	Larralde Single Family Residence	Third Supervisorial District	081-040-028	Approximately 22 acres	Approved (August 2007)
	Allen Bell	2169 Refugio Road, 4 miles north of Hwy 101 and Refugio State Beach	2,914 sq. ft. dwelling, cabana, pool, guesthouse/recreation area/carport and accessory structures totaling approximately 6,700 sq. ft. of development	Building and grading permits not issued; no construction	
	Ministerial Action*		Case No. 05LUP-00000-00988		
14	Las Varas/ Edwards Ranch Tentative Parcel Map, Lot Line Adjustments, Water System and Consistency Rezone (Doheny)	Third Supervisorial District	079-080-009 079-080-022 079-080-012 079-080-013 079-080-014 079-080-001 079-080-002 081-240-003 081-240-014	Approximately 1,800 acres	In process
	Alex Tuttle	North and south of Hwy 101, immediately west of Naples Townsite	North of 101 Merge three existing lots into two new lots and establish a building envelope a new dwelling on each lot. Consistency rezone from Ordinance 661 to Land Use and Development Code. Case Nos. 05LLA-00000-00006, 07RZN-00000-00006, 07CUP-00000-00057 (water system)	Applications deemed complete March and April 2008	Environmental Impact Report in process
	Discretionary Action		South of 101 (Between the railroad and 101) Merge two existing lots, subdivide into three new lots and establish a building envelope a new dwelling on each lot. Consistency rezone from Ordinance 661 to Land Use and Development Code. Case Nos. 05TPM-00000-00002, 07RZN-00000-00007, 07CUP-00000-00057 (water system)		
			South of 101 (Between the railroad and ocean) Merge three existing lots into two new lots and establish a building envelope for a new dwelling on each lot. Case Nos. 05LLA-00000-00005 and 07CUP-00000-00057 (water system)		

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15	Melliar-Smith/Moser Lot Line Adjustment and Consistency Rezone Nicole Mashore Discretionary Action	Third Supervisorial District North of Hwy 101 and Refugio State Beach, 11 miles west of Goleta	081-040-047 081-040-049	Approximately 64 acres Reconfigure two existing lots (20 and 44 acres). One lot includes a dwelling. Applicant proposed a building envelope for one new dwelling on the second lot. Consistency rezone from Ordinance 661 to Land Use and Development Code. Case Nos. 05LLA-00000-00009 and 07RZN-00000-00008	Approved (July 2008) Planning Commission approved February 2008 Board of Supervisors approved June 2008
16	Morehart Land Company Allen Bell Discretionary Action*	Third Supervisorial District Within Naples Townsite, south of Hwy 101 on the western edge of Santa Barbara Ranch Project	079-160-007 079-160-029 079-160-030 079-160-031	Approximately 14 acres Merge 12 antiquated lots into nine new lots and construct eight new single-family dwellings Case Nos. 05DVP-00000-00010 and 05TPM-00000-00001	Pending Incomplete application since March 2005
17	Paradiso del Mare Inland Estate (Makar) Allen Bell Discretionary Action	Third Supervisorial District South of and adjacent to Hwy 101, one-half mile west of Bacara Resort	079-200-008	Approximately 78 acres 9,436 sq. ft. dwelling (including 1,095 sq. ft. basement) with 792 sq. ft. detached garage, 280 sq. ft. studio and 926 sq. ft. guest house with 293 sq. ft. garage Case No. 06CDH-00000-00039 and 07CUP-00000-00065 (waterline)	In process Application deemed complete August 2007 Environmental Impact Report in process

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18	Paradiso del Mare Ocean Estate (Makar) Allen Bell Discretionary Action*	Third Supervisorial District South of Hwy 101 and Union Pacific Railroad, one-half mile west of Bacara Resort	079-200-004	Approximately 65 acres 6,505 sq. ft. dwelling (including 671 sq. ft. basement) with 680 sq. ft. attached garage, 280 sq. ft. gym, 861 sq. ft. guest house and 506 sq. ft. garage Case No. 06CDH-00000-00038 and 07CUP-00000-00065 (waterline)	In process Application deemed complete August 2007 Environmental Impact Report in process
19	Rancho Tajiguas Lot Line Adjustment Allen Bell Discretionary Action	Third Supervisorial District 14000 Calle Real, one mile west of Refugio State Beach and north of Hwy 101	081-100-050 081-100-051 081-200-028 081-200-029	Approximately 1,545 acres Lot line adjustment for a total of four lots for four future dwellings Case No. 03LLA-00000-00011	Pending Application incomplete since December 2003 Processing suspended at applicant's request since August 2004

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20	Santa Barbara Ranch Project	Third Supervisorial District	079-140-012 plus over 185 other APNs	Two projects are under consideration for purposes of the California Environmental Quality Act (CEQA): MOU Project. 54 new single-family dwellings on Santa Barbara Ranch totaling 485 acres. Alternative 1 Project. 72 new single-family dwellings on Dos Pueblos and Santa Barbara Ranches totaling 3,254 acres. Elements common to both projects include an equestrian center, agricultural support facilities, a worker duplex, public recreational amenities and creation of conservation easements for permanent protection of open space and agriculture. Case No. 03DVP-00000-00041	In process Proposed Final Environmental Impact Report complete Planning Commission hearing, August 2008 Board of Supervisors hearing, expected October 2008
	Tom Figg Discretionary Action*	Santa Barbara and Dos Pueblos Ranches, north and south of Hwy 101, two miles west of Goleta			
21	Simon Single Family Residence	Third Supervisorial District	081-150-028	Approximately 47 acres	In process
	Allen Bell Ministerial Action*	15000 Calle Real, one mile west of the Tajiguas Landfill and immediately north of and adjacent to Hwy 101	3,800 sq. ft. dwelling with 616 sq. ft. attached garage and 800 sq. ft. guest house with 484 sq. ft. attached garage Case No. 05CDP-0000-00148	Central Board of Architectural Review granted preliminary approval October 2007	

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22	Stoltman Single Family Residence Ministerial Action	Third Supervisorial District 420 Calle Lippizana, approximately one mile west of El Capitan State Beach and north of Hwy 101 within El Capitan Ranch	081-260-004	Approximately 10 acres 4,354 sq. ft. dwelling with attached 600 sq. ft. garage and 644 sq. ft. covered porch Case No. 06LUP-00000-00840	Approved (November 2006) Construction complete January 2008
23	Tajiguas Landfill Reconfiguration and Baron Ranch Restoration Project Joddi Leipner Discretionary Action	Third Supervisorial District North of and adjacent to Hwy 101, approximately 6 miles west of Refugio State Beach	081-150-019, 081-150-026, 081-150-042, 081-100-005	Approximately 743 Reconfiguration of a portion of the permitted waste footprint at the Tajiguas Landfill and restoration of riparian and California red-legged frog habitat on adjacent Baron Ranch. Reconfiguration would not modify any operational parameters (e.g., refuse capacity, hours of operation, personnel requirements, waste handling procedures, etc.). Case No. Not applicable to reconfiguration; forthcoming for restoration	In process Draft Subsequent Environmental Impact Report in process Board of Supervisors hearing expected January/February 2009

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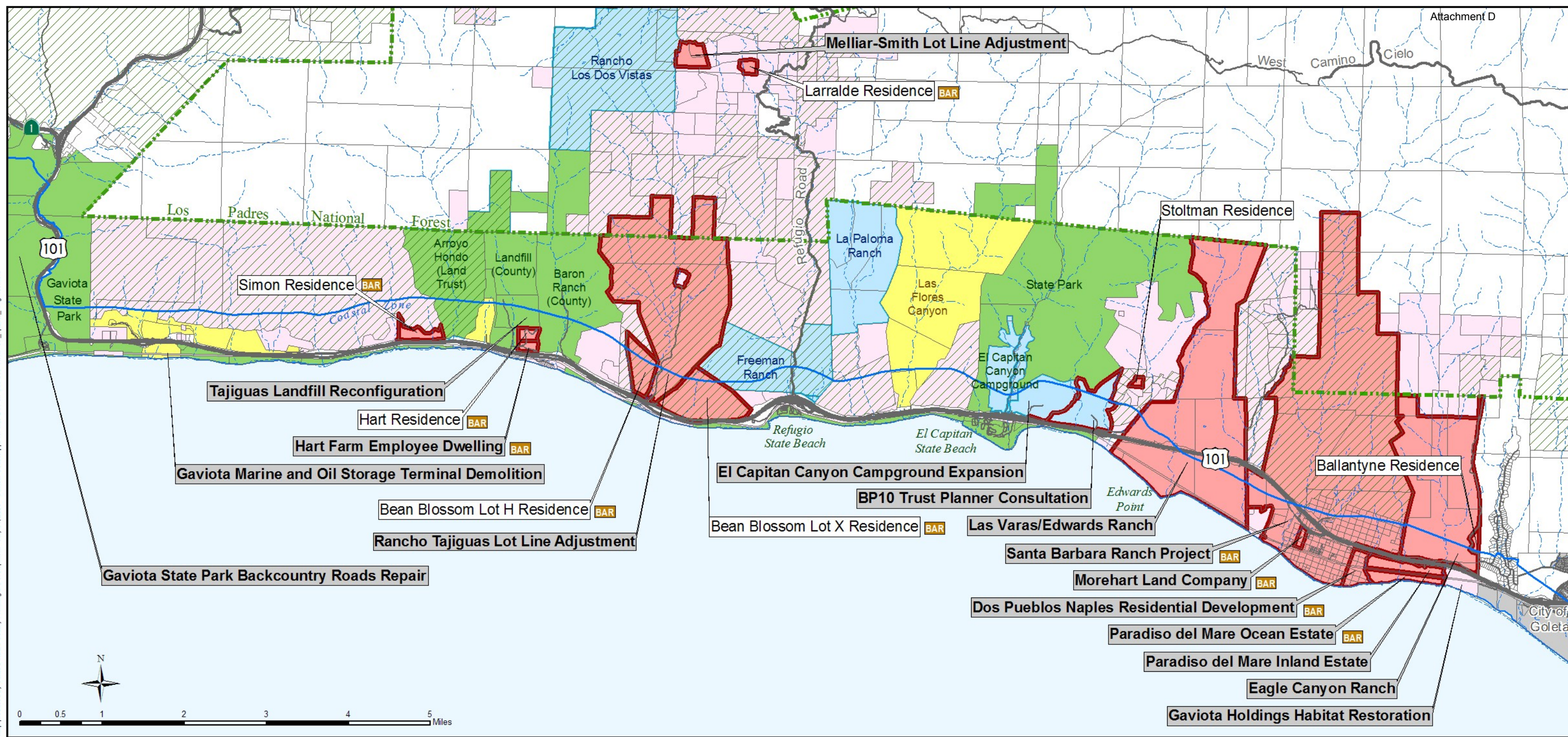
The area covered by the preceding list and colored on the accompanying map are generally bounded by the Gaviota State Park to the west, the Pacific Ocean to the south, the City of Goleta to the east and the Los Padres National Forest to the north, except a few projects north of the boundary of the Los Padres National Forest (e.g., Larralde Single Family Residence, Rancho Tajiguas Lot Line Adjustment and Melliar-Smith Lot Line Adjustment). The area encompasses approximately 30,116 acres.

Land Categories	New Single-Family Residences**	Acreage	Percent of Total Acreage
Private Property with Residential Projects	112	8,725	29%
Other Private Property	NA	8,171	27%
Private Property with Conservation Easements	NA	3,466	12%
State, County and Conservancy Property	NA	7,842	26%
Oil and Gas Property	NA	1,912	6%

**Does not include agricultural employee housing.

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Map produced by Santa Barbara County Planning & Development - July 31, 2008 - Gaviota CoastUpdate for Res Dev on Gav Cst- 11x17-colUpdate_waGrass.mxd



Gaviota Coast Projects

Planning & Development Department

August 2008

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| <ul style="list-style-type: none"> Private Property with Residential Projects Other Private Property Private Property with Conservation Easements State, County and Conservancy Property Oil and Gas Property Land in Agricultural Preserve | <ul style="list-style-type: none"> Ministerial Cases Discretionary Cases BAR Project subject to review by Board of Architectural Review Coastal Zone Boundary Los Padres National Forest Boundary |
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