



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Department Name: P&D  
Department No.: 053  
For Agenda Of: 11/18/08  
Placement: Departmental  
Estimated Tme: ¼ Hour (On 12/9/08)  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Department John Baker, P&D Director, 568-2085  
Contact Info: Dianne Black, Development Services Director, P&D, 568-2086  
**SUBJECT: Santa Barbara Ranch Project – Project Deliberation**

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**County Counsel Concurrence**

As to form: N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:**

As to form: N/A

**Recommended Actions:**

That the Board of Supervisors set a hearing for December 9, 2008, to receive a report on post-approval of the Santa Barbara Ranch Project and modify the Conditions of Approval to make various corrections and fully decouple coastal and inland segments of the project as directed by the Board.

**Summary Text:**

On October 21, 2008, the Board of Supervisors conditionally approved the Santa Barbara Ranch Project consisting of 71 new large lot single family residences, an equestrian center, agricultural support facilities, a worker duplex, public amenities (including access road, parking and restroom facilities, and coastal access trails), and creation of conservation easements permanently protecting 2,652 acres for agricultural uses and 282 acres for open space. As a companion action, the Board also approved an amendment to the 2002 Memorandum of Understanding that allows development to be staged concurrent with a reduction of overall development potential under the Official Map of Naples. As provided by law, staff filed a Notice of Final Action with the California Coastal Commission within seven days following the Board's decision. Five days later, the Commission found the submittal to be deficient and requested more detailed information on the project; in particular, those elements that are appealable and how they relate to the staging of development. Preparatory to responding, staff believes that various aspects of the conditions need clarification to be fully responsive to the Commission's request and fulfill the Board's directive to decouple inland and coastal segments of the project.

**Background:**

On October 21, 2008, the Board of Supervisors took final action on the Santa Barbara Ranch project, conditionally approving Alternative 1B as the preferred development configuration. Two weeks earlier on October 7th, the Board approved a companion amendment to the MOU that allows development to be staged concurrent with a reduction of overall development potential under the Official Map of Naples. The table and graphic below summarize the processing steps that may result. In brief, Step # 1 allows the development of 10 inland lots subject to and contingent upon satisfying conditions of approval, obtaining requisite permits for infrastructure within the Coastal Zone necessary to serve the inland lots and an overall reduction of Official Map development potential from 219 lots down to 97 lots. Step #2 is likewise subject to conditions of approval and coastal infrastructure permitting, along with recordation of the WA-ACE Easement Exchange and the further reduction of development potential down to a maximum of 84 lots. Step #3 represents build-out of the entire Alternative 1B configuration upon obtaining Coastal Commission certification of CLUP amendments and approval of appealed permits (if any).

<b>TABLE 1 Staged Lot Mergers &amp; Inland Development</b>	<b>Official Map</b>		<b>Alternative 1B</b>		
	Total Legal Lots at Naples	Estimated Buildable Lots	Step #1 (Inland Partial)	Step #2 (Inland Balance)	Step #3 (Total Build-Out)
<b>SBR Coastal Lot Mergers</b>					
S. of Hwy 101	153	67	48	28	16
N. of Hwy 101	50	42	34	6	0
<b>SBR Inland Development</b>	16	16	15	50	50
<b>SBR Total</b>	219	125	97	84	66
<b>DRP Total</b>	14	Unknown	5	5	5
<b>Grand Total</b>	233	125	105	89	71

A Notice of Final Action was submitted to the Coastal Commission on October 27, 2008, in accordance with the requirements of Title 14, Section 13571 of the California Code of Regulations. In response, Commission staff requested clarifying information, staying the official period in which appealable actions may be filed (Attachment A). Preparatory to responding, staff has conferred with County Counsel and the applicant to fully vet the conditions that pertain to the staging of development and the interrelationship of appealable actions. From this dialogue, it appears that several conditions require clarification to conform with the Board’s earlier decision to allow inland and coastal portions of the project to proceed independent of the other. At the same time, several corrections have been suggested to avoid confusion in the future. Staff will issue a subsequent memorandum on this matter that will outline the proposed changes.



**Fiscal and Facilities Impacts:**

All costs associated with processing the project and related land use and zoning changes are funded by the applicant, budgeted in the Permitting & Compliance Program of the Development Review, South Division on Page D-301 of the adopted 2008-2009 fiscal year budget. At full build-out, it is estimated that the proposed project will generate \$1.5 million annually in property tax revenues to the County General Fund.

**Special Instructions:**

None

**Attachments:**

**Attachment A: Coastal Commission Deficiency Notice**

**ATTACHMENT A**  
**Coastal Commission Deficiency Notice**