

CONDITIONS OF APPROVAL

PRELIMINARY DRAFT
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, wildlife interpretive kiosk 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 developed 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) formal withdrawal of all applications previously filed in connection with the Naples Townsite, identified as Case Nos. 03CUP-00000-00065 through 03CUP-00000-00080 (Minor Conditional Use Permits in for individual septic systems on 16 inland SBR lots) 03LUP-00000-01188 through 03LUP-00000-01203 (Land Use Permits allowing development of a single family home and associated improvements on 16 inland lots); and (ii) acknowledgment that the MOU Project, previously filed under Case Nos. 03DVP-00000-00041, 03CUP-00000-00082 and 03CUP-00000-00083, have been superseded by Alternative 1B.

- 3. Project Components.** The Project entails a broad array of legislative and quasi-judicial land use approvals including: (i) text and map amendments to the Comprehensive Plan, CLUP and Zoning Ordinance; (ii) subdivision approvals consisting of a vesting tentative tract map, lot mergers, lot line adjustments and conditional certificates of compliance; (iii) cancellation, modification and re-issuance of Williamson Act contracts; (iv) creation of new Agricultural Conservation and Open Space Easements; (v) discretionary permit approvals encompassing development plans, conditional use permits and minor conditional use permits, land use permits and coastal development permits; and (vi) miscellaneous actions including approval of development agreements and removal of the Special Problems Area designation currently applicable to Naples.

- a. Legislative Actions.** The Project description specific to each legislative action appears below and are graphically depicted in Exhibit No. 1. These legislative actions are dealt by separate Resolutions and Ordinances and are listed for reference purposes only.

- (i) Comprehensive Plan and Local Coastal Program Amendment, Case Nos. 03GPA-00000-00005 and 03GPA-00000-00006.** Modification of the text and maps of the Comprehensive Plan Land Use Element and Coastal Land Use Plan to implement Policy 2-13 and create a new Naples Townsite land use designation. The text amendments consist of the addition of policies: (i) to the end of the South Coast Policies section of the Goals and Policies and Boundary Lines section of the Land Use Definitions of the Comprehensive Plan Land Use Element; and (ii) to the end of Section 3.2 – Development, Figure 4-9 and Appendix B – Land Use Definitions of the Coastal Land Use Plan. The map amendments consist of modifying the Gaviota Coast Rural Region Map of the Comprehensive Plan Land Use Plan and Coastal Land Use Plan to change the land use designation from A-II-100 to Naples Townsite (“NTS”) for specified portions of DPR and SBR.
- (ii) Land Use and Development Code Amendment, Case Nos. 08ORD-00000-00009, 03RZN-00000-00005 and 03RZN-00000-00006.** Creation of a new Naples Townsite (“NTS”) zone district

and associated use and development regulations to implement corresponding amendments to the Comprehensive Plan and Local Coastal Plan. The new zoning designation is part of the Special Purposes Zones section of the Land Use and Development to reinforce the uniqueness of the NTS, its specific application to Naples and to differentiate it from a stand-alone residential or agricultural zone district. Amendment of the Zoning Map to apply the new NTS district corresponds to the boundary changes made in connection with the Comprehensive Plan and Local Coastal Program amendments.

(iii) Development Agreements, Case Nos. 03ORD-00000-00012 and 03ORD-00000-00013. Adoption of Development Agreements under the authority of Government Code Section 65864 et.seq., and Chapter 35.86 of the County's Land Use and Development Code, for the purpose of vesting the Project (one for inland areas and one for areas within the Coastal Zone). A development agreement constitutes a contractual commitment between the parties that, for a specified time period, confine the rules, regulations, and policies that are applicable to a particular development to those which exist at the time of approval.

(iv) Special Problems Designation, Case No. 08MIS-00000-00002. Removal of Special Problems designation for those portions of the Official Map of Naples and rezoning to Naples Townsite (under Case Nos. 08ORD-00000-00009, 03RZN-00000-00005 and 03RZN-00000-00006. Special Problem Area designations are adopted by Resolution of the Board pursuant to Section 10-13.2 of the County Code. The designation provides for additional review authority over applications for development through the County's Special Problem Area Committee. The Special Problem Area designation would be replaced by development review provisions of the Naples Townsite zone district and associated Conditions of Approval.

b. Land Use Entitlements. The Project description specific to each land use entitlement appears below and the reference to specific Lot numbers is graphically depicted in Exhibit No. 2. The land use entitlements are subject to the Conditions of Approvals set forth herein.

(i) Williamson Act Contract Modifications & Agricultural Conservation Easement Exchange Case No. 05AGP-00000-00011. Cancellation of Williamson Act Contract #77AP14 pursuant to Government Code Section 51256 et.seq., and simultaneous placement of: (i) 1,990 acres that are presently under contract ("WA Remainder") into a permanent Agricultural

Conservation Easement (“ACE”), along with 662 additional non-contract acres that are currently unprotected, thereby bringing the total to 2,652 acres of agricultural acreage protected in perpetuity (“WA-ACE Easement Exchange”); and (ii) placement of the WA Remainder under a new contract (“New WA Contract”). The WA-ACE easement exchange would result in a net gain of 96 acres preserved for agricultural use as compared to the present acreage under Williamson Act contract. The entire area to be placed an ACE will be held and enforced by third party conservation organizations, among whose purposes it is to conserve open space and/or natural resources of the conservation easement. All ACE acreage will remain in the existing AG-II-100 zone and land use designations. The WA-ACE easement exchange is the subject of a concurrent process through the County and State Department of Conservation.

(a) **Geographic Scope:** Exhibit No. 3.

(b) **APN Nos.:** 079-040-005; 079-060-065 and 066; 079-080-007, 026 through 028, and 031; 079-090-030; 079-140-064; 079-160-026, 075, 076, 079; 079-160-080 through 086; 081-240-018.

(c) **Project Exhibits:** Draft ACE Easement Documents (three total) dated July 14, 2008, as amended; ACE Easement Maps (two total) dated April 2008; WA-ACE Easement Exchange Application and Supporting Materials, Case No. 05AGP-00000-00011; Project Description for Alternative 1B dated July 22, 2008.

(ii) **Conditional Certificates of Compliance (Case Nos. 08COC-00000-00001 through 00003).** Validation of three parcels as legal lots located on Dos Pueblos Ranch, south of Hwy 101, as a companion action to lot line adjustments under Case Nos. 08LLA-00000-00010 and 08LLA-00000-00011. The requirement for Conditional Certificates of Compliance arises from an improper deed conveyance by the Signal Oil and Gas Company (grantor) to the Dos Pueblos Orchid Company (grantee) in March 5, 1965. The transaction predates the current owner’s acquisition of the property in 1979 and resulted in an undersized remnant in the course of creating parcels of lawful size. As provided in Section 66499.35(b) of the California Subdivision Map Act, the County may impose any condition that would have been applicable to a division of the property on December 5, 1979. Zoning in effect in 1979 was the “U” Zone established as part of County Ordinance 661. The minimum building site area requirement for the “U” Zone was 10 acres on the date the Schulte Trust acquired its initial interest in the subject property. Each of the parcels for which Certificates of Compliance are sought exceeds the 10-acre

minimum: Case No. 08COC-00000-00001 pertains to 079-080-030 (46.35 acres); Case No. 08COC-00000-00002 pertains to 079-080-029 (58.51 acres); and Case No. 08COC-00000-00003 pertains to 079-080-031 (39.61 acres).

- (a) **Geographic Scope:** Exhibit No. 4.
- (b) **APN Nos.:** 079-080-026 through 029 and 031.
- (c) **Project Exhibits:** Certificate of Compliance Applications and Supporting Materials, Case Nos. 08COC-00000-00001 through 00003.

(iii) **Lot Line Adjustments (Case Nos. 08LLA-00000-00010 and 08LLA-00000-00011).** Lot Line Adjustments involving a total of seven parcels on Dos Pueblos Ranch, south of Hwy 101. Case No. 08LLA-00000-00010 reconfigures the two most westerly parcels of the Dos Pueblos Ranch on the south side of the Highway by increasing an existing legal lot by approximately three acres to a final lot size 20.63 acres (DP-12). The second lot would be reduced to 40.55 acres (DP-13). This adjustment will render both lots agriculturally viable, and include a designated Development Envelope for a residential structure. Case No. 08LLA-00000-00011 will reconfigure five existing lots into four resultant lots on the balance of Dos Pueblos Ranch, south of Hwy 101. One smaller lot will first be merged into a contiguous parcel, then subsequently adjusted into lots of 35.72 acres (DP-14), 34.63 acres (DP-15), 16.98 acres (DP-16), and 15.02 acres (DP-20). These lots will remain agriculturally viable at these sizes and include a designated Development Envelope for a residential structure (including all residential accessory structures, e.g., detached garages, guest houses, rumpus rooms, etc.).

- (a) **Geographic Scope:** Exhibit No. 5.
- (b) **APN Nos.:** 079-080-026 through 029 and 031; 079-160-030 and 077.
- (c) **Project Exhibits:** Lot Line Adjustment Maps (two total) dated August 2007; Project Description for Alternative 1B dated July 22, 2008.

(iv) **Lot Mergers (hereinafter collectively referred to as “Lot Mergers”).** Voluntary mergers of 228 legal lots shown on the Official Map of Naples resulting in a total of 18 lots. One merger combines 10 existing Naples lots on Dos Pueblos Ranch, south of Hwy 101, into a single lot of 31.68 acres (DP-17). The proposed DP-17 lot area currently is improved with an aquaculture facility that raises abalone and other marine life for commercial sales purposes, and other related agricultural support facilities and structures. No change of existing use or improvements are proposed. A second merger combines 219 existing Naples lots on

Santa Barbara Ranch, north and south of Hwy 101, into a final configuration of 27 lots totaling 485 acres. The lot mergers on Santa Barbara Ranch include all existing Naples lots including Lot 132 on which a single family residence has already been constructed under a prior permit. Development of the reconfigured lots would be governed by the terms and conditions of Case Nos. 08DVP-00000-00024, 08DVP-00000-00025 and 03DVP-00000-00041.

- (a) **Geographic Scope:** Exhibit No. 6.
 - (b) **APN Nos.:** 079-160-075, 076 and 079 through 086.
 - (c) **Project Exhibits:** Lot Merger Map for DP-17 dated August 2007 and Santa Barbara Ranch Development Plan - Coastal & Inland Projects Lot Merger Plan and Easement Exhibit; Project Description for Alternative 1B dated July 22, 2008.
- (v) **Vesting Tentative Tract Map (Case Nos. 08TRM-00000-00006/TM 14,755).** Subdivision of 563 acres on the north side of Hwy 101 to create 40 residential parcels within 274 acres, a single agricultural parcel of 289 acres, and one large designated remainder parcel of 2,003 acres (DP-11). The Map designates development and landscape envelopes for each lot (defined as the outer limits of ground disturbance of placement of structures and improvements), areas designated for an Agricultural Conservation Easement under the provisions of Government Code Section 51256, areas designated for private open space and conservation (with development rights dedicated to the County, and areas designated for an Private Agriculture Conservation Easement (with use restrictions recorded by means of Covenants, Conditions and Restrictions, totaling). Development of the subdivided lots would be governed by the terms and conditions of Case No. 08DVP-00000-00024 and the Map provides for phasing in accordance with Section 66456.1 of the Subdivision Map Act.
- (a) **Geographic Scope:** Exhibit No. 7.
 - (b) **APN Nos.:** 079-090-029 and 030.
 - (c) **Project Exhibits:** Vesting Tentative Tract Map & Development Plan - Preliminary Grading, Drainage, Roads and Utilities Plan, Alternative No. 1 - Santa Barbara & Dos Pueblos Ranches dated August 23, 2007, as amended; Project Description for Alternative 1B dated July 22, 2008.
- (vi) **Final Development Plans (Case Nos. 08DVP-00000-00024, 08DVP-00000-00025 and 03DVP-00000-00041).** Final Development Plans depicting the geographic location, design attributes and overall layout of all structures, road, utilities (including package treatment plants and water

treatment/reclamation/storage facilities), coastal access and related improvements proposed in connection with the development of those portions of the Project that are concurrently rezoned to Naples Townsite under Case No. 03RZN-00000-00005 and 03RZN-00000-00006. The Inland Final Development Plan, Case No. 08DVP-00000-00024, encompasses 49 residential lots located outside of the Coastal Zone on portions of Santa Barbara Ranch and Dos Pueblos Ranch, Lots 49, 50, 51, 104, 105, 108, 134, 135, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214A, 214B, 215, 216, 107A, DP-1A, DP-1B, DP-1C, DP-10A, DP-10B, DP-2A, DP-2B, DP-2C, DP-3A, DP-3B, DP-4, DP-5A, DP-5B, DP-5C, DP-5D, DP-6A, DP-6B, DP-7A, DP-7B, DP-8A, DP-8B, DP-9A and DP-9B. The Coastal Final Development Plan, Case No. 03DVP-00000-00041, encompasses 16 residential lots located within the Coastal Zone on Santa Barbara Ranch, Lots 12, 35, 39, 41, 42, 43, 63, 66, 69, 70, 71, 91, 93, 97, 119 and 122 and includes an equestrian center and agricultural support facilities (including farm employee dwelling) located on Lot 97, a new entry gatehouse at Langtry Lane, two new security gates for access roads north of Hwy 101, a public access restroom facility, 30-space public parking lot, and three new mailbox/callbox shelters. The CalTrans Final Development Plan, Case No. 08DVP-00000-00025, encompasses areas currently zoned TC Transportation Corridor and AG-II-100 and includes improvements to the existing Hwy 101 northbound on and off ramps to provide a configuration similar to the existing southbound facilities, adjacent to and portions of Lots 49, 51 and 185.

- (a) **Geographic Scope:** Exhibit No. 8.
- (b) **APN Nos.:** 079-040-005; 079-060-065 and 066; 079-080-007 and 021; 079-090-029 and 030; 079-140-013, 014, 022, 023, 029, 030, 034, 036, 037, 042, 043, 053, 055, 056, 058, 061, 062 and 064; 079-150-002, 006, 009, 011, 015, 017, 026, 028, 032, 034, 036 and 041; 079-160-011, 019, 032, 040, 041, 045, 048, 050, 051, 056, 060 and 067; 079-172-001; 079-180-003 and 022; 079-190-001 and 007; and 081-240-018.
- (c) **Project Exhibits:** Vesting Tentative Tract Map & Development Plan - Preliminary Grading, Drainage, Roads and Utilities Plan, Alternative No. 1 - Santa Barbara & Dos Pueblos Ranches dated August 23, 2007, as amended; Santa Barbara/Dos Pueblos Ranch Applicant Alternative (Design Booklet/Master Plan) dated January 14, 2005, and last revised February 27, 2008; Lot Relocation Plan and Prototype Design Plans for Lots 185, 201, 212, 215 and DP3A dated June 17, 2008; Prototype Matrix dated July 14, 2008; Exterior Lighting Concepts dated May 29, 2008;

Preliminary Fencing Plan dated June 27, 2008; Design Guidelines dated May 29, 2008, and Amended July 9, 2008; Design Plans for Lots 70 and 93 dated July 9, 2008; Preliminary Landscape Plan dated May 2008; Draft Open Space Habitat and Management Plan for Santa Barbara Ranch: The Project dated October 31, 2007; Project Description for Alternative 1B dated July 22, 2008.

- (vii) **Major Conditional Use Permits (Case Nos. 08CUP-00000-00060, 08CUP-00000-00061, 08CUP-00000-00044, 03CUP-00000-00082 and 03CUP-00000-00083).** Authorization for use and operation of major facilities not otherwise allowed as principally permitted under the Naples Townsite zone district and associated regulations of the LUDC. Case No. 08CUP-00000-00060 encompasses coastal trail facilities within the Coastal Zone, paralleling the north and south sides on Hwy 101, on portions of Dos Pueblos Ranch and Santa Barbara Ranch that will retained their current AG-II-100 zoning. Case No. 08CUP-00000-00061 encompasses a sewage package treatment facility located within the Coastal Zone on Lot 188, and serves all connections within coastal portions of Santa Barbara Ranch. Case No. 08CUP-00000-00044 encompasses equestrian facilities located within the Coastal Zone on Santa Barbara Ranch, Lot 97, for non-commercial use by Project residents. Case No. 03CUP-00000-00082 encompasses two package treatment associated water reclamation facilities located outside of the Coastal Zone on Lots 48 and 108, and serves all connections within inland portions of the Project. Case No. 03CUP-00000-00083 encompasses domestic water treatment facilities located within the Coastal Zone on Santa Barbara Ranch, Lots 48 and 185.
- (a) **Geographic Scope:** Exhibit No. 9
- (b) **APN Nos.:** 079-080-021, 026, 027, 029 and 030; 079-140-034 and 037; 079-150-025 and 030; and 079-180-003.
- (c) **Project Exhibits:** Vesting Tentative Tract Map & Development Plan - Preliminary Grading, Drainage, Roads and Utilities Plan, Alternative No. 1 - Santa Barbara & Dos Pueblos Ranches dated August 23, 2007, as amended; In-Concept Engineering Report for Wastewater Treatment Plan for Alternative One for Santa Barbara Ranch dated June 2007; Water Management Plan dated June 13, 2008; Project Description for Alternative 1B dated July 22, 2008.
- (viii) **Minor Conditional Use Permits (Case Nos. 08CUP-00000-00042, 08CUP-00000-00043, 08CUP-00000-00045 and 08CUP-00000-00081).** Authorization for use and operation of minor facilities not otherwise allowed as principally permitted under the

Naples Townsite zone district and associated regulations of the LUDC. Case No. 08CUP-00000-00042 encompasses all utilities, roads and service connections for inland portions of the Project that are rezoned to Naples Townsite and exceed prescribed thresholds under the LUDC, as amended. Case No. 08CUP-00000-00043 encompasses all utilities, roads and service connections within the Coastal Zone that serve inland portions of the Project. Case No. 08CUP-00000-00045 encompasses all utilities, roads and service connections within the Coastal Zone that serve coastal portions of the Project. Case No. 08CUP-00000-00081 provides for a farm employee duplex located within the Coastal Zone on Santa Barbara Ranch, Lot 97.

(a) Geographic Scope: Exhibit No. 10

(b) APN Nos.: 079-040-005; 079-060-065 and 066; 079-080-007, 021, 026 through 029, and 031; 079-090-029 and 030; 079-140-013, 014, 022, 023, 029, 030, 034, 036, 037, 042, 043, 053, 055, 056, 058, 061, 062 and 064; 079-150-002, 006, 009, 011, 015, 017, 026, 028, 032, 034, 036 and 041; 079-160-011, 019, 030, 032, 040, 041, 045, 048, 050, 051, 056, 060, 067 077; 079-172-001; 079-180-003 and 022; 079-190-001 and 007; and 081-240-018.

(c) Project Exhibits: Vesting Tentative Tract Map & Development Plan - Preliminary Grading, Drainage, Roads and Utilities Plan, Alternative No. 1 - Santa Barbara & Dos Pueblos Ranches dated August 23, 2007, as amended; Concept Highway 101 Onramp & Offramp Plan, Option "2", dated May 2008; Project Description for Alternative 1B dated July 22, 2008.

(ix) Coastal Development Permits (Case Nos. 08CDP-00000-00080 through 08CDP-00000-00123). Coastal Development Permits depicting site-specific details as to physical configuration and building design for all structures, road, utilities (including package treatment plants and water treatment/reclamation/storage facilities), coastal access and related improvements located within the Coastal Zone. Case No. 08CDP-00000-00080 encompasses all utilities, roads and service connections within the Coastal Zone that serve inland portions of the Project. Case No. 08CDP-00000-00081 encompasses all utilities (including package treatment plants and water treatment/reclamation facilities), roads and service connections within the Coastal Zone that serve coastal portions of the Project. Case Nos. 08CDP-00000-00082 through 08CDP-00000-00097 encompasses 16 residential lots located within the Coastal Zone on Santa Barbara Ranch, Lots 70, 63, 35, 39, 91, 66, 43, 42, 41, 71, 12, 69, 97, 93, 119 and 122. Case Nos. 08CDP-00000-00098 through 00101 encompass four residential

lots, each with an individual septic system, located within the Coastal Zone on Dos Pueblos Ranch, Lots DP-13, 15, 16 and 20. Case No. 08CDP-00000-00120 encompasses equestrian facilities and agricultural support buildings located within the Coastal Zone on Santa Barbara Ranch, Lot 97. Case No. 08CDP-00000-00121 encompasses coastal access improvements within the Coastal Zone on Dos Pueblos Ranch and Santa Barbara Ranch including trails, public access road, restroom facility, 30-space public parking lot and marine wildlife interpretive pavilion and beach access structure. Case No. 08CDP-00000-00122 encompasses improvements to the existing Hwy 101 northbound on and off ramps to provide a configuration similar to the existing southbound facilities. Case No. 08CDP-00000-00123 encompasses miscellaneous accessory facilities consisting of a new entry gatehouse at Langtry Lane, two new security gates for access roads north of Hwy 101, and three new mailbox/callbox shelters. Case No. 03CDP-00000-00081 encompasses a farm employee duplex located within the Coastal Zone on Santa Barbara Ranch, Lot 97.

- (a) **Geographic Scope:** Exhibit No. 11
- (b) **APN Nos.:** 079-080-026 through 029; 079-140-023; 079-150-002, 006, 009, 011, 015, 026, 032, 034, 036 and 041; 079-160-011, 019, 032, 040, 041, 045, 048, 050, 051, 056, 060 and 067; 079-172-001; 079-180-003 and 022; 079-190-001 and 079-190-007.
- (c) **Project Exhibits:** Vesting Tentative Tract Map & Development Plan - Preliminary Grading, Drainage, Roads and Utilities Plan, Alternative No. 1 - Santa Barbara & Dos Pueblos Ranches dated August 23, 2007, as amended; Santa Barbara/Dos Pueblos Ranch Applicant Alternative (Design Booklet/Master Plan) dated January 14, 2005, and last revised February 27, 2008; Lot Relocation Plan and Prototype Design Plans for Lots 185, 201, 212, 215 and DP3A dated June 17, 2008; Exterior Lighting Concepts dated May 29, 2008; Preliminary Fencing Plan dated June 27, 2008; Design Guidelines dated May 29, 2008, and Amended July 9, 2008; Design Plans for Lots 70 and 93 dated July 9, 2008; Prototype Matrix dated July 14, 2008; Concept Highway 101 Onramp & Offramp Plan, Option "2", dated May 2008; Preliminary Landscape Plan dated May 2008; Project Description for Alternative 1B dated July 22, 2008.

- (x) **Land Use Permits (Case Nos. 08LUP-00000-00416 thru 08LUP-00000-00465, 03LUP-00000-00344, 08LUP-00000-00466 and 03LUP-00000-00739).** Land Use Permits depicting site-specific details as to physical configuration and building design for

all structures, road, utilities (including package treatment plant and water treatment/reclamation/ storage facilities), coastal access and related improvements within areas inland of the Coastal Zone. Case Nos. 08LUP-00000-00416 thru 08LUP-00000-00465 encompass 49 residential lots located inland of the Coastal Zone on portions of Santa Barbara and Dos Pueblos Ranches, Lots 49, 50, 51, 104, 105, 108, 134, 135, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214A, 214B, 215, 216, 107A, DP-1A, DP-1B, DP-1C, DP-10A, DP-10B, DP-2A, DP-2B, DP-2C, DP-3A, DP-3B, DP-4, DP-5A, DP-5B, DP-5C, DP-5D, DP-6A, DP-6B, DP-7A, DP-7B, DP-8A, DP-8B, DP-9A and DP-9B. Case No. 08LUP-00000-00466 encompasses one residential lot, with an individual septic system, located inland of the Coastal Zone on Dos Pueblos Ranch, south of Hwy 101, Lot DP-12. Case No. 08LUP-00000-00344 encompasses all utilities, roads and service connections for inland portions of the Project that are rezoned to Naples Townsite and exceed prescribed thresholds under the LUDC, as amended. Case No. 03LUP-00000-00739 provides for temporary stockpiling on Lot 51 in association with the previous development of Lot 132 authorized under Case No. 03LUP-00000-00739.

- (a) **Geographic Scope:** Exhibit No. 12
- (b) **APN Nos.:** 079-040-005; 079-060-065 and 066; 079-080-007, 021, 026 and 029; 079-090-030; 079-140-013, 014, 022, 027, 029, 030, 036, 037, 053, 054, 061, 062 and 064; 079-150-004, 017, 028 and 034; 081-240-018
- (c) **Project Exhibits:** Vesting Tentative Tract Map & Development Plan - Preliminary Grading, Drainage, Roads and Utilities Plan, Alternative No. 1 - Santa Barbara & Dos Pueblos Ranches dated August 23, 2007, as amended; Santa Barbara/Dos Pueblos Ranch Applicant Alternative (Design Booklet/Master Plan) dated January 14, 2005, and last revised February 27, 2008; Lot Relocation Plan and Prototype Design Plans for Lots 185, 201, 212, 215 and DP3A dated June 17, 2008; Prototype Matrix dated July 14, 2008; Exterior Lighting Concepts dated May 29, 2008; Preliminary Fencing Plan dated June 27, 2008; Design Guidelines dated May 29, 2008, and Amended July 9, 2008; Preliminary Landscape Plan dated May 2008. Application and associated exhibits for Case No. 03LUP-00000-00739; Project Description for Alternative 1B dated July 22, 2008.

B. GENERAL PROVISIONS

- 1. Project Scope.** The approval granted herein is based upon and limited to

compliance with the Project Description, the application filed on November 4, 2003, Applicant's Alternative 1B Project description dated June 8, 2008, the Development Scope described in Exhibit 13 and Conditions of Approval set forth below. Any deviations from the Project Description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require formal modification of the approval and/or further environmental review. Deviations without the above-described authorization will constitute a violation of this approval.

2. **Applicability of Conditions.** The terms and conditions applicable to corresponding components of the Project are those which appear in Table 1 below. As a condition precedent to this approval becoming effective, and pursuant to the provisions of the LUDC, the Applicant shall execute and file an Acceptance Agreement with the County, affirming its obligation to implement the Conditions of Approval set forth herein, including, but not limited to, the Mitigation Measures prescribed in the Mitigation Monitoring and Reporting Program. Acceptance is a knowing and voluntary waiver of any objections to the Conditions of Approval.

3. **Terminology.** Except where otherwise noted, the terms appearing throughout the Conditions of Approval set forth herein shall have the meanings as defined below. Capitalization is used to identify defined terms and shall have the meanings as set forth below unless the context in which they are used clearly requires otherwise.
 - a. **“Acceptance Agreement”** means an agreement (in a form acceptable to the County) acknowledging acceptance and adherence to Conditions of Approval set forth herein including all monitoring and reporting requirements.

 - b. **“Applicant”** means Santa Barbara Ranch, LLC, and includes all agents, contractors, workers and personnel employed on the Project, as well as all successors and assigns of interest.

 - c. **“Board”** means the Board of Supervisors of the County.

 - d. **“CLUP”** means the County CLUP adopted by the Board on January 7, 1980, by Resolution No. 80-12.

 - e. **“Conditions of Approval”** means the terms and conditions set forth in Paragraphs A through F of this document.

 - f. **“County”** means the County of Santa Barbara. In regard to discretionary approvals, the term “County” means the review authority having jurisdiction over the Project. Unless otherwise indicated, the Department shall be the administrative point of contact for the County.

- g.** “**Department**” means the Planning and Development Department of the County.
- h.** “**Director**” means the Director of the Planning and Development Department.
- i.** “**Effective Date**” means the date when approvals become final as defined in the LUDC. In the event of conflict between the use of this term within the Conditions of Approval and the LUDC, the terminology of the LUDC shall govern.
- j.** “**Environmental Monitor**” means person or personnel of the County assigned to monitor field mitigation in order to ensure compliance with the Mitigation Measures. The County has discretion to determine the qualifications of the Environmental Monitor, the number of monitors needed and the disciplines of the monitors, their duties and the arrangements for compensation.
- k.** “**Final Planning Approval**” means the final land use action required under the LUDC prerequisite to issuance of building permits and similar ministerial actions. The exact type of action constituting Final Planning Approval (e.g., issuance of a Coastal Development Permit, Land Use Permit or Zoning Clearance) varies according to geographic location (i.e., Coastal Zone boundary and Coastal Commission appeals jurisdiction) and the underlying discretionary permits involved. Exhibit 11 summarizes the type of Final Planning Approval applicable to the Project.
- l.** “**LUDC**” means the Land Use and Development Code codified in Chapter 25 of the County Code.
- m.** “**Map**” means the conditional certificates of compliance, voluntary lot mergers, lot line adjustments and vesting tentative tract map proposed in association with the Project for which approval is granted herein.
- n.** “**Mitigation Measures**” means conditions and measures required to mitigate environmental effects of the Project as identified in the Santa Barbara Ranch Final EIR dated June 2008, and incorporated by reference in Paragraph D.
- o.** “**MMRP**” means Mitigation Monitoring and Reporting Program adopted in connection with the Project approval, and incorporates all Mitigation Measures applicable thereto.
- p.** “**NTS**” means the Naples Townsite zone and associated development regulations specified in the LUDC.

- q. **“Permit”** means the type of land use entitlement required by the LUDC in connection with the Project for which approval is granted herein.
 - r. **“Project”** means and includes all of the actions described in the Project Scope above.
 - s. **“Project Manager”** means person or personnel of the County assigned to oversee and administer the Permit including, but not limited to, compliance with the Mitigation Measures set forth herein.
 - t. **“Property”** means the land and improvements identified in the Project Description.
 - u. **“Retained Monitor”** means person or personnel of the Applicant assigned to monitor field mitigation in order to ensure compliance with the Mitigation Measures. The Retained Monitor must be qualified in his or her respective field and their appointment/retention is subject to approval by the County. For instance, the Retained Monitor assigned to verify compliance with cultural resources Mitigation Measures should be an archaeologist or a person trained to identify cultural resources and who is acceptable to the County.
 - v. **“Review authority”** means the Board, Board of Architectural Review, Director, Planning Commission, or Zoning Administrator having jurisdiction of the specific land use matter by operation of the LUDC.
4. **Indemnity and Separation Clauses.** The Applicant shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the approval granted herein. In the event that the County fails promptly to notify the Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no force or effect. In the event that any condition contained herein is determined to be invalid, then all remaining conditions shall remain in force.
5. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire Project shall be reviewed by the County and substitute conditions may be imposed.

6. **Compliance and Enforcement Costs.** The County's permit compliance program requires each permit holder to fund County monitoring of each permit holder's compliance efforts. This condition shall serve as implementation of the Mitigation Monitoring and Reporting Program for the Mitigation Measures as well as the general Conditions of Approval set forth herein. The Applicant agrees to participate in this permit compliance program and to fund all reasonable expenses incurred by the County and/or County contractors for permit condition implementation, reasonable studies, and emergency response directly and necessarily related to monitoring and enforcement of these permit conditions and applicable County ordinances. The Applicant shall provide a deposit for these expenses and shall reimburse County within 30 days of invoicing by County.
7. **Failure to Comply.** In the event that the Applicant fails to comply with any order of the County issued hereunder or any injunction of the Superior Court, it shall be liable for a civil penalty for each violation to the extent imposition of such civil penalty is authorized by and imposed under applicable laws, rules, or regulations. Said civil penalty shall be in addition to the Applicant's obligation to reimburse the County (and others) for actual damages suffered as a result of the Applicant's failure to abide by the conditions of this approval or by the orders of the County or any court of competent jurisdiction. In addition to any administrative remedies or enforcement provided hereunder, the County may seek and obtain temporary, preliminary, and permanent injunctive relief to prohibit violation of the conditions set forth herein or to mandate compliance with the conditions herein. All remedies and enforcement procedures set forth herein shall be in addition to any other legal or equitable remedies provided by law.
8. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by County or its agents, the Applicant shall make such records available or provide access to such facilities upon reasonable notice from County. County agrees to keep such information confidential where permitted by law and requested by Applicant in writing.
9. **Condition Hierarchy.** If conflicts occur between the Conditions of Approval (including the Design Guidelines adopted pursuant to Condition No. D.1.d), or between the LUDC and the Conditions of Approval, the most restrictive shall control unless specifically indicated otherwise. Within the Coastal Zone, conflicts shall be resolved in manner which on balance is the most protective of significant coastal resources. If conflicts occur between the requirements of LUDC and standards adopted as part of any Development Agreement, or between the Conditions of Approval and any such Development Agreement, the requirements of the Development Agreement shall apply.

C. ENVIRONMENTAL MITIGATION MEASURES

1. **Incorporation by Reference.** The Mitigation Measures identified in the Santa Barbara Ranch Final EIR dated June 2008, and set forth in the Mitigation,

Monitoring and Reporting Plan adopted concurrent herewith are incorporated herein by reference and made a part hereof as though fully set forth in these Conditions of Approval. In the event that the scope, nature, extent, method, timing or location of construction changes from that of the Project Description in the Final EIR (including Confirming Analysis of Alternative 1B), such construction shall not proceed until or unless: (i) the change is evaluated for environmental impacts; (ii) appropriate measures are instituted that mitigate the impacts to a level of insignificance; and (iii) Permit amendments, if any are required, are processed and approved within the time and manner specified in the LUDC. Examples where such changes that could require further review and possible mitigation include, but are not limited to: (i) relocation of development envelopes resulting from subsequent or supplemental field investigations; and (ii) modification of Project design by other Responsible Agencies having permit jurisdiction.

2. **Environmental Quality Assurance Program.** As a condition precedent to obtaining Final Planning Approval for any aspect of the Project, the Applicant shall: (i) provide funding for retention of an Environmental Monitor; (ii) obtain County approval of its Retained Monitors; and (iii) prepare an Environmental Action Plan. The Environmental Monitor shall be under contract with the County to provide plan review, field verification and compliance reporting. Retained Monitors shall be employed directly by the Applicant to undertake pre-construction surveys, monitor construction and report progress. Following selection and approval of the Environmental and Retained Monitors, the Applicant shall prepare an Environmental Action Plan encompassing two basic components: (i) Development Component covering the implementation of Mitigation Measures during the construction phase of the Project; and (ii) Operational Component covering implementation of use restrictions and land management practices within areas designed for open space, sensitive habitat and public access. The Environmental Action Plan shall be subject to review and approval by the County and shall embody the following elements:
 - a. **Project Logistics.** The scope, format, methodology, timing and submittal requirements of environmental documentation, pre-construction surveys and associated mitigation.
 - b. **Governmental Permits.** The scope, timing and procurement of all permits required for the Project by Responsible Agencies other than the County including, but may not be necessarily required by, the U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Coastal Commission, USFWS and CDFG.
 - c. **Monitoring and Reporting Protocols.** The delineation of roles, responsibilities, intervals, frequency and duration of monitoring and compliance reporting by and between the Applicant, Homeowners Association (“HOA”) and County.

- d. **Lines of Authority.** Lines of authority, security measures and enforcement responsibilities for managing open space and public access in accordance with the Open Space and Habitat Management Plan.
- 3. **Final Inspection.** The Environmental Monitor shall inspect or cause to be inspected all applicable segments of the Project prior to granting final building inspection clearance. A formal written request for such inspection shall be accompanied by a certification from the Applicant and Retained Monitors as to the Project’s conformity with the conditions of approval and Environmental Action Plan. In the event that all conditions have not been fully satisfied prior to commencement of use or occupancy, the Applicant shall obtain and deliver to the Department a surety performance bond or other acceptable form of guarantee to assure full compliance within a time period acceptable to the County.
- 4. **Deposit and Security.** All costs associated with implementing the Environmental Quality Assurance Program including, but not limited to, administration of the Environmental Action Plan shall be borne by the Applicant at its sole expense. As a condition precedent to Final Planning Approval for any aspect of the Project, the Applicant shall: (i) provide funding in an amount necessary for the County to employ an Environmental Monitor and administer the Environmental Quality Assurance Program; and (ii) post a security deposit or acceptable form of guarantee to assure full implementation of the Mitigation Measures.

D. PROJECT SPECIFIC CONDITIONS

1. Aesthetics

- a. All development shall substantially conform to the geographic location, physical configuration, design attributes, and overall layout of all structures, road, utilities and physical alternations shown and described in the Exhibits referenced in the Project Description. The Applicant shall submit architectural drawings of the Project (including design plans for all trail and coastal access improvements) and obtain Preliminary and Final Approval by the Board of Architectural Review (“BAR”) as a condition prerequisite to obtaining Final Planning Approval. Discretion is hereby granted to BAR to finalize site and building designs within the following parameters: (i) the number, distribution and size of structures (by lot) shall substantially conform to Table 2 and the Scope of Development described in Exhibit 13; (ii) the total amount of earthwork shall not exceed the volume shown in Table 2; (iii) building height shall not exceed 16 feet for those portions of the Project area located north of Hwy 101, and 25 feet for those portions of the Project area located south of the highway; (v) building and site design shall substantially conform to the Design Guidelines, as amended, and Prototype Matrix; (vi) all buildings shall be

contained within the designated development envelop for each lot; and (vii) the overall Project shall abide by the development standards specified in the NTS zone regulations.

- b.** The Prototype Matrix shall be updated as follows: (i) all new home sites and structures south of Hwy 101 on Santa Barbara and Dos Pueblos Ranches shall incorporate the architectural themes and styling described in the Design Guidelines for areas north of the freeway; and (ii) each lot on Santa Barbara and Dos Pueblos Ranches south of Hwy 101 shall be assigned one or more prototypes that are acceptable for each lot.
- c.** The Design Guidelines shall be submitted to the Department and BAR for final review and approval as a condition prerequisite to obtaining Preliminary and Final Design Review approval of the Project. At a minimum, the Design Guidelines shall be amended as follows: (i) incorporate the design review parameters listed in Condition No. D.1.a., the plan requirements listed in Condition No. D.1.e., the visual mitigation measures identified in Condition No. D.1.d, and the updated Prototype Matrix described in Condition No. D.1.b.; (ii) recite applicable Visual Resource policies of the County and requirements for compliance; (iii) restrict ridgeline trees to native species; (iv) articulate measurable LEED standards and interior lighting parameters; (v) devise landscape lighting specifications to reinforce dark sky principles including elimination of tree uplighting; (vi) complete guidelines for edible landscaping; (vii) reconcile guideline standards with overlapping standards of the NTS development regulations; (viii) utilization of “full horizontal cut off” light fixtures as opposed to “fully shielded lighting;” and (ix) clearly distinguish roles and responsibilities of the design review between the County and HOA, including use of acronyms. In the event of conflict between provisions of the Design Review Guidelines, the development standards specified in the NTS zone district, or the Conditions of Approval prescribed herein, the provisions of Condition No. B.9. shall govern.
- d.** Following review and approval by the BAR pursuant to Condition No. D.1.b., the amended Design Guidelines shall be used as the basis for completing Preliminary and Final Design Review approval for the Project. In particular, the site and architectural design of buildings proposed on Lots 51, 104, 105, 107A, 108, 134, 135, 185, 210 and 215, shall be scrutinized in conjunction with Preliminary and Final Design Review by the BAR. In specific regard to Lots 51, 107A, 134, 135 and 215, every reasonable measure shall be taken to avoid (if feasible) or minimize (if not feasible) the silhouetting of structures into the skyline. Such measures include, but are not necessarily limited to, lowering of structure height, reduction of grade elevations, contouring of the site, relocation of development envelopes, use of landscaping, reduction of building size below the maximum otherwise allowed in Table 2 and the Scope of

Development described in Exhibit 13, or any combination thereof. In regard to Lots 104, 105, 108, 185 and 210, every reasonable measure shall be taken to further diminish the visibility of development by application of the Design Guidelines and introduction of foreground landscaping.

- e. In conjunction with Preliminary and Final Design Review, the Applicant shall finalize and provide details to the Department and BAR for the following: (i) Schematic Hardscape Plan with details on all paved surfaces and evidencing compliance with NTS requirements for roads, driveways, parking areas and drainage; (ii) Schematic Fencing Concept with details for individual lots, development envelopes and common areas identifying the features specified in the NTS zone regulations; (iii) Schematic Lighting Plan with details and illumination specifications for interior and exterior fixtures, evidencing compliance with dark sky lighting principles; and (iv) Master Sign Program that details the design and location of all exterior signs of any kind to be installed within the Project area including, but not limited to, trail identification signs, vehicular directional signs and restricted use advisory signs

2. Biology

- a. Prior to Final Planning Approval, the Open Space and Habitat Management Plan (“OSHMP”) shall be revised and resubmitted to the Department for review and approval. Revisions to the Plan shall consist of the following: (i) modification of narrative, statistics and related elements to fully incorporate Alternative 1B as the approved Project; (ii) incorporation of all relevant Mitigation Measures and Conditions of Approval bearing on biological resource protection and enhancement; (iii) identification of the specific third party conservation organization to whom the Open Space Conservation Easement (“OSCE”) is to be conveyed (e.g., Land Trust or other organization); (iv) elimination of the proposed beach access structure and westerly loop trail segment as elements of coastal access improvements; (v) prohibition of all pets outside of development envelopes, including designated open space and access trails; and (vi) revision of the Monitoring and Enforcement provisions of the document to fully distinguish between short-term, long-term monitoring and in perpetuity, substantially in conformance with the Final Open Space Management Plan for The Preserve at San Marcos dated December 6, 2006.
- b. The third party conservation organization identified in the Final OSHMP to manage and enforce the OSCE shall be a bona fide conservation organization, fully independent of the HOA, among whose purposes it is to conserve open space and/or natural resources. In the event a third party conservation organization is unavailable to accept the easement and implement the OSHMP, the County shall identify an alternative

appropriate entity. If the replacement organization cannot demonstrate expertise in natural resource management and conservation, such organization, as a condition of its selection, shall employ a qualified biologist, as approved by the Department, to monitor implementation of the OSHMP. Through implementation of the OSHMP, the third party conservation organization shall assure that the open space will be protected in perpetuity from all forms of development, except as shown on the approved Final Development Plans.

- c. The OSCE shall be reviewed and approved by the Department and County Counsel, and it shall be recorded on the Property prior to and as a condition prerequisite to obtaining Final Planning Approval for any aspect of the Project, including, but not limited to, recordation of subdivision Maps. The terms and conditions of the OSCE and OSHMP shall also: (i) be incorporated in the Conditions, Covenants and Restrictions (“CC&Rs”) required by Condition No. D.3.c.; and (ii) be reflected on Vesting Tentative Tract Map. Implementation of the OSHMP and OSCE shall be the responsibility of the Applicant and successor HOA, and the CC&Rs shall expressly stipulate these obligations. In addition, the CC&Rs shall expressly provide financing to underwrite the cost of long-term monitoring, maintenance and enforcement of the OSHMP and OSCE. Alternatively, operations and enforcement of the OSHMP and OSCE may be accomplished through creation of a Community Facilities District (or equivalent) as provided in Condition No. D.7.d.
- d. All ground disturbances and vegetation removal shall be prohibited in a 50-foot setback from either side of the top-of-bank of all streams and drainages. These areas shall be fenced with a fencing type and in a location acceptable to the Department. No alteration to stream channels or banks shall be permitted until: (i) the California Department of Fish and Game has been contacted to determine if the drainage falls under its jurisdiction; and (ii) a U.S. Army Corps of Engineers 404 permit for any grading or fill activity has been obtained, if required. Prior to and as a condition prerequisite to obtaining Final Planning Approval, the Applicant shall obtain a U.S. Army Corps of Engineers 404 permit for any grading or fill activity within areas under Corps jurisdiction. A copy of the 404 permit or waiver shall be submitted to the Department as a condition precedent to obtaining Final Planning Approval.
- e. All construction staging and equipment storage shall be restricted to designated development envelopes, utility corridors and/or roadways as shown on the Final Development Plans or shall otherwise be located a minimum of 100 feet away from all sensitive resources including streams, drainages, cultural sites and sensitive habitat. During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained

for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, waterbody or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs. The Applicant shall designate a washout area, acceptable to the Department, and this area shall be shown on the construction and/or grading and building plans. The wash off area shall be designated on all plans prior to and as a condition prerequisite to Final Planning Approval. The washout area(s) shall be in place and maintained throughout construction.

3. Land Use

- a.** The Williamson Act Contract Modifications and Agricultural Conservation Easement Exchange, Case No. 05AGP-00000-00011, shall be finalized and duly recorded prior to and as a condition prerequisite to obtaining Final Planning Approval for any aspect of the Project or recording any subdivision Map associated therewith. Prior to recordation, the final terms and conditions of the Agricultural Conservation Easement (“ACE”) shall be submitted to and approved by County Counsel and the Department, which approval shall not be unreasonably withheld provided that (i) the ACE substantially conforms to the Draft ACE Easement Documents (three total) dated July 14, 2008, as amended, and ACE Easement Maps (two total) dated April 2008; (ii) each ACE document is modified to incorporate the provisions of Rule 1-2.3.C of the County Uniform Rules, requiring non-prime land to be actively engaged in agricultural production, including grazing and/or cultivation; and (iii) the Applicant evidences that a minimum 100-foot separation is provided between each habitable structure within the NTS zone district and the immediately adjacent boundary of any parcel with an agricultural land use or zoning designation. Any substantial deviation between the Draft and Final ACE shall constitute an amendment of these Conditions of Approval and shall be returned to the Review Authority for consideration in the time and manner stipulated for permit amendments in the LUDC.
- b.** Prior to and as a condition prerequisite to obtaining Final Planning Approval for any new development on the lots listed in Table 3, the Applicant shall: (i) obtain, if required, the appropriate permits necessary to remedy the non-conforming condition, use and improvement of all existing structures in compliance with applicable provisions of the LUDC; and (ii) record a use restriction on each affected lot, limiting the occupancy in accordance with provisions of the LUDC depending upon the underlying zone designation, number of dwellings and type of permit required (i.e., residential agricultural unit vs. agricultural employee housing; four or less agricultural employee housing vs. five or more such

units; AG-II-100 zoning vs. NTS zoning). For each agricultural employee housing unit, the Applicant shall provide proof of full-time employment of persons residing in each such dwelling (including trailers) every five years beginning from Final Planning Approval for the agricultural employee dwelling. Such proof shall be to the satisfaction of the Department in the form of any one or combination of the following: (i) Applicant's income tax return; (ii) employee's pay receipts; (iii) employee's W-2 form; (iv) notarized contract between Applicant and employee which delineates work to be performed and wages to be received; (v) other option approved by Planning and Development; or (vi) Employer's DE-3. These requirements shall be noted on all subdivision Maps to which the lots listed in Table 3 apply.

- c. All common areas of the Property encompassed by the Final Development Plans, as well as all shared improvements (e.g., private roads, entry gates, coastal access and public recreational amenities, water treatment/reclamation and distribution facilities, sewage treatment package plants and distribution system, utility infrastructure and the like) shall be held by the HOA (in fee or by easement) and shall be maintained in a continuous state of good condition and repair in compliance with the OSHMP and OCE. The requirement for HOA ownership and maintenance of the common areas and improvements shall be set forth in CC&Rs. The CC&Rs shall also provide for the establishment of architectural controls consistent with the Design Guidelines and shall require the owner of each lot and successor's in interest, at their sole and individual expense, maintain all common areas and improvements. The County shall be named as a Third Party beneficiary with the right, but not the obligation, to enforce the CC&Rs in the event of default. Furthermore, the CC&Rs shall not be amended without the County's prior written approval. The form and content of the CC&Rs (including the County's third party designation and approval rights) shall be subject to review and approval by County Counsel and the Department, and shall be recorded prior to and as condition prerequisite to granting Final Planning Approval for any aspect of the Project.
- d. The Private Agriculture Conservation Easement ("PACE") shall be reviewed and approved by the Department and County Counsel, and shall there be recorded on the Property prior to and as a condition prerequisite to obtaining Final Planning Approval for any development on SBR (south of Hwy 101), including, but not limited to, recordation of subdivision Maps. The terms and conditions of the PACE also: (i) be incorporated into the CCRs required by Condition No. D.3.c.; and (ii) name the County as a non-signatory third party beneficiary with the right, but not the obligation, to enforce the PACE. In addition, the CC&Rs shall expressly provide financing to underwrite the cost of maintaining common infrastructure and managing farm/grazing operations to sustain the Property's agricultural

viability. Alternatively, operations and enforcement of the PACE may be accomplished through creation of a Community Facilities District (or equivalent) as provided in Condition No. D.7.d.

- e. Use of the equestrian facilities located on Lot 97 shall be limited to resident (non-commercial) boarding, raising, training and recreational riding for a maximum of 40 horses subject to the applicable requirements specified in Condition Nos. E.3.d. and E.6.b. No special events shall be conducted and all parking shall be contained on-site; the 30-space parking lot proposed at the northeastern corner of Lot 97 in connection with the coastal trails shall not be used for horse trailers or visitors of the equestrian facility. In addition, the Animal Waste Management Plan required by Condition No. E.6.b. shall include measures for managing animal waste for all equestrian trails developed on the Property. Prior to and as condition precedent to obtain Final Planning Approval for the equestrian facilities, the Applicant shall submit an Equestrian Trails Plan to the Department that clearly denotes the location and design of all equestrian trails and evidences that: (i) all trails are located away from areas of active agricultural cultivation; (ii) horse riding is restricted to the designated trails and expressly prohibited on coastal beaches; (iii) approval from the property owner and trustee is required for any equestrian use within areas encumbered by an Agricultural Conservation Easement; (iv) erosion control and positive drainage is provided to ensure food safety is adequately protected; and (v) any disturbance to sensitive vegetation shall be replaced on a 3:1 basis in accordance with the OSHMP.

4. Development Envelopes

- a. Development envelopes identify the location and limit the area of all ground-disturbance activities and to protect on-site resources. The size, location and configuration of development envelopes shall be restricted to those areas shown on the Vesting Tentative Tract Map and Final Development Plans. Except or unless otherwise provided elsewhere in the Conditions of Approval, no development or earth disturbance shall occur outside of the designated development envelopes (including utility infrastructure), only those uses and improvements shown on the Final Development Plans shall be allowed within these areas. Construction equipment operation shall be confined to the approved development envelopes. Development envelope boundaries shall be staked by a licensed surveyor in the field and only the uses and improvements shown on the applicable subdivision maps and final development plans may be allowed within the boundaries thereof. Development envelope locations shall be described by metes and bounds and recorded on a separate informational map sheet with all subdivision Maps. Prior to Final Planning Approval for development of each lot, a Notice to Property Owner (NTPO) stating this limitation and including a exhibit depicting the development envelope

location shall be recorded against the Property with the County Clerk-Recorder. The development envelope shall be shown on all plans submitted for land use and building permits. Development envelopes shall be staked by a licensed surveyor prior to start of grading or structural development.

- b.** No protective device(s) that would alter the natural landforms of bluffs or cliffs shall be constructed to protect structures in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, bluff retreat, landslides, or other natural hazards in the future. Prior to Final Planning Approval, a Notice to Property Owner shall be required to be recorded by the property owner that will provide notification to all future owners and successors of the restrictions of this subsection. Furthermore, this prohibition shall be restated in the CC&Rs prepared and recorded pursuant to Condition No. D.3.c.
- c.** Landscape and irrigation plans for the Project shall be prepared by a California registered landscape architect and shall be submitted as part of the BAR's Preliminary and Final Design Review pursuant Condition No. D.1.a. Said requirement shall be subject to the following additional terms and conditions: (i) the plans shall specify all plant materials, irrigation facilities, and hardscape improvements, and include a horticultural soils report with laboratory recommendations for soil preparation and maintenance fertilization; (ii) prior to final building inspection clearance for each affected lot, all private and common area landscaping and irrigation serving each such lot shall be completed and fully installed, including landscaping used to help screen or integrate structures within the Project; (iii) following installation, all landscaping shall be continuously maintained thereafter for a period of not less than three years or until such time that all plant material has been completely established. The Department shall inspect or cause to be inspected all landscaped areas for final clearance prior to final Building Permit inspection. A formal written request for such inspection shall be accompanied by a certification from the Project landscape architect as to the Project's conformity with the approved plans and specifications, together with a 12-month warranty on all landscaping materials.
- d.** In conjunction with drainage plans required pursuant to Condition No. E.2.a., the Applicant shall submit evidence to the Department that adequate measures are taken to divert surface water drainage from cultivated area of the Property or otherwise employ measures to protect food safety including, but not limited to, protecting the quality of water stored in the open reservoir located on Lot DP-10C.

5. Housing

- a. The Applicant shall provide proof of full-time employment for persons residing in the employee duplex developed on Lot 97 every five years beginning from Final Planning Approval for the farm employee dwelling. Such proof shall be to the satisfaction of the Department in the form of any one or combination of the following: (i) Applicant's income tax return; (ii) employee's pay receipts; (iii) employee's W-2 form; (iv) notarized contract between Applicant and employee which delineates work to be performed and wages to be received; (v) other option approved by the Department; or (vi) Employer's DE-3.

6. Recreation

- a. Prior to, and as a condition prerequisite, Final Planning Approval shall not be granted for any aspect of Final Development Plan Case No. 03DVP-00000-00041 until: (i) an offer is made to the County for grant of easements for coastal access and public recreation improvements shown and described in Exhibit 15 (except as to the SBR and DPR Trail Segments which are governed by the Development Agreement for Coastal Entitlements); and (ii) funds (or an acceptable form of security) are deposited by the Applicant with the County in amount equal to the estimated cost of designing and constructing said improvements (plus the value of the proposed beach stair structure/viewing platform, wildlife pavilion and loop trail along Langtry Avenue, which were initially proposed by the Applicant but have been since been eliminated from the Project), as determined by the Department and Parks Department. The funds are irrevocable and the County may at anytime utilize the funds and accept the easements; provided, further, that the County's use of the funds shall not be restricted to the Project or Property so long as they are used to develop coastal access improvements along the Gaviota Coast. In lieu of depositing the funds, the County, at its sole discretion, may direct that the Applicant construct any portion or all of the improvements described in Exhibit 15, in which case, such construction shall be completed as a condition precedent to obtaining final Building Permit inspection for any residential unit covered by Final Development Plan Case No. 03DVP-00000-00041. The County shall release funds on deposit at the time of final Building Inspection equal to the improvements constructed.
- b. The form of easement offered to the County pursuant to Condition D.6.a., as well as the precise trail alignment and configuration, shall: (i) be subject to review and approval by County Counsel, the Department and the County Park Department; and (ii) substantially conform to the specifications appearing in Condition No. E.5.b. The coastal access and public recreation improvements shown in Exhibit 15 that the County directs the Applicant to construct (if any) shall be designed and constructed in as approved by the County Park Department shall serve as

the basis for estimated costs for funds to be contributed by the Applicant, if any.

7. Water Resources

- a.** The HOA, through CC&Rs recorded pursuant to Condition No. D.3.c., shall be responsible for: (i) adherence to the Water Management Plan, including water sources and conservation measures; and (ii) the long-term maintenance and monitoring of water quality Best Management Practices (BMPs) stipulated in the Storm Water Quality Management Plan (“SWQMP”) Mitigation Measure WQ-1B. A maintenance program shall be specified in the CC&Rs and shall be submitted to the Department and County Water Resources Division staff, for review and approval prior to recordation. BMP maintenance is required for the life of the Project and shall include, at a minimum, maintenance inspections by the HOA at least once per year and retention of proof of inspections. Annual records of the maintenance activities shall be maintained by the HOA/landowner and submitted to Department upon request.
- b.** Prior to, and as condition prerequisite, Final Planning Approval shall not be granted for any aspect of the Project until the Applicant provides evidence of its ability to comply with the Water Management Plan, including, without limitation, the irrevocable and legally binding commitment of the Naples Water Company to provide the source, quantity and monitoring of water necessary to serve domestic uses resulting from the development of the Project without effecting surface diversions from Dos Pueblos Creek. The means for satisfying this requirement shall be determined by County Counsel and the Department at their sole discretion.
- c.** All uses and improvements included within Final Development Plans shall be served by sewage treatment package plants (“STPs”) as shown and described in the Project exhibits. Prior to, and as a condition prerequisite, Final Planning Approval shall not be granted for development of any affected lot until the Applicant has prepared final construction plans for the STP that serves such lot and received approval from the Department, evidencing: (i) provision of an uninterrupted power supply and pressurized conveyance system for property operations and prevention of accidental releases of untreated sewage; and (ii) sizing of facilities which are the minimum necessary to serve all of the affected lots served by the STP. In addition, Final Planning Approval is subject to, and contingent upon, the Applicant preparing a Report of Waste Discharge (“ROWD”) and receiving approval from the Regional Water Quality Control Board (“RWQCB”) for each STP. The ROWD shall describe the system and its components, and provide all design calculations to ensure the capacity of the system to treat the anticipated volumes of wastewater and to ensure that the discharge will not contribute to an exceedance of any applicable

surface water quality objectives. The ROWD shall also describe the operation and maintenance procedures of the system, and identify the administrative framework and individuals responsible for operation of the system, along with back-up and emergency response provisions.

- d.** Ownership and operation of the STPs (and associated water reclamation facilities, sewer lift stations, and related infrastructure) shall be undertaken by a public entity, financed and managed wholly independent of the HOA. To accomplish this, the Applicant shall establish a Community Facilities District (or equivalent) that provides assurance of long-term financing for the wastewater and water reclamation infrastructure. The identity and credentials of the plant operator shall be subject to review and approval by RWQCB. In addition, the STPs shall be sized to the minimum necessary to serve only the Project and shall not be allowed to serve any uses or development outside of the Project boundaries. These limitations shall be stipulated in the CC&Rs required pursuant to Condition No. D.3.c.
- e.** Individual onsite treatment and disposal systems proposed in connection with Lots DP-12, DP-13, DP-15, DP-16 and DP-20 shall require preparation of ROWDs and associated approvals from RWQCB. The Applicant shall provide information to the RWQCB adequate to make a determination that operation of the systems will be adequate to meet applicable surface and groundwater standards. The ROWD shall describe the system and its components, along with required field testing and design specifications to facilitate a determination of compliance. In the event that any individual septic system is deemed inadequate by RWQCB: (i) the affected lot shall be served by an STP (acceptable to RWQCB) at location approved by the Department; and (ii) operation and maintenance of the STP shall be performed and financed in the manner described in Condition No. D.6.e.
- f.** Except as provided herein, all components of the utility infrastructure system (including utility pump and lift stations) shall be contained within development envelopes, utility corridors and/or roadways as shown on the Final Development Plans. For seepage pits (if any are necessary as determined by final engineering) and utility support equipment (including sewer lift/pump stations) that are not shown on the Final Development Plans, such infrastructure shall be sited outside of known sensitive cultural resource areas, a minimum of 50 feet from any minor stream or drainage course, 100 feet from any major stream, wetland or environmentally sensitive habitat, and shall be screened from public view. Final design plans for the entire sewer system (including STPs, lift/pump stations, water reclamation facilities and seepage pits) shall be submitted to and approved by the RWQCB and County EHS pursuant to Condition Nos. D.7.b. and E.6.c. prior, and as a condition precedent, to obtaining Final Planning Approval for any aspect of the Project.

E. DEPARTMENTAL CONDITIONS

1. Water Quality (Water Resources Division/Public Works Department)

(Conditions requested by the Water Resources Division of the Public Works Department are reflected in Mitigation Measures WQ-1e and WQ-1f in the MMRP.)

2. Flood Control (Flood Control and Water Conservation District; “District”)

(NOTE: Also see Mitigation Measures, Flood-1 through WQ-2 in the MMRP. In the case of overlap, the more restrictive Condition of Approval shall apply.)

- a.** Prior to Final Planning Approval, the Applicant shall: (i) comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated November 2007 (www.countyofsb.org/pwd/water/downloads/StdCondPlnApproval.pdf); and (ii) submit a site plan, improvement plans, grading/drainage plans, drainage study, landscape plans and Final Map to the District for review and approval. Said plans evidence: (i) a minimum 50-foot development setback from the District approved top of bank of creeks; (ii) drainage improvements which adequately mitigate for increased runoff due to development, per District standards; and (iii) drainage shall be directed to acceptable water courses or drainage facilities in a non-erosive manner.
- b.** In conjunction with the plans submitted in compliance with Condition No. E.2.a.: (i) those portions of the Project located near a watercourse shall be designed in compliance with the setback requirements described in Chapter 15B of the County Code; (ii) plans submitted by the Applicant shall show the limits of inundation expected in the case of Dos Pueblos Dam failure; (iii) the drainage study submitted by the Applicant shall address whether existing drainage facilities including downstream culverts have sufficient capacity to accommodate runoff from the proposed development; (iv) the Applicant shall develop and submit a hydrology/hydraulics study that uses HEC-HMS and HEC-RAS (or other FEMA accepted programs) to determine whether the proposed building sites are located in special flood hazard areas as defined by FEMA; (v) drainage from the site shall be directed to acceptable water courses or drainage facilities in a non-erosive manner; (vi) the Applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval; and (vii) the Applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies. If a building is

located in a flood hazard area, the Applicant shall abide by and implement are requirements prescribed by the County Code.

- c. Prior to Final Planning Approval for any aspect of the Vesting Tentative Tract Map, the Applicant shall: (i) dedicate real property for drainage within the subdivision, and easements on the Final Map or by a separate instrument; (ii) acquire and supply proof of drainage easements for off-site drainage conveyances; (iii) sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement), assuring perpetual maintenance of the private drainage improvements required for the development; (iv) submit a copy of the Project's CC&Rs for the HOA to the District for review and approval; (v) post surety bonds, letters of credit or other acceptable form of guarantee for drainage improvements in amounts approved by the Public Works Director; and (v) submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc along with one hard copy of each.
- d. Prior to final Building Permit inspection: (i) the engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval), certifying that all drainage improvements required as part of the above conditions have been constructed in accordance with the approved plans and certified by a Registered Civil Engineer; (ii) the Applicant shall submit a Project Summary Report in PDF format to the District; (iii) the Applicant shall submit an Elevation Certificate (FEMA Form 81-31) to the District's Floodplain Manager for all lots located within a Special Flood Hazard Area.

3. Air Quality (Air Pollution Control District; "APCD")

(NOTE: Also see Mitigation Measures, AQ-1 through AQ-3 in the MMRP. In the case of overlap, the more restrictive Condition of Approval shall apply.)

- a. The following requirements shall be included in all construction contracts and shall be shown on all grading and building plans: (i) diesel powered equipment should be replaced by electric equipment whenever feasible; (ii) as of June 15, 2008, fleet owners are subject to sections 2449, 2449.1, 2449.2, and 2449.3 in Title 13, Article 4.8, Chapter 9, of the California Code of Regulations (CCR) to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use off-road diesel-fueled vehicles. See <http://www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf>. ; (iii) diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible; (iv) other diesel construction equipment, which does not meet CARB standards, shall be

equipped with two to four degree engine timing retard or pre-combustion chamber engines. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed; (v) catalytic converters shall be installed on gasoline-powered equipment, if feasible; (vi) all construction equipment shall be maintained in tune per the manufacturer's specifications; (vii) The engine size of construction equipment shall be the minimum practical size; (viii) The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time; (ix) idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible; (x) drivers of diesel-fueled commercial vehicles weighing more than 10,000 pounds shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location and shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on a vehicle with a sleeper berth and located within 100 feet of a restricted area (homes and schools); and (xi) construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite. The foregoing measures shall be shown on all building and grading plans shall be adhered to throughout grading, hauling and construction activities.

- b.** Prior to final Building Permit inspection, APCD permits must be obtained for all equipment that requires an APCD permit. All portable diesel-fired engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months. All agricultural diesel engines rated at 50 brake-horsepower or greater must be registered with the APCD.
- c.** If contaminated soils are found at the Project site, the APCD must be contacted to determine if Authority to Construct and/or Permit to Operate permits will be required.
- d.** The following conditions apply to the equestrian facilities located on Lot 97: (i) animal waste management, composting and other operations must be conducted so that objectionable odors are not a public nuisance; (ii) water trucks or sprinkler systems shall be used to keep all areas of soil disturbance damp enough to prevent dust from leaving the site (at a minimum, this should include daily wetting down such areas in the late morning and at the end of the day); (iii) increased watering frequency shall be required whenever the wind speed exceeds 15 mph; (iv) reclaimed water should be used whenever possible; (v) minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or

less; (vi) gravel pads must be installed at all access points to prevent tracking of mud on to public roads; (vii) if importation, exportation and stockpiling of material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation (trucks transporting materials to and from the site shall be tarped from the point of origin); (viii) after clearing, grading, earth moving or excavation is completed, treat the non-agricultural disturbed areas by watering, or revegetating, or by spreading non-toxic soil binders until the area is paved or otherwise developed so that dust generation will not occur; and (ix) the Applicant shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite (monitor duties shall include holiday and weekend periods when work may not be in progress; the name and telephone number of such persons shall be provided to APCD as a condition precedent to obtaining final permit sign-off). The foregoing measures shall be shown on all building and grading plans shall be adhered to throughout grading, hauling and construction activities.

4. Fire Safety (County Fire Department; “FD”)

(NOTE: Also see Mitigation Measures, PS-2 through PS- and HM-1 through HM-8 in the MMRP. In the case of overlap, the more restrictive Condition of Approval shall apply.)

a. Prior to erection of combustible building materials on a specific lot, the following conditions must be met:

(1) All roads serving each such lot shall have a minimum width of 24 feet and shall terminate with an FD approved radius bulb turnaround. No parking will be allowed on either side of the roadways unless widths are increased. (Refer to FD Development Standard #1.) If no curbs and gutters are proposed, then 2 foot compacted shoulders shall be required on both sides of the roadway, per Santa Barbara County Public Works standards. All roads shall be paved. Driveways 150 feet long, or longer, shall have a bulb or hammerhead turnaround. (Refer to FD Development Standard #1.) Driveways serving one residential dwelling are required to have a minimum width of 12 feet. Driveways serving two residential dwellings are required to have a minimum width of 16 feet. Driveways serving three to nine residential dwellings are required to have a minimum width of 20 feet. If any future development is planned for this parcel or will be served by this driveway, the Applicant is encouraged to coordinate these standards into their plans and with other interested parties. Any portion of the driveway exceeding 10 percent in slope shall be paved.

- (2) If a bridge is required for this Project, the bridge shall conform to the following standards: (i) shall have a minimum H-20 rated load-bearing capacity; (ii) width shall be equal to approved road width; (iii) both ends of bridge shall have signage indicating load-bearing capacity; (iv) lettering and numbers shall be a minimum height of three (3) inches, reflective, and a color contrasting to the background color; (v) signage shall be elevated at least three (3) feet from the ground for clear visibility and easy directional identification; (vi) signage shall be visible from the access road when traveling in either direction; (vii) all other aspects of bridge construction shall conform to standards set forth by the County Public Works Department, Road Division; (viii) plans shall be certified and stamped by a civil engineer as meeting all applicable standards for load bearing capacity and construction. Plans to be approved by FD prior to installation; and (ix) bridge railings shall not exceed three feet in height.
 - (3) Because the proposed Project is located within the mapped boundaries of the High Fire Hazard Zone of Santa Barbara County, a Vegetation Management Plan applicable to each lot is required. (Refer to FD Development Standard #6). Special provisions of the Building Code will apply. These provisions will influence both the design of the Project and the type of building materials that may be utilized. Please refer to the County Building and Safety Division for details. Note: Owners of property located within a designated "Very High Fire Hazard Severity Zone" are required by state law (Government Code Section 51182) to create a firebreak of 100 feet (or to the property line, whichever is nearer) around any structures on their property. This does not apply to single specimens of trees, ornamental shrubbery, or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any dwelling or structure. Fuel management will correspond to the guidelines established in the June 20, 2003, "Fire Wise Conceptual Fire Safety and Fuels Management Plan." All provisions of this plan will need to be implemented as a condition precedent to obtaining occupancy clearance.
 - (4) Fire hydrants shall be installed. The hydrants shall be located per FD specifications and shall flow 750 gallons per minute at a 20 psi residual pressure. Prior to installation, plans showing locations, size and type of hydrants, valves, main lines and lateral lines shall be approved by FD
- b. Prior to occupancy clearance, the following conditions must be met: (i) a road name will be required for this Project (contact the Department at

805.568.2000 for application information); (ii) FD shall determine and assign all address numbers and shall issue such numbers to property owners and occupants; (iii) building address numbers shall be posted in conformance with FD standards; (iv) stop work immediately and contact FD, Hazardous Materials Unit (HMU) at 686-8170 if visual contamination or chemical odors are detected while implementing the approved work at this site (resumption of work requires approval of the HMU); (v) when access ways are gated, an FD approved locking system shall be installed; (vi) FD fire sprinkler system requirements shall be met; (vii) fire sprinkler system plans shall be approved prior to installation (location of any FD connection shall be determined by FD; and (viii) payment of development impact fees is required (the fees shall be computed on each new building, including non-habitable spaces; fees will be calculated as follows: Mitigation Fee at \$.10 per square foot).

(NOTE: The conditions set forth in this Paragraph E.4. apply to the Project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change. These changes may be subject to additional review.)

5. Recreation (County Park Department; “PD”)

(NOTE: Also see Mitigation Measures, Rec-1 in the MMRP. In the case of overlap, the more restrictive Condition of Approval shall apply.)

- a.** Prior to Final Planning Approval, the Applicant shall: (i) make an offer to dedicate an easement (or multiple easements) that provide for completion of the public access improvements described in Condition No. D.6.a.; (ii) make an offer to dedicate an easement for lateral beach access on all beach areas of SBR as measured from the edge of bluffs seaward to the southerly edge of legal parcels; and (iii) enter into an agreement with PD for maintenance of all public access improvements (by the Applicant and successor HOA) in perpetuity.
- b.** The offer to dedicate easements for public trails shall consist of a 25-foot wide easement to accommodate within that easement a paved bikeway as well as parallel natural surface trail for hikers and equestrians and the accompanying buffers for the coastal trail. For those portions of the trail proposed to run parallel to a public road where the bike portion of the trail is intended to use the shoulder of the road (as in a Class 2 type bikeway), adequate road shoulder of natural surface shall also be provided for hikers and equestrians and a reservation for trail use on the public right-of-way shall be approved by the Board. If adequate room is not available for the natural surface road shoulder trail, then additional easement area shall be

dedicated adjacent to the right-of-way, or if not possible due to geographic constraints, then an easement shall be dedicated to go around the constrained area on a separate part of the property.

- c. Prior to final Building Permit inspection: (i) the Applicant shall pay PD Development Mitigation Fees per each new single family dwelling unit (current fee is \$9,631 per unit, but fee collected would be the fee in effect when paid); and (ii) construct coastal access improvements consisting of the coastal trail, public parking, restrooms and wildlife pavilion or pay of in-lieu funds as provided in Condition No. D.6.a.), as determined by PD with the concurrence of the Board.

6. Public Health (Environmental Health Services; “EHS”)

(NOTE: Also see Mitigation Measures, PS-4 and WQ-2 in the MMRP. In the case of overlap, the more restrictive Condition of Approval shall apply.)

- a. Prior to Final Planning Approval, a completed application for an amended Domestic Water Supply Permit shall be reviewed and approved by EHS. The application shall include final detailed engineering plans and specifications for the proposed water supply system to serve the Project.
- b. Prior to the Final Planning Approval, the Applicant shall submit an Animal Waste Management Plan (“AWMP”) for the proposed equestrian facility to EHS for review and approval. The plan shall include but not be limited to the following: (i) method and frequency of cleaning; (ii) means of waste transport; (iii) description of short-term storage facilities; (iv) method and area of waste disposal; (v) drainage plan and moisture control measures; and (vi) any equipment necessary to implement the plan. The AWMP may be amended with EHS approval. Facilities and waste handling operations shall be conducted and maintained in a manner that does not promote the production of offensive odors or excessive vectors as determined by EHS.
- c. Prior to Final Planning Approval, the Applicant shall submit to EHS verification from RWQCB that a ROWD has been filed and that Waste Discharge Requirements apply or that exemption from such requirements has been granted.

F. PERMIT SPECIFIC CONDITIONS

1. Tentative Map, Lot Line Adjustments and Conditional Certificates of Compliance

- a. Approval of the Vesting Tentative Tract Map shall not become effective until or unless: (i) all required applications have been filed and accepted

by the Department as necessary to undertake the Project, including the consent of all Property owners (e.g., Dos Pueblos Ranch and Santa Barbara Ranch, as appropriate); (ii) final approval is granted by the Board and the California Department of Conservation and becomes effective for the Williamson Act Contract Modifications and Agricultural Conservation Easement Exchange Case No. 05AGP-00000-00011, Comprehensive Plan Amendment Case No. 03GPA-00000-00005 and Zoning Ordinance Amendment (Case Nos. 08ORD-00000-00009 and 03RZN-00000-00005; and (iii) all voluntary lot mergers have been completed. Prior to and as a condition prerequisite to recordation, the Applicant shall identify the location of all abandoned oil well test sites within the development envelopes, maintain a ten-foot separation between each site and all structures, and denote this information on the Final Map. The Final Map and ACE documents shall be recorded concurrently.

- b.** Prior to recordation of the Vesting Tentative Tract Map and subject to approval by the County Surveyor and the Department as to form and content, the Applicant shall include all of the Conditions of Approval associated with or required by this Project on a separate informational sheet to be recorded with the Final Map for each phase of development. All applicable conditions and mitigation measures of the Project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.
- c.** Each Final Map shall be in substantial compliance with the approved Tentative and shall be subject to final review by the County Surveyor prior to recordation. Minor deviations between the Tentative Map and Final Map or minor changes to map conditions shall be permitted only by written consent of the County Surveyor. Any substantial change will require the filing of a formal amendment to the Conditions of Approval and shall be processed in the same manner as for the originally approved Tentative Map. All applicable fees then outstanding at the time of County Surveyor approval shall be paid by the Applicant prior to Map recordation including, but not limited to, outstanding balances owed for Map processing. Copies of the recorded Final Map shall be provided by the Applicant to the Director.
- d.** Each Final Map shall: (i) be prepared by a licensed surveyor or a qualified Civil Engineer, registered in the State of California; (ii) be based on a field survey and monumented in accordance with Chapter 21 of the County Code; and (iii) be signed by all owners of record. Each Final Map along with required plan review fees in effect at the time of submittal shall also be filed with the Department for compliance review of the Conditions of Approval before the Department will issue Final Map clearance to the County Surveyor. Each Final Map shall show statistics for net lot area (gross area less any public road right of way) and any open space.

- e. Except or unless authorized by subsequent amendment of the Vesting Tentative Tract Map, all roads, utilities and infrastructure necessary to serve the lots comprising the subdivision shall be installed in one or more phases and be completed prior to occupancy of any residential dwelling developed as part of that particular phase. Prior to, and as condition prerequisite, Final Planning Approval shall not be granted for development of any lot encompassed within the Vesting Tentative Tract Map until such Map is first amended to indicate that development is to be phased as provided in the Subdivision Map Act.
- f. All areas designated and encumbered with an OSCE and PACE shall be held by the HOA (in fee or by easement) or by any other non-profit group on such reasonable terms and conditions as the Board may prescribe. If the common open space is conveyed to a group other than the HOA, the rights to develop such property with anything except open space or agriculture shall be conveyed to the County.
- g. Prior to recordation, the Applicant shall record CC&Rs which provide for shared maintenance and enforcement responsibilities for: (i) all areas designated and encumbered with Open Space Conservation and Private Agricultural Conservation Easements; and (ii) all improvements serving the Project held in common with all parcel owners. The CC&Rs shall be submitted to the Department and County Counsel for review and approval as a condition prerequisite to recordation of the Final Map, and the County shall be named as a third party beneficiary with the right, without the obligation, for enforcing the terms and conditions thereof.
- h. If, prior to the Board action on the Final Map, the water or sewer entity in which the proposed subdivision is located declares its inability to permit new water or sewer connections and has so notified the County or is operating under a connection ban by the California Water Quality Control Board Central Coast Region, the Applicant shall submit to the County Surveyor an "exemption letter" from the appropriate water or sewer entity stating that the lots in the subdivision have been granted or qualify for an exemption from the entity's or Water Board's prohibition on new service connections, subject to the rules, regulations, resolutions, and ordinances of the entity under which the exemption was granted, or letters from the EHS and the Building & Safety Division of the Department stating that the lots in the subdivision will be served by an approved potable source of water and an approved private sewage disposal system.
- i. Prior to recordation of the Final Map, all public and private utility easements shall be shown on the Map at the locations and of widths required by the serving utilities. The Applicant shall submit to the County Surveyor a set of prints of the Final Map accompanied by a letter from

each utility and water and sewer district serving the property stating that the easements shown thereon are acceptable (Chapter 21, Sec. 21- 30; Ord. No. 2199, Sec. 13). All new utility lines that are proposed to serve the Property shall be placed underground at the Applicant's expense. The under grounding shall be to the nearest utility pole, and all utility plans shall be coordinated with the respective utility companies. Any obstruction within a utility easement which would interfere with the intended use of the easement shall be removed by the Applicant at Applicant's expense.

- j.** Except as may otherwise be provided in the Development Agreement for Inland Entitlements, approval of the Tentative Map shall expire 36 months after the Date of Final Action. As used herein, the term "Date of Final Action" shall mean the day upon which final action is taken on the entire Project by the local review authority having jurisdiction on the separate matters, effective immediately upon expiration of applicable appeal periods, if any. At the end of that time, the approval shall expire and become void unless otherwise provided in the Subdivision Map Act, Government Code §66452.6. Nothing in this condition shall provide for any expiration periods or time extensions of approvals inconsistent with the Subdivision Map Act.
- k.** The following language shall be included on the deeds recorded for lots resulting from an approved lot line adjustment: "This deed arises from the lot line adjustment and defines a single parcel within the meaning of California Civil Code Section 1093." Any document used to record the lot line adjustment shall include a statement that the document arises from a lot line adjustment that is intended to identify legal parcels.
- l.** Lot Line Adjustment Case Nos. 08LLA-00000-00010 and 00011, and Conditional Certificates of Compliance Case Nos. 08COC-00000-00001, 00002 and 00003 are approved subject to the following provisions: (i) development shall be limited and conform to that which concurrently approved for Land Use Permit No. 08LUP-00000-00466 and Coastal Development Permit Nos. 08CDP-00000-00098 through 00101, including all conditions applicable thereto; (ii) the form and content of the Maps and exhibits shall be subject to specification and approval by the County Surveyor; (iii) the actions shall not become effective until or unless the voluntary merger of lots comprising DP-17 have been completed; (iv) the actions not become effective until all required applications have been filed and accepted by the Department as necessary to undertake the Project, including the consent of all Property owners (e.g., Dos Pueblos Ranch and Santa Barbara Ranch, as appropriate); and (v) prior to and as a condition prerequisite to recordation, the Applicant shall identify the location of all abandoned oil well test sites within development envelopes, maintain a ten-foot separation between each site and all structures, and denote this

information on disclosure documents recorded on the affected lots. Furthermore, Lot Line Adjustment Case Nos. 08LLA-00000-00010 and 00011 shall not be accepted for recordation by the County Surveyor until: (i) the Conditional Certificates of Compliance are first accepted and recorded; and (ii) the voluntary merger associated with Lot Line Adjustment Case Nos. 08LLA-00000-00011 is completed.

2. Final Development Plans

- a.** The Final Development Plan Case No. 08DVP-00000-00024 shall not become effective until or unless: (i) all required applications have been filed and accepted by the Department as necessary to undertake the Project, including the consent of all Property owners (e.g., Dos Pueblos Ranch and Santa Barbara Ranch, as appropriate); and (ii) concurrent approval is granted and becomes effective for the Williamson Act Contract Modifications and Agricultural Conservation Easement Exchange (Case No. 05AGP-00000-00011), Comprehensive Plan Amendment (Case No. 03GPA-00000-00005) and Zoning Ordinance Amendment (Case Nos. 08ORD-00000-00009 and 03RZN-00000-00005). Approval of the Final Development Plan Case Nos. 03DVP-00000-00041 and 08DVP-00000-00025 shall not become effective until or unless: (i) all required applications have been filed and accepted by the Department as necessary to undertake the Project, including the consent of all Property owners (e.g., Dos Pueblos Ranch and Santa Barbara Ranch, as appropriate); and (ii) concurrent approval is granted and becomes effective for the Williamson Act Contract Modifications and Agricultural Conservation Easement Exchange (Case No. 05AGP-00000-00011), CLUP Amendment (Case No. 03GPA-00000-00006) and Zoning Ordinance Amendment (Case Nos. 08ORD-00000-00009 and 03RZN-00000-00006).
- b.** Except or unless indicated otherwise herein, all structures, roads, utilities, alternations and other facilities or features shall substantially conform to the geographic location, physical configuration, design attributes, and overall layout shown and described in the Exhibits referenced in the Project Description. No permits for development, including grading, shall be issued except in conformance with the approved Final Development Plan. Substantial conformity shall be determined by the Director in accordance with the provisions of the LUDC.
- c.** Existing features that serve to blend, obscure or otherwise substantially diminish visibility of proposed structures, as well as new features which serve as mitigation to accomplish the same outcome, shall be maintained in a continuous state of good condition and repair. Existing vegetation that serves to screen the proposed development shall not be altered in any manner that would increase the visibility of the development except

where: (i) such alteration is specifically allowed by the approved Development Plan; (ii) such alteration is performed under the direction of a licensed arborist; (iii) such alteration, if it involves tree removal, is determined necessary and appropriate by a licensed arborist for reasons of disease, death or similar circumstance; or (iv) is necessary to protect public health, safety or welfare (e.g., utility clearances, road safety, etc.) as determined by the Department in consultation with responsible agencies. In addition, any trees or significant vegetation (whether existing at time of development or added as a condition of approval) which are integral to demonstrating consistency with relevant visual resource policies of the Comprehensive Plan including the CLUP, and which subsequently die, shall be replaced with trees and vegetation of a comparable size, species and density that shall achieve the same or comparable visual effect within a reasonable period of time as determined by the BAR.

- d.** Preservation and maintenance of trees and vegetation on adjacent property, owned by parties other than the Applicant, that serve to blend, obscure or substantially diminish visibility of proposed structures on the applicant's property shall be the applicant's responsibility. Alternatively, the applicant shall create a comparable hedgerow on its property with trees and vegetation of a comparable size, species and density that shall, within five years, achieve the same or comparable visual effect that is presently served by trees and vegetation on adjacent property. Prior to granting Final Planning Approval for any aspect of an approved Final Development Plan, a Vegetative Hedgerow Plan shall be submitted for review and approval by the Department. The Vegetative Hedgerow Plan shall: (i) identify off-site trees and vegetation that are integral to the Project; (ii) specify the mechanism and arrangements by which to assure that off-site trees and vegetation are maintained in a continuous state of good condition and repair, in compliance with the standards set forth in Condition No. F.2.c.; and (3) provide a planting plan with appropriate security to create a comparable hedgerow on the site the proposed development.
- e.** The Final Development Plan shall expire five years after the Date of Final Action, or such later time as may be prescribed by one or more Development Agreements approved in connection with the Project. As used herein, the term "Date of Final Action" shall mean the day upon which: (i) the final action is taken on the Final Development Plan by the local Review Authority having jurisdiction on the separate matters, effective immediately upon expiration of applicable appeal periods, if any; and (ii) the approval of the Final Development Plan becomes effective by operation of Condition No. F.2.a. At the end of that time, the approval shall expire and become void unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the Applicant. The Review

Authority with jurisdiction over the Project may, upon good cause shown, grant a time extension for one year.

- f. If the Applicant requests a time extension for the Final Development Plan, the approval may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified Project impacts. Mitigation fees shall be those in effect at the time of Final Planning Approval.

3. Conditional Use Permits

- a. The Conditional Use Permit Nos. 08CUP-00000-00042 and 03CUP-00000-00082 shall not become effective until or unless: (i) all required applications have been filed and accepted by the Department as necessary to undertake the Project, including the consent of all Property owners (e.g., Dos Pueblos Ranch and Santa Barbara Ranch, as appropriate); and (ii) concurrent approval is granted and becomes effective for Final Development Plan Case No. 08DVP-00000-00024. Approval of the Conditions Use Permit Nos. 08CUP-00000-00043, 08CUP-00000-00045, 03CUP-00000-00081, 03CUP-00000-00083, 08CUP-00000-00044, 08CUP-00000-00060 and 08CUP-00000-00061 shall not become effective until or unless: (i) all required applications have been filed and accepted by the Department as necessary to undertake the Project, including the consent of all Property owners (e.g., Dos Pueblos Ranch and Santa Barbara Ranch, as appropriate); and (ii) concurrent approval is granted and becomes effective for Final Development Plan Case No. 03DVP-00000-00041.
- b. The Conditional Use Permit is not valid until Final Planning Approval for the development and/or use associated with such Permit has been obtained. Failure to obtain said Final Planning Approval shall render the Conditional Use Permit null and void. Upon obtaining Final Planning Approval, the Conditional Use Permit shall be valid. The effective date of the Conditional Use Permit shall be the date of expiration of applicable appeal periods, or if appealed, the date of action by the Board.
- c. If the Review Authority determines at a noticed public hearing that the Applicant is not in compliance with the Conditions of Approval, the Review Authority is empowered, in addition to revoking the approval, to amend, alter, delete, or add conditions to the Conditional Use Permit. Any use authorized by the Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Final Planning Approval issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit.

Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit.

- d. The Applicant's acceptance of the Conditional Use Permit and/or commencement of construction and/or operations under the Permit shall be deemed acceptance of all conditions of the Permit by the Applicant. Construction and/or use authorized under the Conditional Use Permit shall commence with 18 months of the Date of Final Action, or such later time as may be prescribed by one or more Development Agreements approved in connection with the Project. As used herein, the term "Date of Final Action" shall mean the day upon which final action is taken on the entire Project by the local Review Authority having jurisdiction on the separate matters, effective immediately upon expiration of applicable appeal periods, if any. Construction or use cannot commence until Final Planning Approval has been granted. Failure to commence the construction and/or use pursuant to a valid Final Planning Approval shall render the Conditional Use Permit null and void.
- e. Except as otherwise provided herein, this approval shall become null and void and automatically revoked if use of the land, building or improvements resulting from construction of the Permit is discontinued for more than one year. Said time may be extended by the review authority having jurisdiction one time for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with the County prior to the expiration date.
- f. All time limits may be extended by the Review Authority for good cause shown, or as otherwise stipulated in one or more Development Agreements approved in connection with the Project, provided a written request, including a statement of reasons for the time limit extension request is filed with the Department prior to the expiration date. If the Applicant requests a time extension for the Conditional Use Permit, the Permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified Project impacts. Mitigation fees shall be those in effect at the time of Final Planning Approval.

4. Coastal Development and Land Use Permits

- a. Subject to alternate terms and conditions that might be stipulated in one or more Development Agreements approved in connection with the Project, the Board's approval of the Permit shall expire one year from the date of approval or, if appealed, the date of action by the Board or the California Coastal Commission on the appeal (whichever applies) if the Permit for use, building or structure permit has not been issued. The Applicant's

acceptance of the Permit and/or commencement of construction and/or operations under the Permit shall be deemed acceptance of all Conditions of Approval by the Applicant.

- b.** No Final Planning Approval shall be granted for any Coastal Development Permit approved in connection with Final Development Plan Nos. 03DVP-00000-00041 and 08DVP-00000-00025 until: (i) the Applicant has offered to dedicate the frontage of land which is owns from the edge of bluff seaward to the Property line in a form acceptable to the Department and County Counsel; and (ii) all required applications have been filed and accepted by the Department as necessary to undertake development pursuant to each such Permit, including the consent of all Property owners (e.g., Dos Pueblos Ranch and Santa Barbara Ranch, as appropriate).
- c.** The use and/or construction of structures and improvements authorized by this approval cannot commence until the Permit and necessary Building Permits have been issued. Prior to Final Planning Approval, all of the Conditions of Approval that are required to be satisfied in connection with the Coastal Development Permit and/or Land Use Permit as applicable must be accomplished. Plans accompanying this Permit shall contain all applicable Conditions of Approval.
- d.** No permits for development, including grading, shall be issued prior to recordation of the Vesting Tentative Tract Map, Notice of Merger, Lot Line Adjustments and/or Conditional Certificates of Compliance to which such development pertains. As a condition prerequisite to obtaining Final Planning Approval for individual Land Use Permits and Coastal Development Permits, the Applicant shall obtain Preliminary and Final Design Review approval from BAR.
- e.** All building construction shall be designed and performed in accordance with the currently adopted Uniform Building Code, National Electric Code, Uniform Plumbing and Mechanical Codes, and all other appropriate sections of the Santa Barbara Code, State of California energy conservation standards and Title 24 handicap accessibility standards. All necessary plans and documentation shall be submitted at time of plan check including, but not limited to, complete architectural plans and appropriate engineering calculations prepared by a California Licensed Architect or Engineer.
- f.** Subject to the provisions of one or more Development Agreements approved as part of the Project, the Applicant shall pay all fees including outstanding balances for processing by the County, development impact mitigation fees, water connection fees, sewer fees, school fees, and any additional processing deposits as required prior to Final Planning Approval.

- g.** The Permit shall be subject to all Conditions of Approval that govern discretionary actions to which the Permit is tied (i.e., Final Development Plans, Conditional Use Permits, etc.) including conditions that are applied to such discretionary actions after the approval of the Permit but prior to Final Planning Approval.
- h.** Materials stockpiled on Lot 51 in association with the development of Lot 132 may be utilized in connection with the Project, or in the alternative, shall be removed the Property and lawfully disposed in manner consistent with the County Code. In either event, the stockpile shall be eliminated prior to occupancy of any dwelling constructed on Lot 51.

G. COUNTY RULES & REGULATIONS/LEGAL REQUIREMENTS

1. Additional Permits and Approvals Required

- a.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the Applicant shall obtain Final Planning Approval from the Department. Before any Final Planning Approval will be issued by the Department, the Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Applicant has satisfied all pre-construction conditions. A form for such clearance is available from the Department.
- b.** A recorded Notice to Property Owner document is necessary to ensure disclosure and compliance with the Conditions of Approval. The property owner shall sign and record the document as a condition precedent to obtaining Final Planning Approval.

2. Warrantees and Guaranties

- a.** As a condition requisite to granting Final Planning Approval for any aspect of the Project, the Applicant shall sign and record an Agreement to Comply with Conditions on a form acceptable to the Department. No work shall commence until the Applicant has provided evidence to the Department that the Agreement has been recorded on the Property.
- b.** Two performance securities shall be provided by the Applicant as a condition precedent to obtaining Final Planning Approval, one equal to the value of installation of all items listed in section (a) below (labor and materials) and one equal to the value of maintenance and/or replacement of the items listed in section (a) for five years of maintenance of the items. The amounts shall be agreed to by the Department. Changes to approved landscape plans may require a substantial conformity determination or an

approved change to the plan. The installation security shall be released upon satisfactory installation of all items in section (a). If plants and irrigation (and/or any items listed in section (a) below) have been established and maintained, the Department may release the maintenance security three years after installation. If such maintenance has not occurred, the plants or improvements shall be replaced and the security held for another year. If the Applicant fails to either install or maintain according to the approved plan, the Department may collect security and complete work on property. The installation security shall guarantee compliance with the approved landscape plan. Upon completion and release of security, landscaping shall be maintained for the life of the Project.

3. Monitoring and Enforcement

- a.** The Applicant shall ensure that the Project complies with all approved plans and Conditions of Approval including those which must be monitored after the Project is built and occupied. To accomplish this the Applicant agrees to:
- (1)** Contact the Department compliance staff as soon as possible after Project approval to provide the name and phone number of the future contact person for the Project and give estimated dates for future Project activities.
 - (2)** Contact the Department compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting with the owner, compliance staff, other agency personnel and with key construction personnel.
 - (3)** Pay fees prior to Final Planning Approval as authorized under ordinance and fee schedules to cover full costs of monitoring as described above and as required by Condition No. C.4., including costs for the Department to hire and manage outside consultants when deemed necessary by the Department staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Applicant shall comply with the Department recommendations to bring the Project into compliance. The decision of the Director shall be final in the event of a dispute.
- b.** Any substantial change of use in the proposed building or structure shall be subject to environmental analysis and appropriate review by the County including building code compliance.

4. Miscellaneous Provisions

- a.** All Conditions of Approval shall be printed in their entirety on applicable pages of grading, construction and building plans. These shall be graphically illustrated where feasible.
- b.** Any unnamed road within the Project boundary or unnamed road from which the Project site takes access shall be named in accordance with the Chapter 35.76 of the LUDC as a condition precedent to obtaining Final Planning Approval.
- c.** The Applicant shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Project. In the event that the County fails promptly to notify the Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
- d.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire Project shall be reviewed by the County and substitute conditions may be imposed.

CONDITIONS OF APPROVAL

PRELIMINARY DRAFT
SANTA BARBARA COUNTY

SANTA BARBARA RANCH PROJECT

TABLES

TABLE 1 Conditions of Approval	A	B	C	D																		
	All	All	All	1.a.	1.b.	1.c.	1.d.	1.e.	2.a.	2.b.	2.c.	2.d.	2.e.	3.a.	3.b.	3.c.	3.d.	3.e.	4.a.	4.b.	4.c.	
WA-ACE Easement Exchange																						
05AGP-00000-00011	X	X	X											X		X	X		X			
Conditional Certificates of Compliance																						
08COC-00000-00001 through 00003	X	X	X											X								
Lot Line Adjustments																						
08LLA-00000-00010 and 00011	X	X	X											X					X			
Vesting Tentative Tract Map																						
08TRM-00000-00006	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	X		X		X	X
08DVP-00000-00025 Cal Trans	X	X	X	X	X	X	X	X	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	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			
08CUP-00000-00061 Coastal STP	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			
03CUP-00000-00082 STP Inland	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			
Minor Conditional Use Permits																						
08CUP-00000-00042 Inland Infrastr.	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			
08CUP-00000-00045 Coastal Infrastr.	X	X	X	X					X	X	X	X	X	X		X	X		X			
08CUP-00000-00081 Employee Dup.	X	X	X	X	X	X	X		X	X	X	X	X	X		X	X		X			
Coastal Development Permits																						
08CUP-00000-00080 Inland Infrastr.	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
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	X
08CDP-00000-00098 through 00101 DPR Coastal Homes	X	X	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			X
08CDP-00000-00121 Coastal Access	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	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		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
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		X	X
08LUP-00000-00466 DRP Inland Lot	X	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	X
03LUP-00000-00739 Stockpiling				X																		

TABLE 1 Conditions of Approval	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	
Lot Mergers																						
Vesting Tentative Tract Map																						
08TRM-00000-00006	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	
03DVP-00000-00041 Coastal	X	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	
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 Coastal Infrastr.	X			X	X		X	X	X		X	X	X	X	X	X	X	X		X	X	
08CUP-00000-00081 Employee Dup.	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	
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	
08CDP-00000-00098 through 00101 DPR Coastal Homes	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	
08CDP-00000-00122 Hwy Interchange	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	
03CDP-00000-00081 Employee Dup.	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	
03LUP-00000-00344 Inland Infrastr.	X						X	X	X		X	X	X	X	X	X	X	X		X	X	
03LUP-00000-00739 Stockpiling																						

TABLE 1 Conditions of Approval	E						F															
	5.a.	5.b.	5.c.	6.a.	6.b.	6.c.	1.a.	1.b.	1.c.	1.d.	1.e.	1.f.	1.g.	1.h.	1.i.	1.j.	1.k.	1.l.	2.a.	2.b.	2.c.	
WA-ACE Easement Exchange																						
05AGP-00000-00011																						
Conditional Certificates of Compliance																						
08COC-00000-00001 through 00003																			X			
Lot Line Adjustments																						
08LLA-00000-00010 and 00011																	X	X				
Lot Mergers																						
Vesting Tentative Tract Map																						
08TRM-00000-00006			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	
08DVP-00000-00025 Cal Trans																				X	X	
03DVP-00000-00041 Coastal	X	X	X	X	X	X														X	X	
Major Conditional Use Permits																						
08CUP-00000-00060 Coastal Trail	X	X																		X	X	
08CUP-00000-00061 Coastal STP	X	X		X		X														X	X	
08CUP-00000-00044 Equestrian Fac.	X	X		X	X	X														X	X	
03CUP-00000-00082 STP Inland				X		X														X	X	
03CUP-00000-00083 Water Treatment	X	X		X		X														X	X	
Minor Conditional Use Permits																						
08CUP-00000-00042 Inland Infrastr.				X		X														X	X	
08CUP-00000-00043 Coastal Infrastr.	X	X		X		X														X	X	
08CUP-00000-00045 Coastal Infrastr.	X	X		X		X														X	X	
08CUP-00000-00081 Employee Dup.	X	X	X	X		X														X	X	
Coastal Development Permits																					X	
08CUP-00000-00080 Inland Infrastr.	X	X		X		X														X	X	
08CUP-00000-00081 Coastal Infrastr.	X	X		X		X														X	X	
08CDP-00000-00082 through 00097 SBR Coastal Homes	X	X	X	X		X														X	X	
08CDP-00000-00098 through 00101 DPR Coastal Homes			X																			
08CDP-00000-00120 Equestrian Fac.	X	X		X	X	X														X	X	
08CDP-00000-00121 Coastal Access	X	X		X		X														X	X	
08CDP-00000-00122 Hwy Interchange	X	X																		X	X	
08CDP-00000-00123 Accessory Strs.	X	X		X		X														X	X	
03CDP-00000-00081 Employee Dup.	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	
08LUP-00000-00466 DRP Inland Lot			X																			
03LUP-00000-00344 Inland Infrastr.				X		X														X	X	
03LUP-00000-00739 Stockpiling																						

TABLE 1 Conditions of Approval	F														G							
	2.d.	2.e.	2.f.	3.a.	3.b.	3.c.	3.d.	3.e.	3.f.	4.a.	4.b.	4.c.	4.d.	4.e.	4.f.	4.g.	1.a.	1.b.	2.a.	2.b.	3.a.	
WA-ACE Easement Exchange																						
05AGP-00000-00011																						
Conditional Certificates of Compliance																						
08COC-00000-00001 through 00003																	X	X				
Lot Line Adjustments																						
08LLA-00000-00010 and 00011																	X	X	X	X	X	X
Lot Mergers																						
Vesting Tentative Tract Map																						
08TRM-00000-00006																	X	X	X	X	X	X
Final Development Plans																						
08DVP-00000-00024 Inland	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
Major Conditional Use Permits																						
08CUP-00000-00060 Coastal Trail	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
08CUP-00000-00044 Equestrian Fac.	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
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
08CUP-00000-00045 Coastal Infrastr.	X			X	X	X	X	X	X						X		X	X	X	X	X	X
08CUP-00000-00081 Employee Dup.	X			X	X	X	X	X	X						X		X	X	X	X	X	X
Coastal Development Permits																						
08CUP-00000-00080 Inland Infrastr.	X			X	X	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	X	X	X
08CDP-00000-00082 through 00097 SBR Coastal Homes	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
08CDP-00000-00120 Equestrian Fac.	X			X	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	X	X	X
08CDP-00000-00122 Hwy Interchange	X			X	X	X	X	X	X	X	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
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
08LUP-00000-00466 DRP Inland Lot										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	X	X	X
03LUP-00000-00739 Stockpiling										X		X	X	X	X	X	X	X	X	X	X	X

TABLE 1 Conditions of Approval	G																						
	3.b.	4.a.	4.b.	4.c.	4.d.																		
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																		
Lot Mergers																							
Vesting Tentative Tract Map																							
08TRM-00000-00006	X	X	X	X	X																		
Final Development Plans																							
08DVP-00000-00024 Inland	X	X	X	X	X																		
08DVP-00000-00025 Cal Trans	X	X	X	X	X																		
03DVP-00000-00041 Coastal	X	X	X	X	X																		
Major Conditional Use Permits																							
08CUP-00000-00060 Coastal Trail	X	X	X	X	X																		
08CUP-00000-00061 Coastal STP	X	X	X	X	X																		
08CUP-00000-00044 Equestrian Fac.	X	X	X	X	X																		
03CUP-00000-00082 STP Inland	X	X	X	X	X																		
03CUP-00000-00083 Water Treatment	X	X	X	X	X																		
Minor Conditional Use Permits																							
08CUP-00000-00042 Inland Infrastr.	X	X	X	X	X																		
08CUP-00000-00043 Coastal Infrastr.	X	X	X	X	X																		
08CUP-00000-00045 Coastal Infrastr.	X	X	X	X	X																		
08CUP-00000-00081 Employee Dup.	X	X	X	X	X																		
Coastal Development Permits																							
08CUP-00000-00080 Inland Infrastr.	X	X	X	X	X																		
08CUP-00000-00081 Coastal Infrastr.	X	X	X	X	X																		
08CDP-00000-00082 through 00097 SBR Coastal Homes	X	X	X	X	X																		
08CDP-00000-00098 through 00101 DPR Coastal Homes	X	X	X	X	X																		
08CDP-00000-00120 Equestrian Fac.	X	X	X	X	X																		
08CDP-00000-00121 Coastal Access	X	X	X	X	X																		
08CDP-00000-00122 Hwy Interchange	X	X	X	X	X																		
08CDP-00000-00123 Accessory Strs.	X	X	X	X	X																		
03CDP-00000-00081 Employee Dup.	X	X	X	X	X																		
Land Use Permits																							
08LUP-00000-00416 through 00465 Inland SBR/DRP Homes	X	X	X	X	X																		
08LUP-00000-00466 DRP Inland Lot	X	X	X	X	X																		
03LUP-00000-00344 Inland Infrastr.	X	X	X	X	X																		
03LUP-00000-00739 Stockpiling	X	X	X	X	X																		

Note: Refer to the Mitigation Monitoring and Reporting Program to determine the applicability of Conditions of Approval, Paragraph C, to the individual permits and entitlements.

**Table 2
Development Parameters**

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Lot # (See Exhibit 1)	Lot Area (Acres)	Earthwork (Cubic Yards)	Dwelling (Max. Size; Gross Sq. Ft.)	Guest House (Max. Size; Gross Sq. Ft.)	Garage (Max. Size; Gross Sq. Ft.)	Accessory Structures (Max. Size; Gross Sq.Ft.)
12	8.09		10,000		886	
35	10.34		10,000	800	1,241	
39	11.88		10,000	800	1,367	
41	10.03		7,500	800	731	3,338
42	7.39		7,500	800	813	2,067
43	4.69		7,500	800	830	2,067
49	21.34		7,500		715	
50	3.8		7,500	800	891	
51	3.81		7,500	800	1,508	
63	13.13		10,000	800	1,613	
66	14.38		10,000	800	1,198	
69	10.03		7,500		946	2,067
70	7.39		7,500	800	1,387	843
71	12.68		7,500	800	710	1,272
91	15.27		10,000	800	1,127	
93	15.4		10,000	800	1,200	
97	37.47		10,000	800	1,249	20,608
104	3.8		7,500		547	
105	3.8		7,500		814	
108	3.8		7,500	800	1,289	
119	15.06		10,000	800	1,665	284
122	14.95		10,000	800	981	839
134	3.8		7,500	800	885	
135	7.6		7,500	800	977	
185	10.23		7,500	800	1,049	
201	6.97		7,500	800	1,172	
202	9.60		7,500	800	1,196	
203	6.28		7,500	800	840	
204	5.82		7,500	800	1,508	
205	3.18		7,500	800	589	
206	3.11		7,500		814	
207	3.29		7,500	800	977	
208	4.71		7,500	800	885	
209	13.79		7,500	800	807	
210	19.77		7,500		1,327	
211	7.76		7,500		450	
212	10.20		7,500	800	720	
213	4.02		7,500	800	1,303	
214A	11.43		7,500	800	807	
214B	8.06		7,500	800	967	

**Table 2
Development Parameters**

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Lot # (See Exhibit 1)	Lot Area (Acres)	Earthwork (Cubic Yards)	Dwelling (Max. Size; Gross Sq. Ft.)	Guest House (Max. Size; Gross Sq. Ft.)	Garage (Max. Size; Gross Sq. Ft.)	Accessory Structures (Max. Size; Gross Sq. Ft.)
215	4.12		7,500	800	991	
216	4.67		7,500	800	670	
107A	3.80		7,500		693	
DP-1A	5.00		7,500	800	726	
DP-1B	5.19		7,500	800	967	
DP-1C	5.53		7,500	800	967	
DP-10A	5.74		7,500	800	937	
DP-10B	5.00		7,500	800	967	
DP10C	289.25		N/A			
DP-11	2003		N/A			
DP-12	20.63		7,500	800	710	3,339
DP-13	40.55		7,500	800	885	
DP-15	34.63		7,500		715	
DP-16	16.98		7,500	800	875	
DP-2A	5.16		7,500	800	981	583
DP-2B	5.00		7,500	800	967	
DP-2C	5.01		7,500	800	967	
DP-20	15.02		7,500	800	885	
DP-3A	9.73		7,500	800	1,508	
DP-3B	6.85		7,500	800	967	
DP-4	21.30		7,500	800	1,031	
DP-5A	6.57		7,500	800	1,198	
DP-5B	5.63		7,500	800	967	
DP-5C	3.67		7,500	800	967	
DP-5D	8.25		7,500	800	967	
DP-6A	5.12		7,500	800	927	
DP-6B	5.60		7,500	800	967	
DP-7A	5.00		7,500	800	977	
DP-7B	5.00		7,500	800	967	
DP-8A	5.01		7,500	800	1,049	
DP-8B	5.03		7,500	800	967	
DP-9A	7.18		7,500	800	885	
DP-9B	5.20		7,500	800	967	
Total		295,000 Cut 175,000 Fill				

**Table 3
Inventory of Existing Buildings**

Lot #	Structure Description	Bldg. Sq. Ft.	Construction Date
DP-10C	Lake Cabin	600	Unknown
DP-11	Reservoir (2)	n.a.	Unknown
	Barns/Corals	Unknown	Unknown
	Employee House 1-North	1,385	Unknown
	Employee House 2-North	4,530	Unknown
	Employee House 3-North	1,980	Unknown
	Employee House 4-North	2,590	Unknown
	Employee House 5-North	1,370	Unknown
DP-12	None	n.a.	n.a.
DP-13	Metal Working Shop (Truck Garage)	4,599	1918
	New Maintenance Garage (Shop) (2)	5,055	1967
	Old Maintenance Garage (Shop)	4,630	1918
	West Horse Stable	5,375	Unknown
	East Horse Stable	8,615	1924
	Storage Barn No. 1 (Feed Storage)	1,665	1924
	Storage Barn No. 2 (Feed Storage)	1,620	1924
	Feed Mill Buildings (3)	780	Unknown
	Storage Shed/Maintenance Garage	11,975	1918
DP-14	Office	1,490	1926
	Gardens	n.a.	n.a.
	Guest Apts (2) Garage	2,595	1924
	Casa Grande (Main Residence; First Floor Only)	3,870	1924
	Storage Shed	1,070	1954
DP-15	Long Garage No. 1 & Shed	2,095	Unknown
	Boarding House (Ranch No. 1)	4,359	1926
	Residence (Ranch No. 2)	878	Unknown
	Residence (Ranch No. 5)	1,050	Unknown
	Duplex (Ranch Nos. 6 & 7)	1,732	1930
	Duplex (Ranch Nos. 8 & 9)	1,732	1930
	Long Garage No. 2	1,120	Unknown
	Residence (Ranch No. 10)	1,050	Unknown
	Nicolas A. Den Adobe Features	878	Unknown
	Mobile Home Trailers (3)	2,390	Unknown
DP-16	Dos Pueblos Creek Bridge	n.a.	Unknown
	Employee House No. 12	3,470	Unknown
DP-17	Meatpacking Building & Garage (Meat House)	1,980	1947
	Pump House	88	1924
	Milking Barn & Silos (Dairy Barn)	3,320	1924
	Shop Building	1,180	Unknown
	Calving Barn (Bull Stalls)	5,415	1930
	Three Small Barns	6,000	Unknown
	Hay Barn	1,950	1924
	Historic El Camino Real & Stage Coach Road Fragment	n.a.	Unknown
	Employee House No. 11	832	1926
	Aquaculture Facilities (Hatchery)	3,340	1992
	Employee Trailer 4	1,250	Unknown
	X-Mas Tree Office	490	Unknown
DP-20	None	n.a.	n.a.

CONDITIONS OF APPROVAL

PRELIMINARY DRAFT
SANTA BARBARA COUNTY

SANTA BARBARA RANCH PROJECT

EXHIBITS

EXHIBIT 1A

NAPLES TOWNSITE DESIGNATION Comprehensive Plan, Coastal Land Use Plan and Zoning Map Amendments

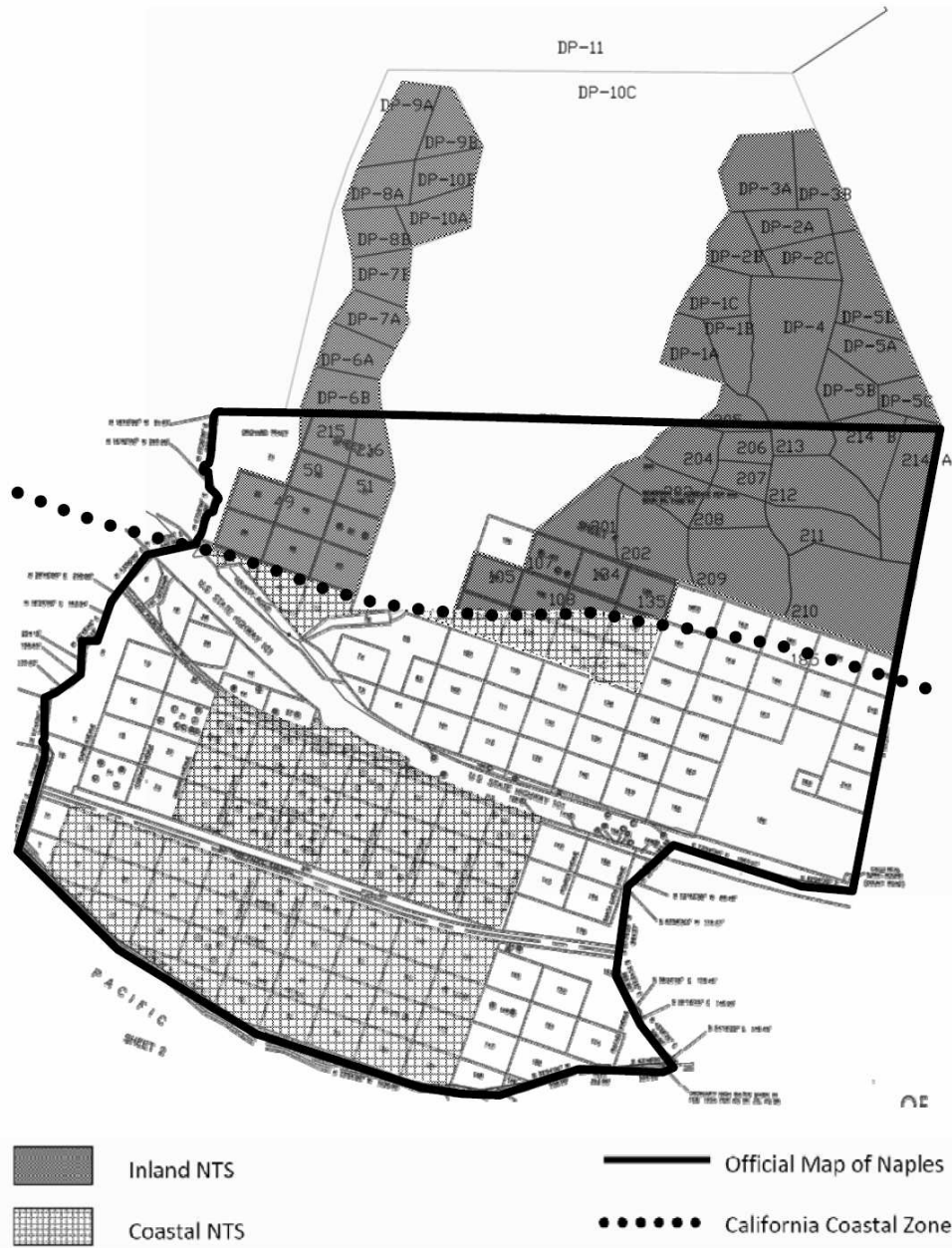


EXHIBIT 1B

DEVELOPMENT AGREEMENTS AND SPECIAL PROBLEMS AREA

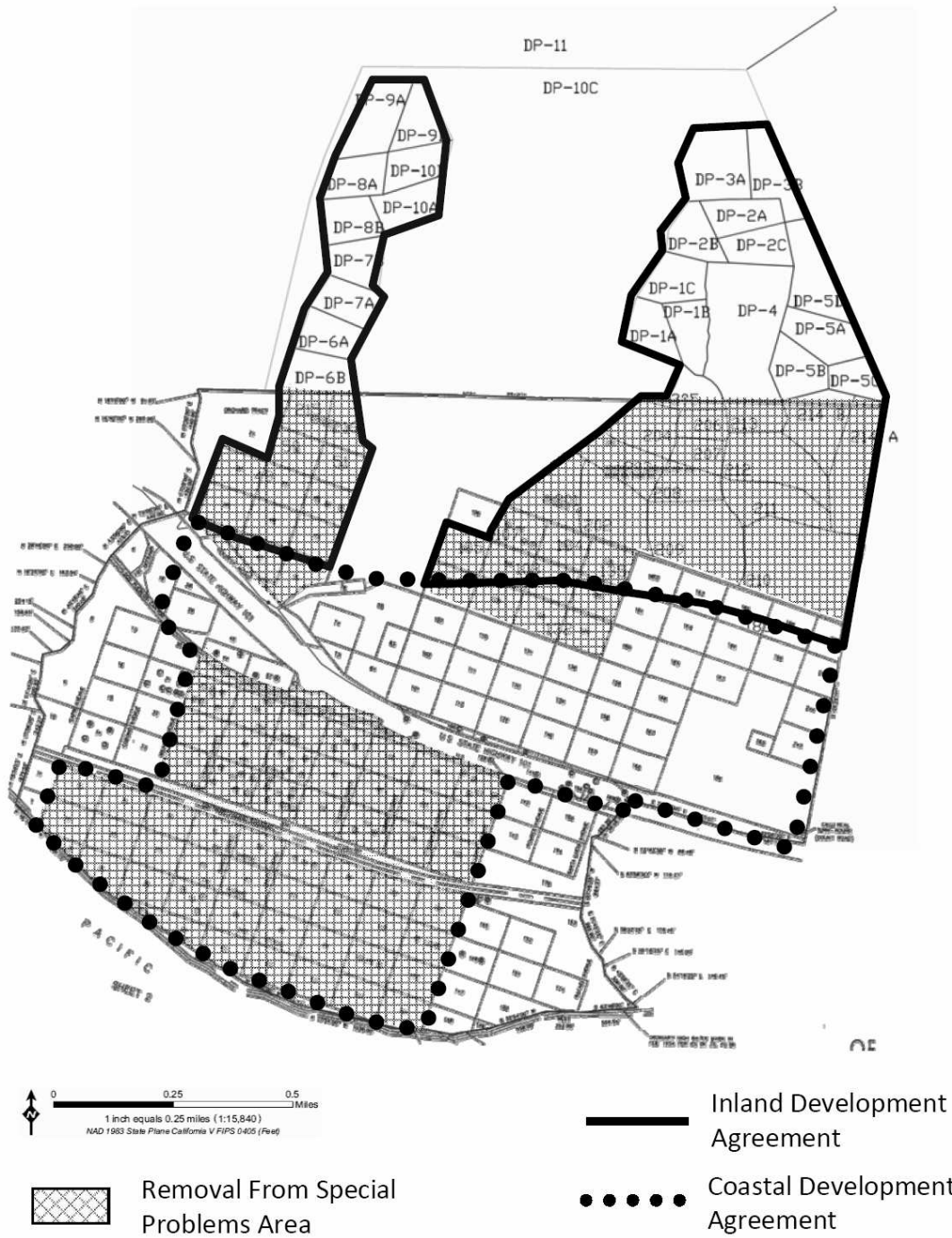
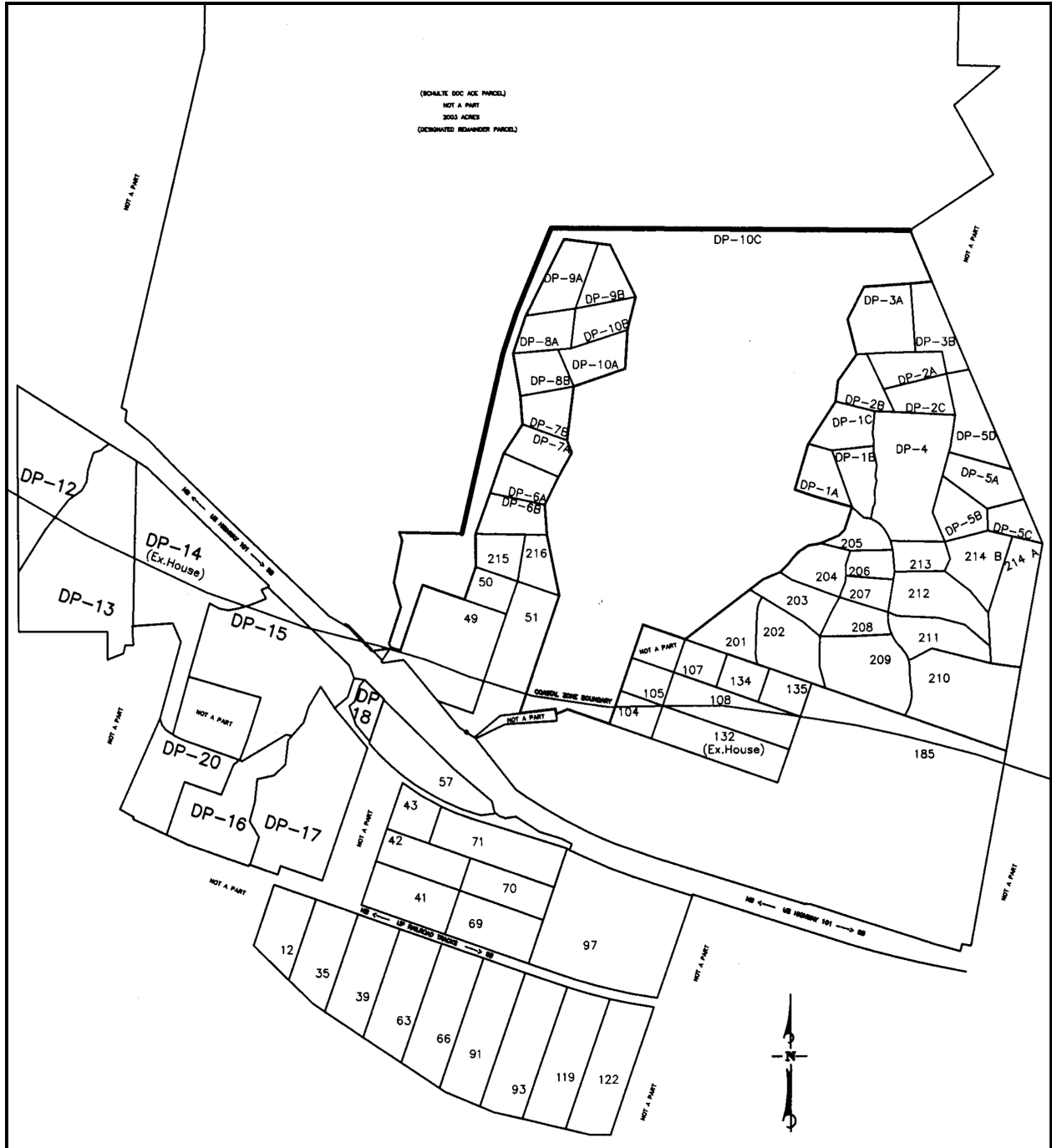
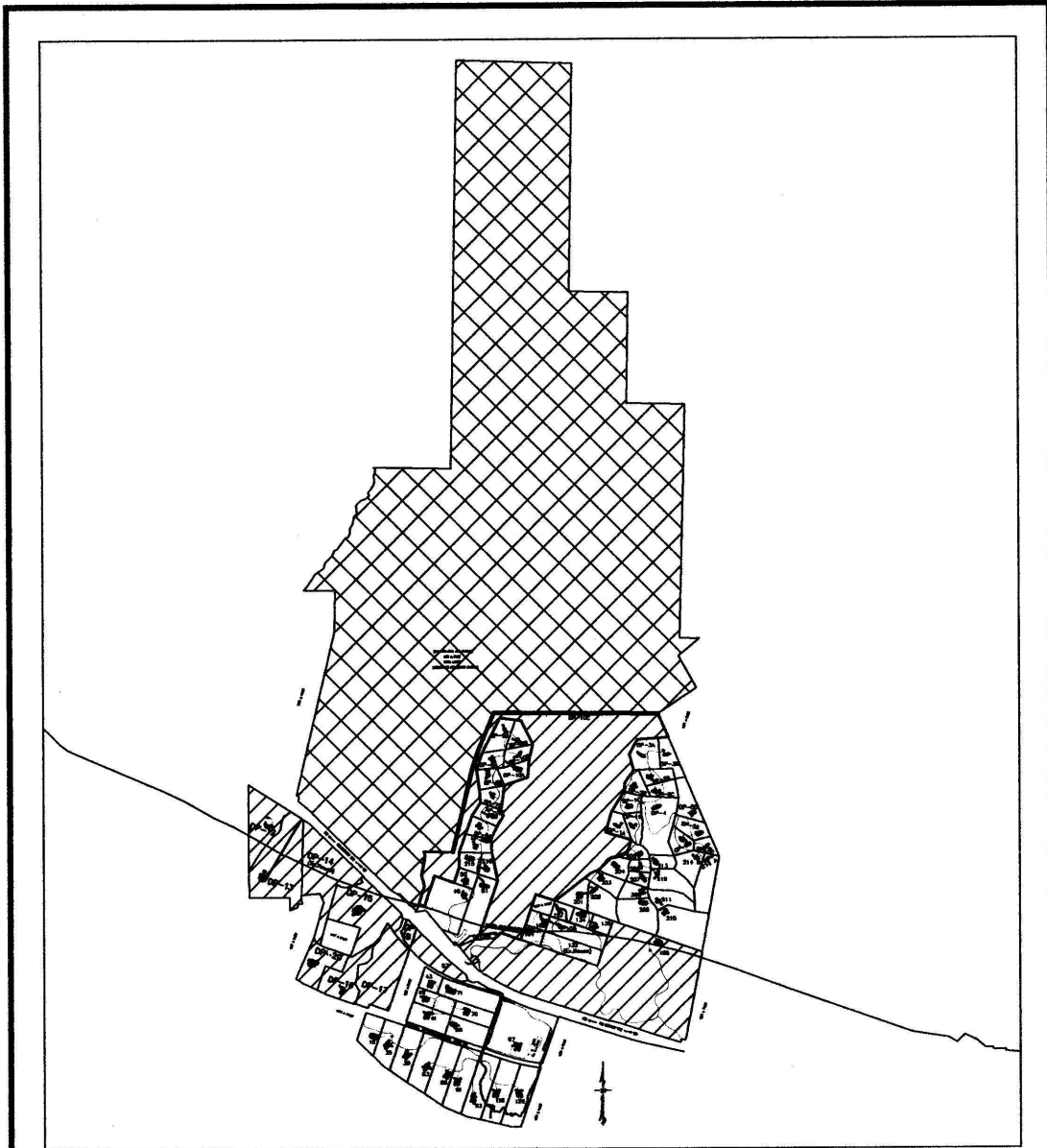


EXHIBIT 2 Lot Identification





3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611

P.N. 01-003.03



AGRICULTURAL CONSERVATION EASEMENT



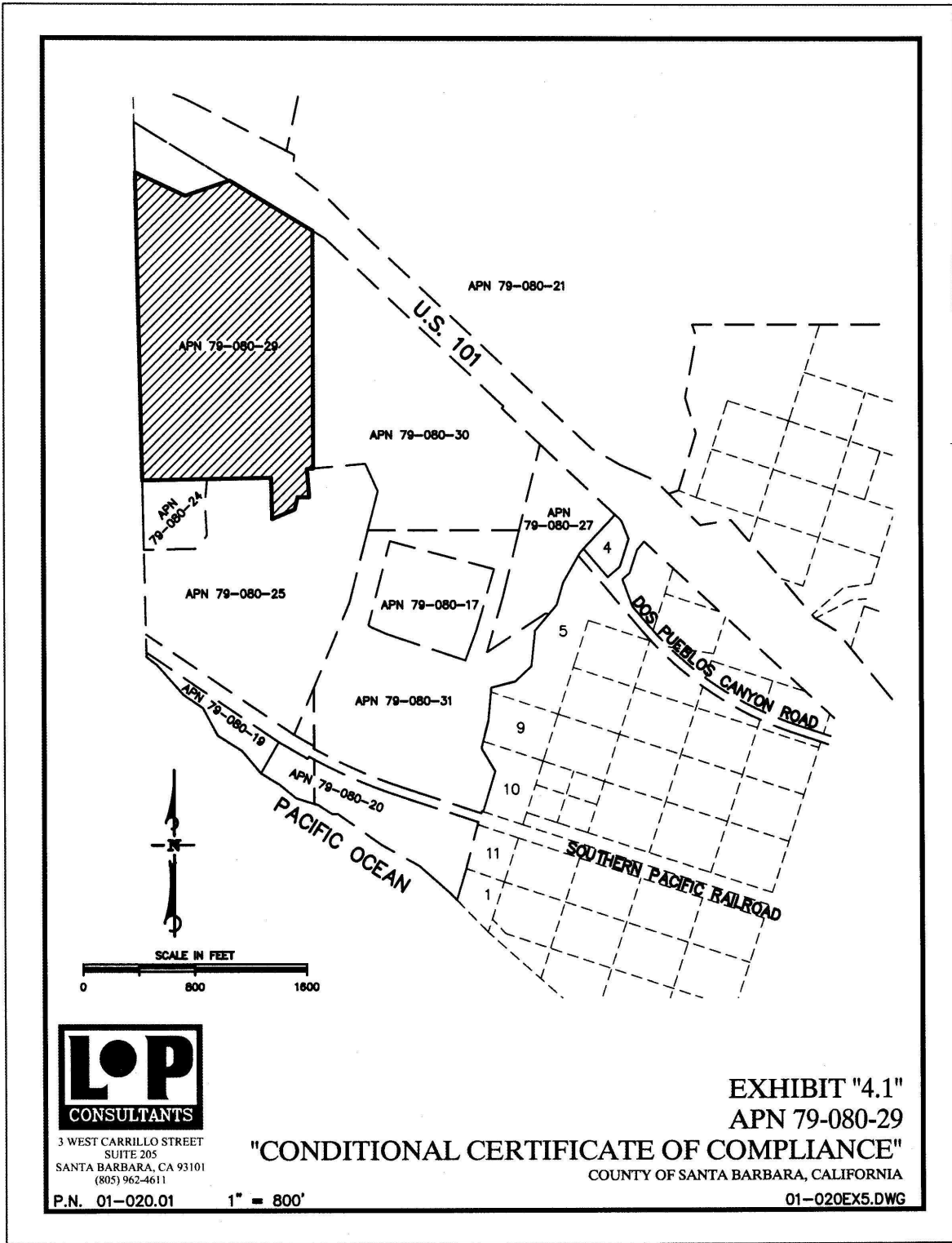
AGRICULTURAL CONSERVATION EASEMENT AND
REPLACEMENT WILLIAMSON ACT

EXHIBIT "3 "
"WILLIAMSON ACT AND
AGRICULTURAL CONSERVATION EASEMENT"

COUNTY OF SANTA BARBARA, CA

1" = 3000'

ALT 1B PARCELS...07-2008



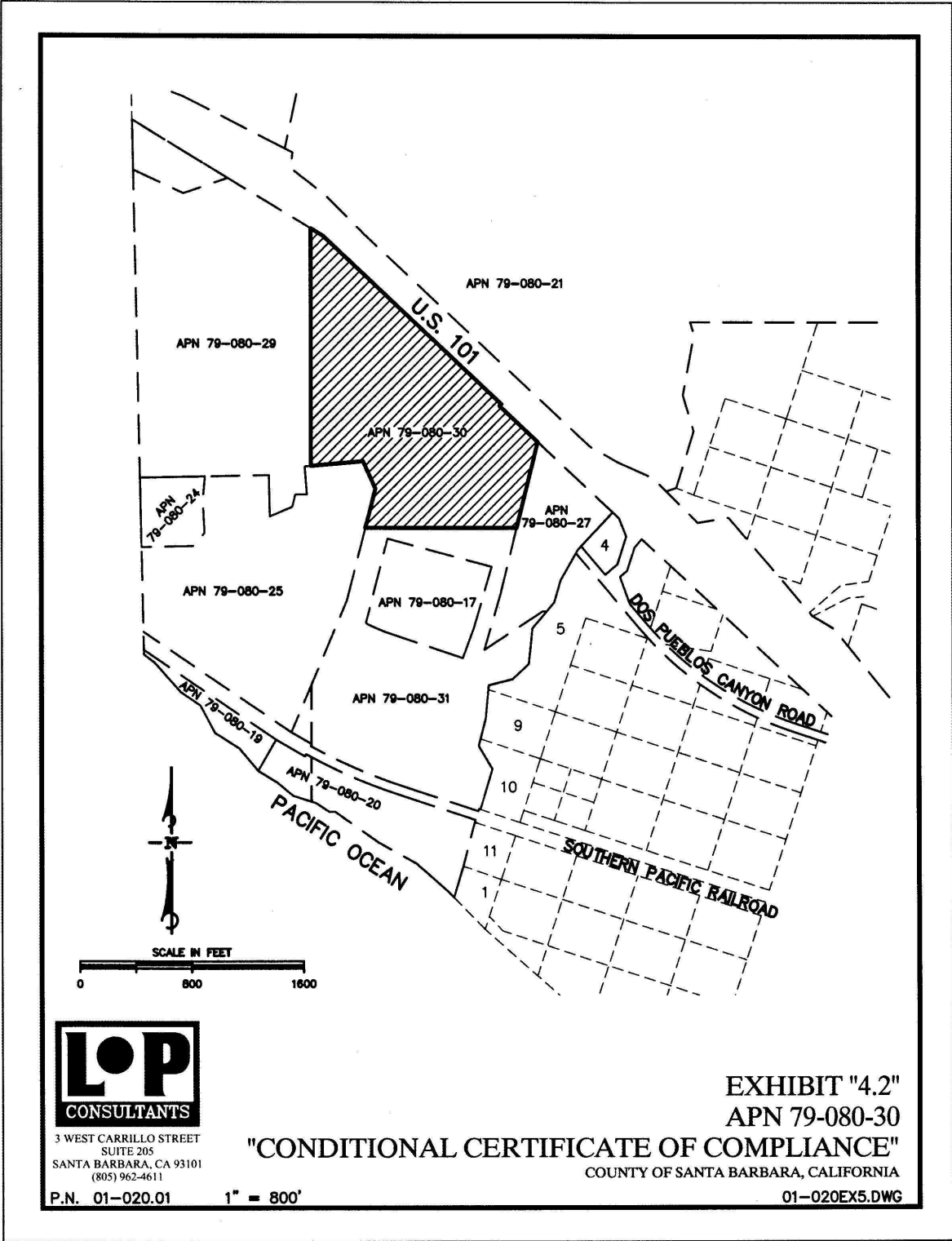
3 WEST CARRILLO STREET
 SUITE 205
 SANTA BARBARA, CA 93101
 (805) 962-4611

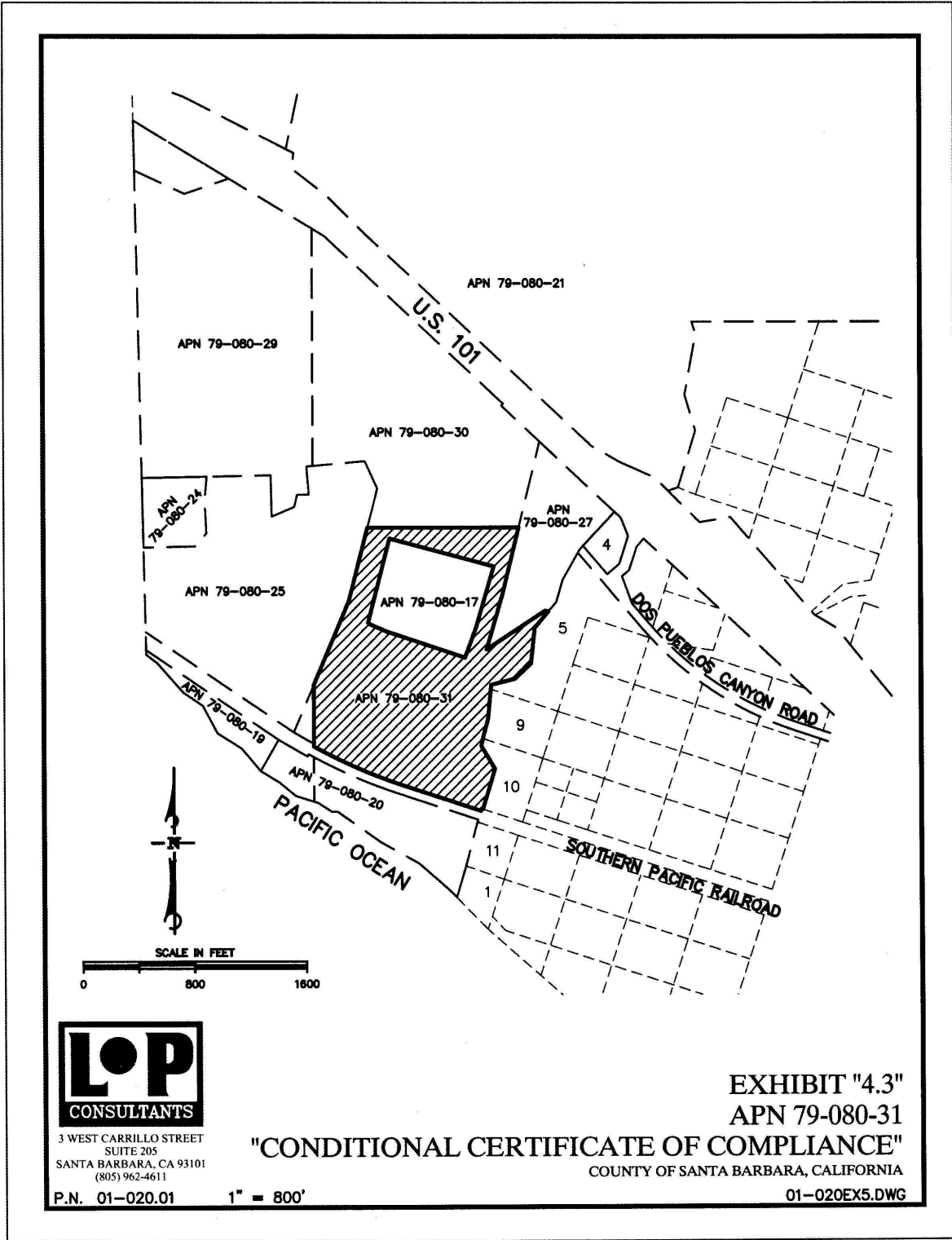
P.N. 01-020.01

1" = 800'

EXHIBIT "4.1"
APN 79-080-29
"CONDITIONAL CERTIFICATE OF COMPLIANCE"
 COUNTY OF SANTA BARBARA, CALIFORNIA

01-020EX5.DWG





3 WEST CARRILLO STREET
 SUITE 205
 SANTA BARBARA, CA 93101
 (805) 962-4611

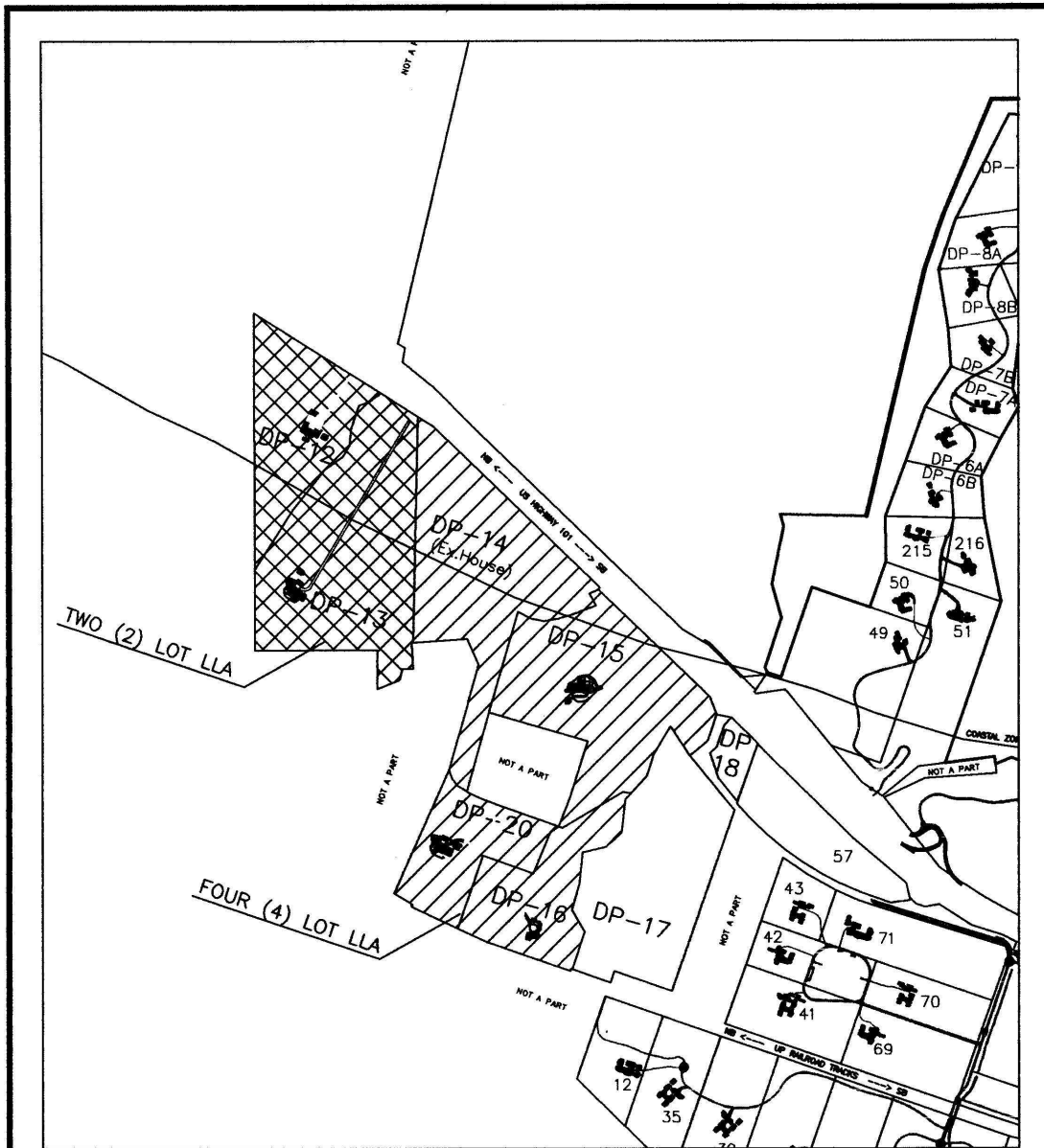
P.N. 01-020.01

1" = 800'

EXHIBIT "4.3"
APN 79-080-31
"CONDITIONAL CERTIFICATE OF COMPLIANCE"

COUNTY OF SANTA BARBARA, CALIFORNIA

01-020EX5.DWG

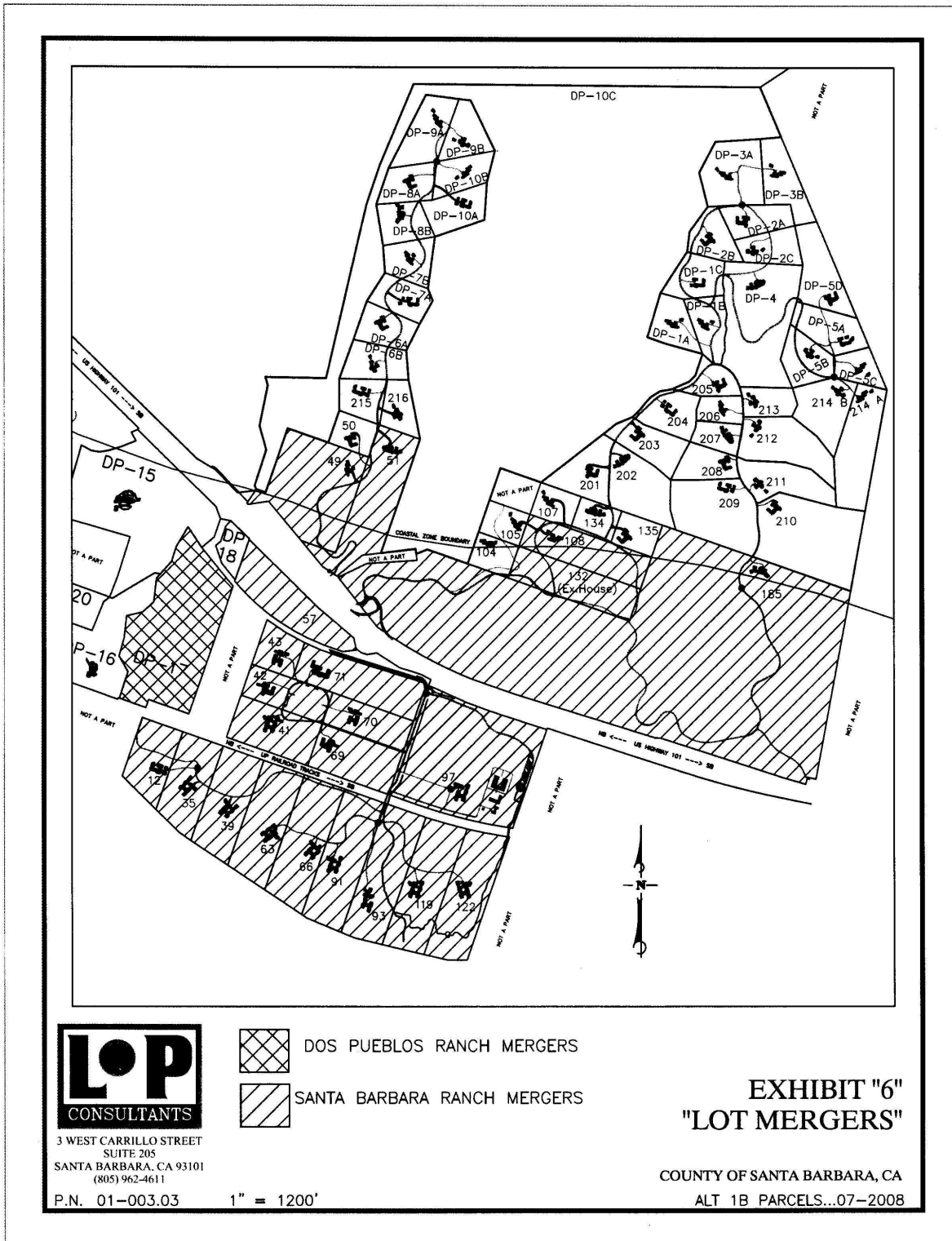


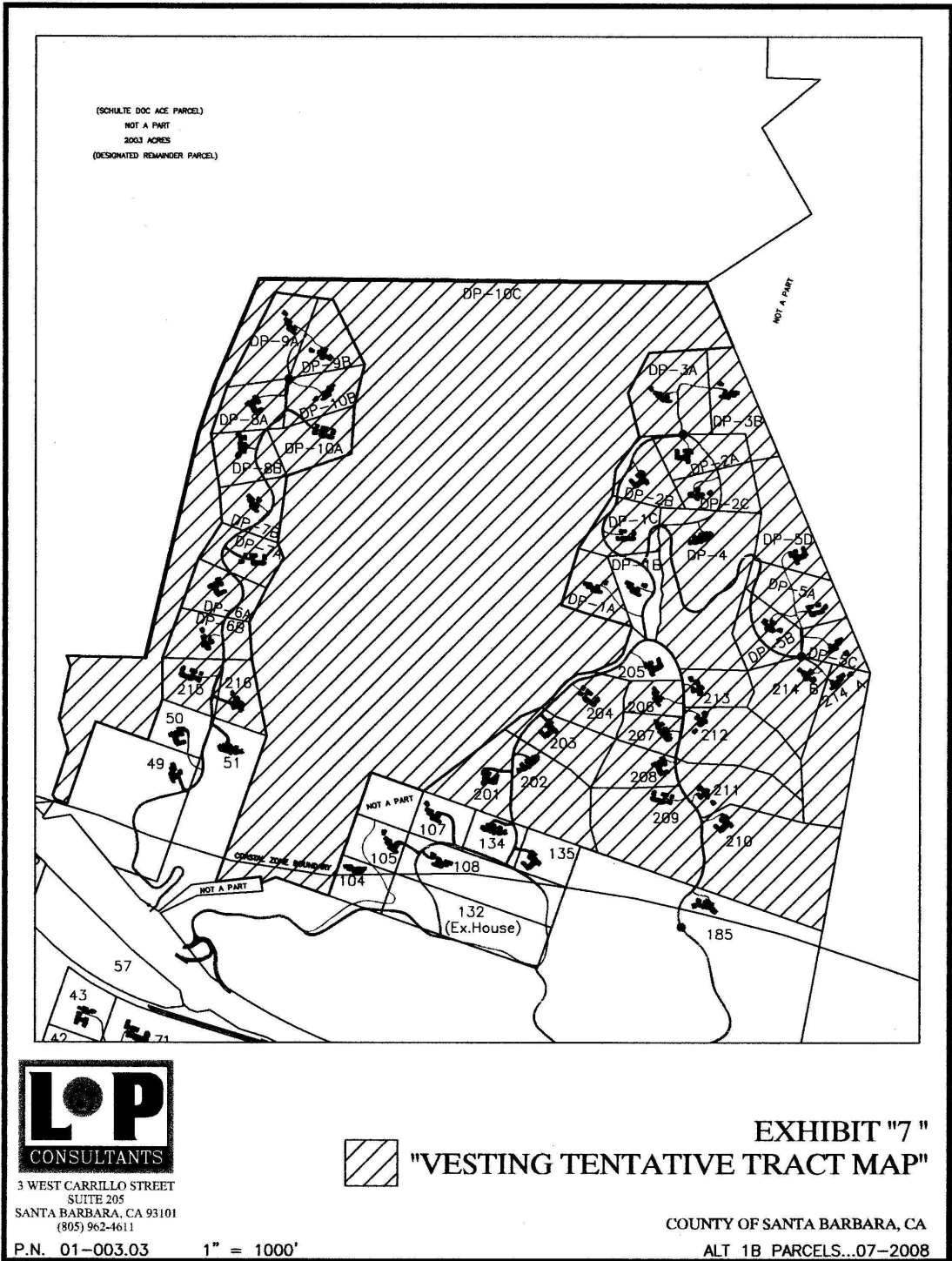
3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611

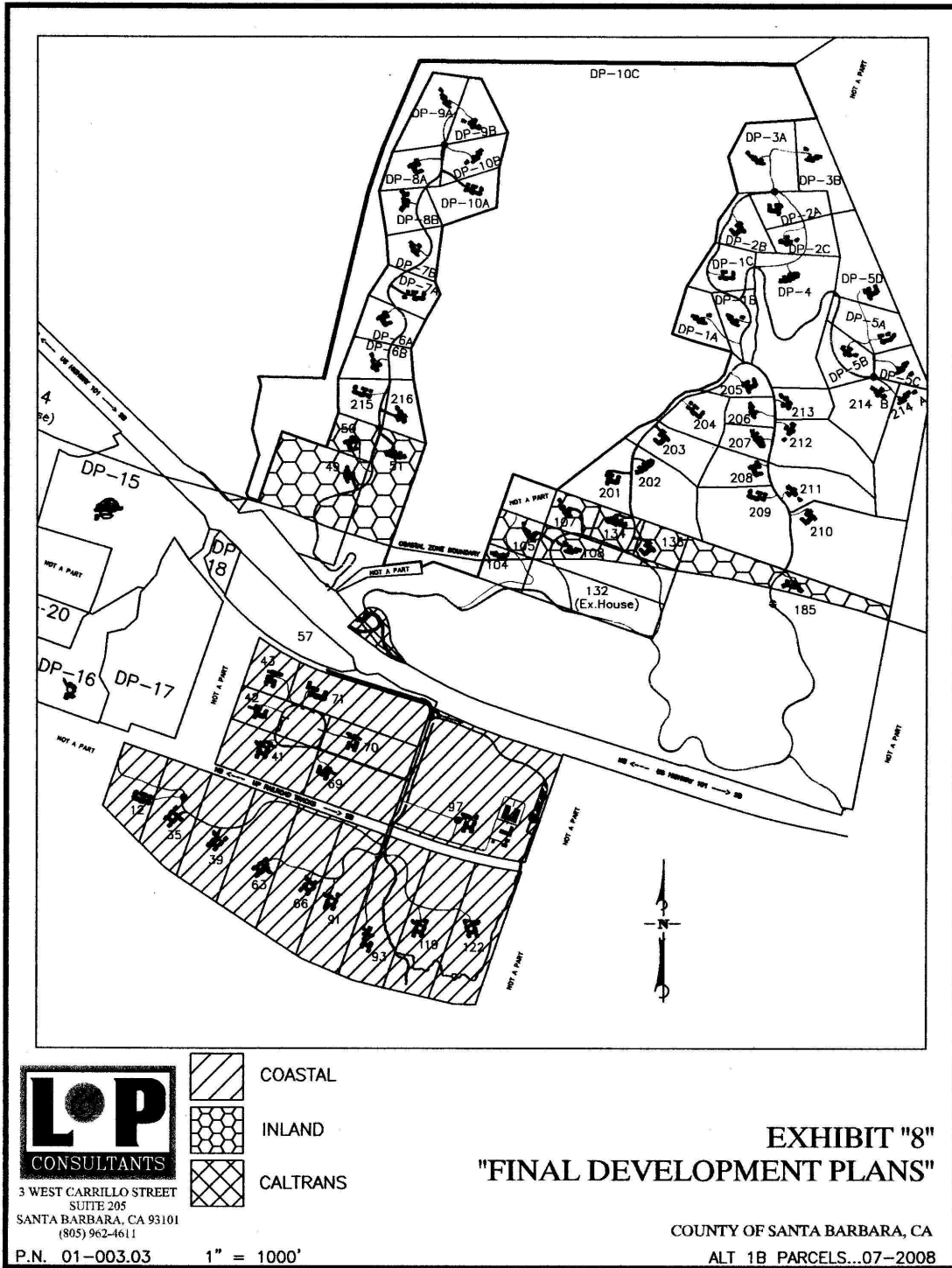
P.N. 01-003.03 1" = 1000'

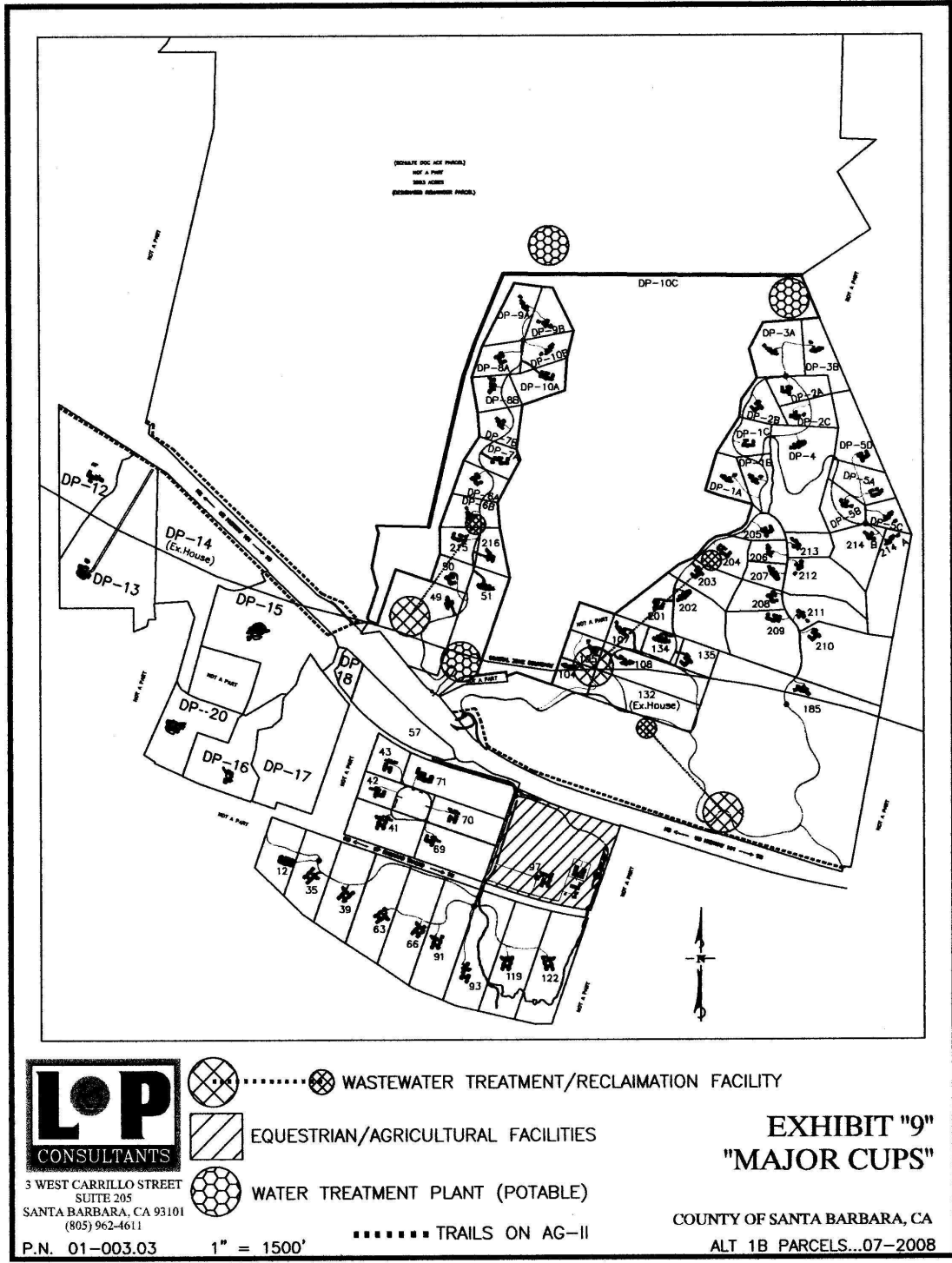
EXHIBIT "5" "LOT LINE ADJUSTMENTS"

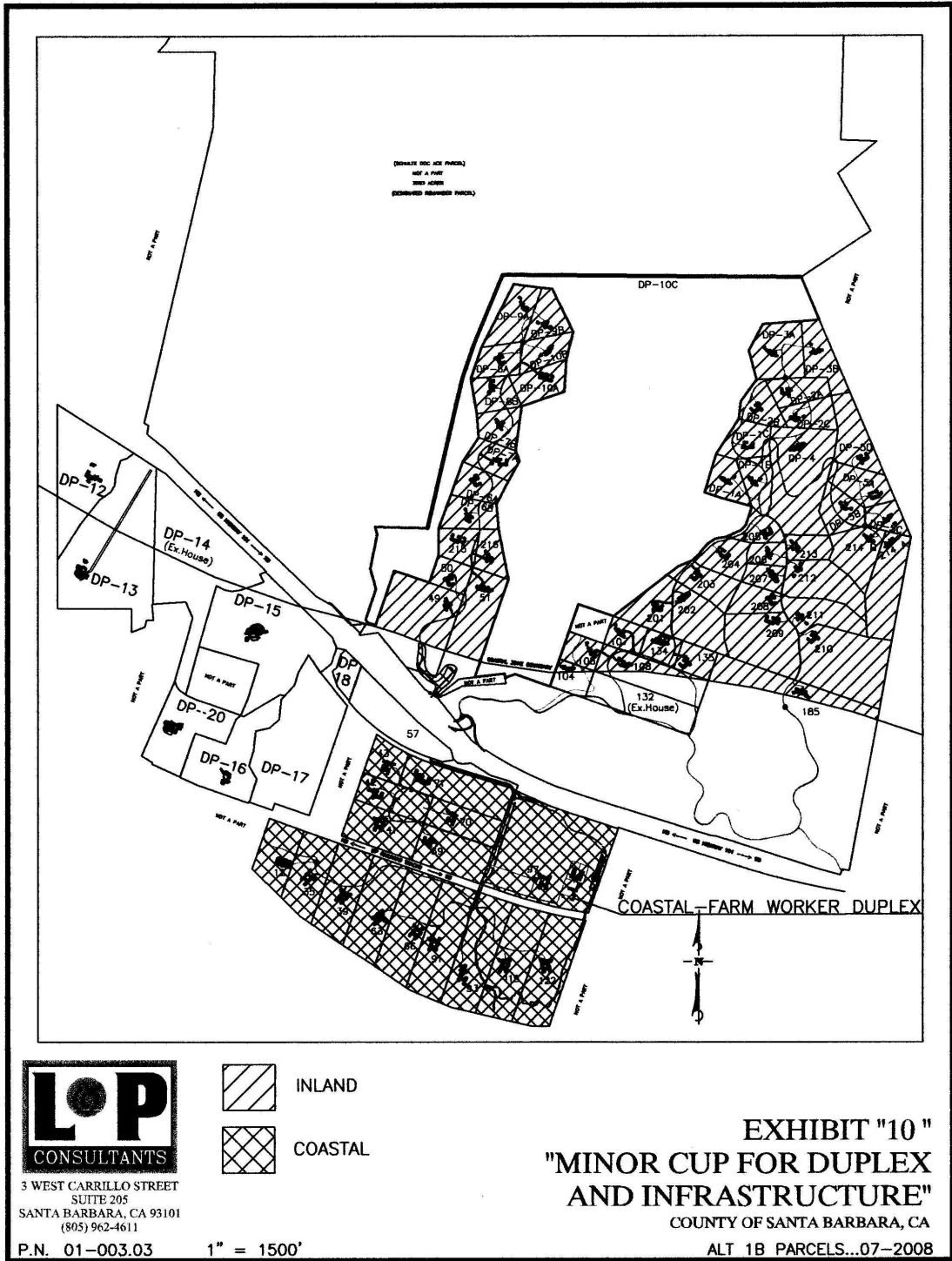
COUNTY OF SANTA BARBARA, CA
ALT 1B PARCELS...07-2008

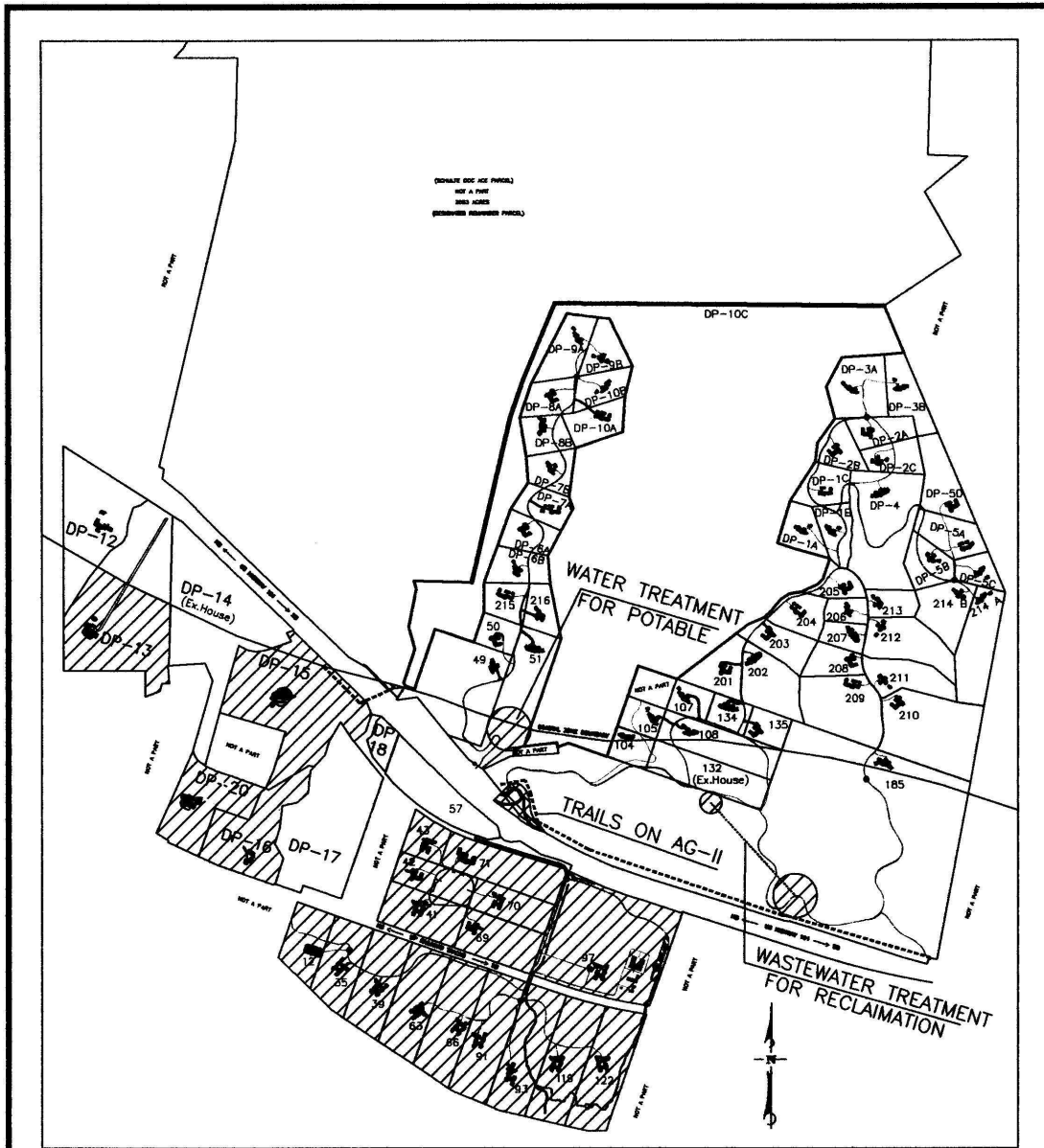












3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611

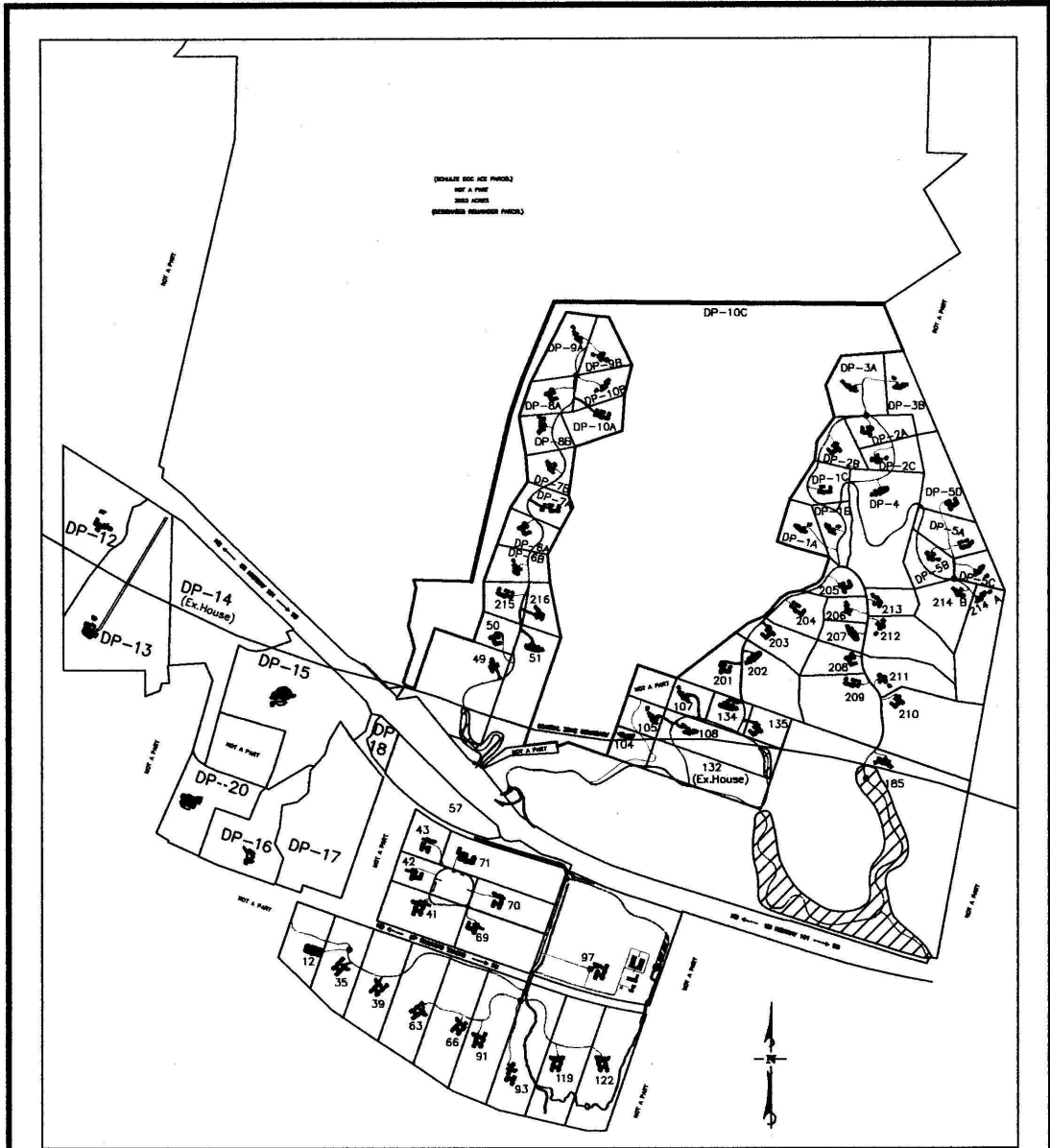
P.N. 01-003.03 1" = 1500'



"CDPS FOR COASTAL DEVELOPMENT"

EXHIBIT " 11.1 "

COUNTY OF SANTA BARBARA, CA
ALT 1B PARCELS...07-2008



3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611

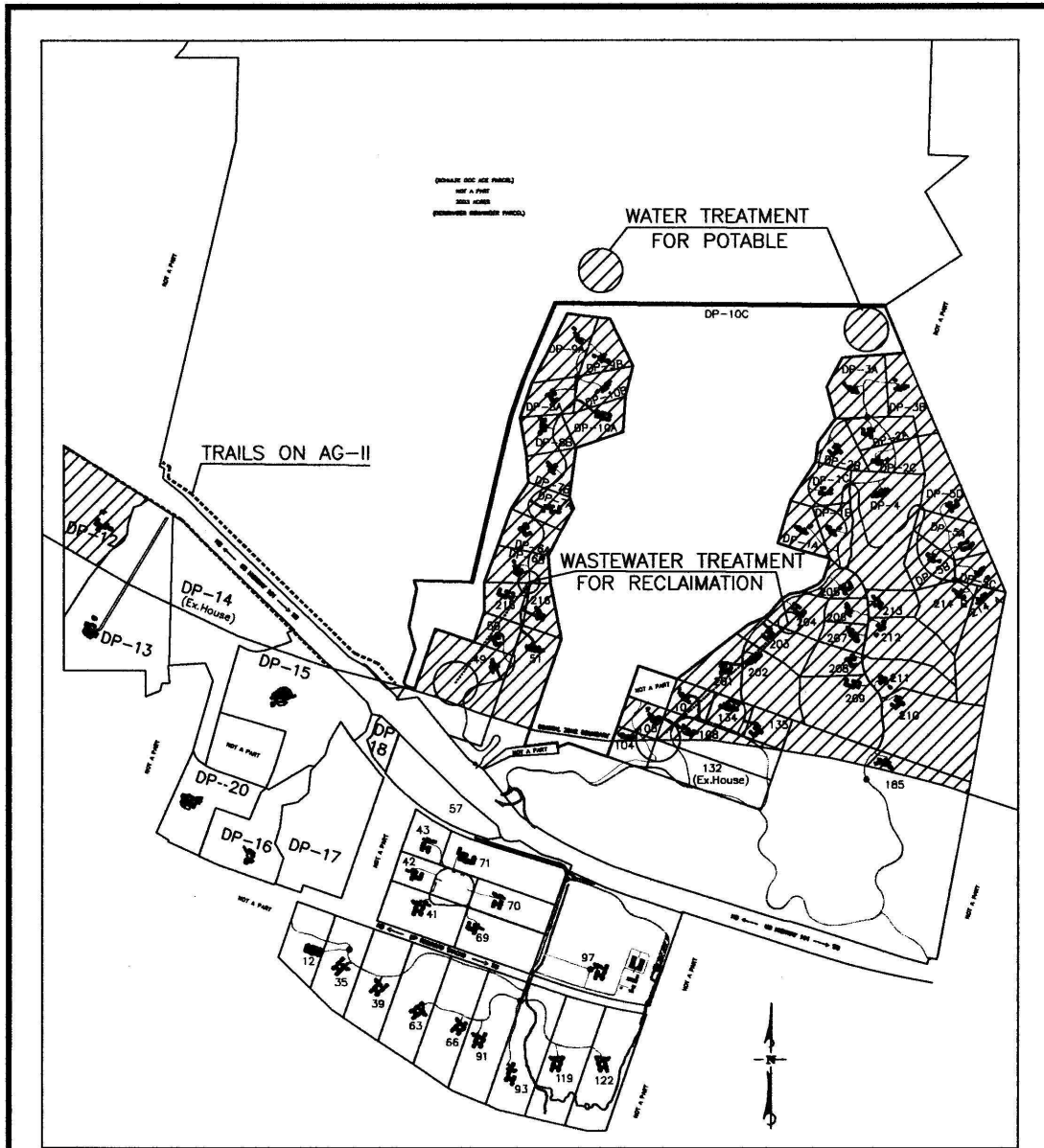
P.N. 01-003.03 1" = 1500'



"CDPS FOR INFRASTRUCTURE SERVING
INLAND DEVELOPMENT"

COUNTY OF SANTA BARBARA, CA

ALT 1B PARCELS...07-2008



3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611

P.N. 01-003.03 1" = 1500'



EXHIBIT "12 "
"LUPS FOR INLAND DEVELOPMENT"

COUNTY OF SANTA BARBARA, CA
ALT 1B PARCELS...07-2008

EXHIBIT 13

(Project Scope)

(Note: Structures Sizes Reported Below are “Gross” Square Feet)

A. Santa Barbara Ranch – Inland Component

Case No. 08LUP-00000-00416

Lot 49 (APN 079-140- 026,-027,-030,-034,-036 and -056), 21.34 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 49 - 185 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lots 20, 25, 26, 47, 48 and 49.

Case No. 08LUP-00000-00417

Lot 50 (APN 079-140-029), 3.8 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 49 - 185 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00418

Lot 51 (APN 079-140-037,-053,-054,-055), 16.59 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 49 - 185 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lots 46, 51, 52A, 52B and 53.

Case No. 08LUP-00000-00419

Lot 104 (APN 079-140-014), 3.8 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 49 - 185 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages are proposed.

Case No. 08LUP-00000-00420

Lot 105 (APN 079-140-022), 3.8 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on

Lots 49 - 185 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages are proposed.

Case No. 08LUP-00000-00421

Lot 107A (APN 079-140-061 and 162), 3.80 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 49 - 185 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lots 107A, 107B and 107C.

Case No. 08LUP-00000-00422

Lot 108 (APN 079-140-013 and 079-150-134), 7.60 Acres A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 49 - 185 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lots 108 and 133.

Case No. 08LUP-00000-00423

Lot 134 (APN 079-150-028), 3.8 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 49 - 185 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00424

Lot 135 (APN 079-150-017), 7.6 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 49 - 185 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed. The proposal includes the combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 135 with Lot 162.

Case No. 08LUP-00000-00425

Lot 185 (APNS 079-140-012,-015,-016,-017,-018,-020,-038,-042,-043,-050,-051,-052,-058,-060,-063, 079-150-002,-004 thru -011,-013,-016,-018,-020 thru -026,-029,-030,-031,-036,-038,-040 thru -050;), 185.34 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 49 - 185 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed. The proposal includes the combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites

of Naples Lot 55, 73, 74, 83, 84, 100, 101, 102, 103, 110, 111, 112, 128, 129, 130, 131, 137, 138, 139, 140, 141, 156, 157, 160, 161, 163, 164, 185, 186, 187, 193, 195, 196, 243, 244, 245 and 246.

B. Santa Barbara Ranch - Northerly Component

Case No. 08LUP-00000-00426

Lot 201, (Portion of APN 079-090-029) 6.97 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00427

Lot 202, (Portion of APN 079-090-029) 9.60 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00428

Lot 203, (Portion of APN 079-090-029) 6.28 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00429

Lot 204, (Portion of APN 079-090-029) 5.82 Acres A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00430

Lot 205, (Portion of APN 079-090-029 and -030) 3.18 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00431

Lot 206, (Portion of APN 079-090-029) 3.11 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all

houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00432

Lot 207, (Portion of APN 079-090-029) 3.29 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00433

Lot 208, (Portion of APN 079-090-029) 4.71 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00434

Lot 209, (Portion of APN 079-090-029) 13.79 Acres A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00435

Lot 210, (Portion of APN 079-090-029) 19.77 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00436

Lot 211, (Portion of APN 079-090-029) 7.76 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00437

Lot 212, (Portion of APN 079-090-029) 10.20 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00438

Lot 213, (Portion of APN 079-090-029) 4.02 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00439

Lot 214A, (Portion of APN 079-090-029) 11.43 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00440

Lot 214B, (Portion of APN 079-090-029) 8.06 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00441

Lot 215, (Portion of APN 079-090-029) 4.12 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00442

Lot 216, (Portion of APN 079-090-029) 4.67 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 201-216 is estimated at 5,000 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00443

DP-01A (Portion of APN 079-090-030) 5.00 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00444

DP-01B (Portion of APN 079-090-030) 5.19 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00445

DP-01C (Portion of APN 079-090-030) 5.53 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00446

DP-02A (Portion of APN 079-090-030), 5.16 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00447

DP-02B (Portion of APN 079-090-030), 5.00 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00448

DP-02C (Portion of APN 079-090-030), 5.01 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00449

DP-03A (Portion of APN 079-090-030), 9.73 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00450

DP-03B (Portion of APN 079-090-030), 6.85 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00451

DP-04 (Portion of APN 079-090-030), 21.30 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00452

DP-05A (Portion of APN 079-090-030) 6.57 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00453

DP-05B (Portion of APN 079-090-030) 5.63 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00454

DP-05C (Portion of APN 079-090-030) 3.67 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00455

DP-05D (Portion of APN 079-090-030) 8.25 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00456

DP-06A (Portion of APN 079-090-030) 5.12 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00457

DP-06B (Portion of APN 079-090-030) 5.60 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00458

DP-07A (Portion of APN 079-090-030) 5.00 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00459

DP-07B (Portion of APN 079-090-030) 5.00 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00460

DP-08A (Portion of APN 079-090-030) 5.01 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00461

DP-08B (Portion of APN 079-090-030) 5.03 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00462

DP-09A (Portion of APN 079-090-030) 7.18 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00463

DP-09B (Portion of APN 079-090-030) 5.20 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00464

DP-10A (Portion of APN 079-090-030) 5.74 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

Case No. 08LUP-00000-00465

DP-10B (Portion of APN 079-090-030) 5.00 Acres – A Land Use Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots DP-01 – DP-10 is estimated at 5,700 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed.

No Permit Required (Included for Project Description Purposes Only)

DP-10C (Portion of APN 079-090-030) 289.25 Acres – No Current Development Proposed. The property will be designated as a portion of the Replacement Agricultural Conservation Easement associated with the cancellation of Williamson Act Contract 77-AP-14.

No Permit Required (Included for Project Description Purposes Only)

DP-11 (APN 079-040-005, 079-060-065, -066, 079-080-007, 079-140-064, 081-240-018, Portion of 079-080-021 and Portion of 079-090-030) 2003 Acres – No New Development Currently Proposed. This Designated Remainder Parcel will be a combining of lots and/or extinguishing development rights to reduce the number of lots and/or development sites. The property will be designated as a portion of the Replacement Agricultural Conservation Easement associated with the cancellation of Williamson Act Contract 77-AP-14.

C. Santa Barbara Ranch - Coastal Component

1. Southern Region

Case No. 08CDP-00000-00082

Lot 12 (APN 079-160-067), 8.09 Acres – A Coastal Development Permit for a new single residential dwelling unit not to exceed 10,000 square feet. (The average square footage for all houses on Lots 12 – 122 is estimated at 8,500 square feet). Additionally, typical house, driveway and utility improvements, along with garages are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 12 with Lots 2 and 13.

Case No. 08CDP-00000-00083

Lot 35 (APN 079-160-032), 10.34 Acres – A Coastal Development Permit for a new single residential dwelling unit not to exceed 10,000 square feet. (The average square footage for all houses on Lots 12 – 122 is estimated at 8,500 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 35 with Lots 34 and 36.

Case No. 08CDP-00000-00084

Lot 39 (APN 079-160-040), 11.88 Acres – A Coastal Development Permit for a new single residential dwelling unit not to exceed 10,000 square feet. (The average square footage for all houses on Lots 12 – 122 is estimated at 8,500 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed. The proposal includes combining of lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 39 with Lots 38 40 and a portion of 64.

Case No. 08CDP-00000-00085

Lot 63 (APN 079-160-019), 13.13 Acres – A Coastal Development Permit for a new single residential dwelling unit not to exceed 10,000 square feet. (The average square footage for all houses on Lots 12 – 122 is estimated at 8,500 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 63 with Lots 61, 62 and a portion of 64.

Case No. 08CDP-00000-00086

Lot 66 (APN 079-160-045), 14.38 Acres - A Coastal Development Permit for a new single residential dwelling unit not to exceed 10,000 square feet. (The average square footage for all houses on Lots 12 – 122 is estimated at 8,500 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 66 with Lots 65, 67 and 68.

Case No. 08CDP-00000-00087

Lot 91 (APN 079-160-041), 15.27 Acres – A Coastal Development Permit for a new single residential dwelling unit not to exceed 10,000 square feet. (The average square footage for all houses on Lots 12 – 122 is estimated at 8,500 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 91 with Lots 89, 90 and 92.

Case No. 08CDP-00000-00088

Lot 93 (APN 079-180-022), 15.4 Acres – A Coastal Development Permit for a new single residential dwelling unit not to exceed 10,000 square feet. (The average square footage for all houses on Lots 12 – 122 is estimated at 8,500 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 93 with Lots 94, 95 and 96.

Case No. 08CDP-00000-00089

Lot 119 (APN 079-190-001), 15.06 Acres – A Coastal Development Permit for a new single residential dwelling unit not to exceed 10,000 square feet. (The average square footage for all houses on Lots 12 – 122 is estimated at 8,500 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed. Additionally, a public trail and stairway to the beach is proposed via Lot 119. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 119 with Lots 117 and 118.

Case No. 08CDP-00000-00090

Lot 122 (APN 079-190-007), 14.95 Acres – A Coastal Development Permit for a new single residential dwelling unit not to exceed 10,000 square feet. (The average square footage for all houses on Lots 12 – 122 is estimated at 8,500 square feet). Additionally, typical house, driveway and utility improvements, along with garages and a guest house are proposed. Additionally, a public trail and an overlook, which includes sitting benches and a new 256 square foot Marine Wildlife Interpretive Pavilion is proposed on Lot 122. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 122 with Lots 121, 123 and 124.

2. Equestrian Village

Case No. 08CDP-00000-00091

Lot 41 (APN 079-160-051), 10.03 Acres – A Coastal Development Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 41 – 97 is estimated at 6,500 square feet). Additionally, typical house, driveway and utility improvements, along with garages, horse barns, ranch house and a guest house are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 41 with Lot 60.

Case No. 08CDP-00000-00092

Lot 42 (APN 079-160-050), 7.39 Acres – A Coastal Development Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 41 – 97 is estimated at 6,500 square feet). Additionally, typical house, driveway and utility improvements, along with garages, horse barns, ranch house and a guest house are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 42 with Lot 59.

Case No. 08CDP-00000-00093

Lot 43 (APN 079-160-048), 4.69 Acres A Coastal Development Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 41 – 97 is estimated at 6,500 square feet). Additionally, typical house, driveway and utility improvements, along with garages, horse barns, ranch house and a guest house are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 43 with Lots 57 south of Dos Pueblos Canyon, and 58.

Case No. 08CDP-00000-00094

Lot 69 (APN 079-172-001), 10.03 Acres – A Coastal Development Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 41 – 97 is estimated at 6,500 square feet). Additionally, typical house, driveway and utility improvements, along with garages, horse barns, ranch house and a guest house are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 69 with Lot 88.

Case No. 08CDP-00000-00095

Lot 70 (APN 079-160-011), 7.39 Acres - A Coastal Development Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 41 – 97 is estimated at 6,500 square feet). Additionally, typical house, driveway and utility improvements, along with garages, horse barns, ranch house and a guest house are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 70 with Lot 87.

Case No. 08CDP-00000-00096

Lot 71 (APN 079-160-056), 12.68 Acres – A Coastal Development Permit for a new single residential dwelling unit not to exceed 7,500 square feet. (The average square footage for all houses on Lots 41 – 97 is estimated at 6,500 square feet). Additionally, typical house, driveway and utility improvements, along with garages, horse barns, ranch house and a guest house are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 71 with Lots 44 south of Dos Pueblos Canyon, 72 south of Dos Pueblos Canyon, 85 south of Dos Pueblos Canyon, and 86.

Case No. 08CDP-00000-00097

Lot 97 (APN 079-180-003), 37.47 Acres – A Coastal Development Permit for a new single residential dwelling unit not to exceed 10,000 square feet. (The average square footage for all houses on Lots 41 – 97 is estimated at 6,500 square feet). Additionally, typical house, driveway and utility improvements, along with garages, horse barns, ranch house and a guest house are proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 97 with Lots 98, 99, 114, 115, 116, 125, 126 and 127.

Case No. 08CDP-00000-00120

Lot 97 (APN 079-180-003), 37.47 Acres – A Coastal Development Permit for equestrian facilities and agricultural support buildings encompassing a 13,421 square foot horse barn, 547 square foot ranch office, and an equipment storage building of 5,530 square feet. This Lot 97 also proposes public facilities including an access roadway to a 30-space public auto and horse trailer parking area, public use horse stalls, a new 423 square foot public restrooms with toilets and showers, and picnic areas with covered tables (shared use with public coastal access, Case No. 08CDP-00000-00122).

Case No. 08CDP-00000-00062

Lot 97 (APN 079-180-003), 37.47 Acres – A Coastal Development Permit for two additional dwelling units, a duplex of 2,610 square foot with a 687 square foot 3-car garage, for not to exceed four employees of the owner or lessee of the land engaged full time in agriculture on the farm or ranch upon which the dwelling is located.

No Permit Required (Included for Project Description Purposes Only)

Lot 57 (APN 079-160-060), 12.41 Acres – No Current Development Proposed. In order to address recent BAR discussions regarding the originally proposed location of a new Agricultural Support Facility, the facility has been relocated onto Lot 97. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 57 north of Dos Pueblos Canyon with Lots 28, 29, 44 north of Dos Pueblos Canyon and 45. This resultant property will be designated as a portion of the Replacement Agricultural Conservation Easement associated with the cancellation of Williamson Act Contract 77-AP-14.

D. Dos Pueblos Ranch - Coastal Component

08CDP-00000-00098

DP-12 (Portion of APN 079-080-026 and -029), 20.63 Acres – A Land Use Permit for a new 6,040 square foot single residential dwelling unit, 710 square foot 3-car garage, 800 square foot guest house, 1,272 square foot ranch office, 2,067 square foot barn, and associated house, driveway and utility improvements. This property will be designated as a portion of the Replacement Agricultural Conservation Easement associated with the cancellation of Williamson Act Contract 77-AP-14.

08CDP-00000-00098

DP-13 (Portion of APN 079-080-029), 40.55 Acres – A Coastal Development Permit for a new 5,304 square foot single residential dwelling unit, 885 square foot 3-car garage, 800 square foot guest house, and associated house, driveway and utility improvements. This property will be designated as a portion of the Replacement Agricultural Conservation Easement associated with the cancellation of Williamson Act Contract 77-AP-14.

No Permit Required (Included for Project Description Purposes Only)

DP-14 (Portion of APN 079-080-030), 35.72 Acres – This property contains the historic Casa Grande and associated historic gardens. No additional development is proposed for this property at this time. This property will be designated as a portion of the Replacement Agricultural Conservation Easement associated with the cancellation of Williamson Act Contract 77-AP-14.

08CDP-00000-00099

DP-15 (Portion of 079-080-027 and -030), 34.63 Acres – A Coastal Development Permit for a new 5,256 square foot single residential dwelling unit, 715 square foot 3-car garage, and associated house, driveway and utility improvements. The development envelope for this property has been reduced to 2.0 acres and moved to the east. This property will be designated as a portion of the Replacement Agricultural Conservation Easement associated with the cancellation of Williamson Act Contract 77-AP-14.

08CDP-00000-00100

DP-16 (APN 079-080-028, -031, and Portion of 079-080-027), 16.98 Acres – A Coastal Development Permit for a new 3,956 square foot single residential dwelling unit, 1,200 square foot 3-car garage/shop, 800 square foot guest house, and associated house, driveway and utility improvements. The development envelope for this property has been reduced to encompass the existing development footprint of the existing house (approx. <1.0 acre). The new house will be located in the same general footprint of an existing home which will be demolished. This property will be designated as a portion of the Replacement Agricultural Conservation Easement associated with the cancellation of Williamson Act Contract 77-AP-14.

No Permit Required (Included for Project Description Purposes Only)

DP-17 (APN 079-160-086, -076, -075, -082, -079, -083, -080, -084, 085, and -081), 31.68 Acres – No Current Development Proposed. The proposal includes combining lots and/or extinguishing development rights to reduce the number of lots and/or development sites of Naples Lot 5, 9, 10, 14A, 14B, 14C, 14D, 15, 16, and Lot 17. This lot proposes to dedicate its primary residential development rights. This combined property will be designated as a portion of the Replacement Agricultural Conservation Easement associated with the cancellation of Williamson Act Contract 77-AP-14.

No Permit Required (Included for Project Description Purposes Only)

DP-18 (APN 079-160-026), 2.83 Acres - No New Development Currently Proposed. This lot proposes to dedicate its primary residential development rights. This property will be designated as a portion of the Replacement Agricultural Conservation Easement associated with the cancellation of Williamson Act Contract 77-AP-14.

08CDP-00000-00101

DP-20 (APN 079-080-028 and a Portion of APN 079-080-031), 15.02 Acres – A Coastal Development Permit for a new 5,304 square foot single residential dwelling unit, 885 square foot 3-car garage, 800 square foot guest house, and associated house, driveway and utility improvements. The development envelope for this property has been reduced to 2.0 acres and moved to the west. This property will be designated as a portion of the Replacement Agricultural Conservation Easement associated with the cancellation of Williamson Act Contract 77-AP-14.

E. Miscellaneous Development

1. Coastal Area

08CDP-00000-00080

Portions of Lots 12, 35, 39, 41, 42, 43, 63, 66, 69, 70, 71, 91, 93, 97, 119 and 122 (Portions of APN 079-160-019, 079-160-032, 079-160-040, 079-160-041, 079-160-045, 079-160-067, 079-180-022, 079-190-001, 079-190-007, 079-150-007, 079-160-008, 079-160-011, 079-160-050, 079-160-051, 079-160-056, 079-172-001, 079-180-003, 079-150-019, 079-140-015, 079-140-016, 079-140-023, 079-140-034, 079-150-002, 079-150-006, 079-150-007, 079-150-009, 079-150-011, 079-150-015, 079-150-022, 079-150-023, 079-150-025, 079-150-026, 079-150-027, 079-150-030, 079-150-031, 079-150-032, 079-150-036 and 079-150-041) - Coastal Development Permit for all utilities, roads and service connections within the Coastal Zone that serve inland portions of the Project.

Case No. 08CUP-00000-00081

Portions of Lots 12, 35, 39, 41, 42, 43, 63, 66, 69, 70, 71, 91, 93, 97, 119 and 122 (Portions of APN 079-160-019, 079-160-032, 079-160-040, 079-160-041, 079-160-045, 079-160-067, 079-180-022, 079-190-001, 079-190-007, 079-150-007, 079-160-008, 079-160-011, 079-160-050, 079-160-051, 079-160-056, 079-172-001, 079-180-003, 079-150-019, 079-140-015, 079-140-016, 079-140-023, 079-140-034, 079-150-002, 079-150-006, 079-150-007, 079-150-009, 079-150-011, 079-150-015, 079-150-022, 079-150-023, 079-150-025, 079-150-026, 079-150-027, 079-150-030, 079-150-031, 079-150-032, 079-150-036 and 079-150-041) – A Coastal Development Permit for all utilities (including package treatment plant, water treatment facility and

reclamation/storage/distribution facilities), roads and service connections within the Coastal Zone that serve coastal portions of the Project.

Case No. 08CDP-00000-00121

Portions of Lots 12, 35, 39, 41, 42, 43, 63, 66, 69, 70, 71, 91, 93, 97, 119 and 122 (Portions of APN 079-160-019, 079-160-032, 079-160-040, 079-160-041, 079-160-045, 079-160-067, 079-180-022, 079-190-001, 079-190-007, 079-150-007, 079-160-008, 079-160-011, 079-160-050, 079-160-051, 079-160-056, 079-172-001, 079-180-003, 079-150-019, 079-140-015, 079-140-016, 079-140-023, 079-140-034, 079-150-002, 079-150-006, 079-150-007, 079-150-009, 079-150-011, 079-150-015, 079-150-022, 079-150-023, 079-150-025, 079-150-026, 079-150-027, 079-150-030, 079-150-031, 079-150-032, 079-150-036 and 079-150-041) – A Coastal Development Permit for coastal access improvements within the Coastal Zone on Dos Pueblos Ranch and Santa Barbara Ranch including pedestrian and multi-use trails, an access roadway to a 30-space public auto and horse trailer parking area, public use horse stalls, a new 423 square foot public restrooms with toilets and showers, and picnic areas with covered tables (shared use with equestrian and agricultural support facilities, Case No. 08CDP-00000-00120).

Case No. 08CDP-00000-00122

Portions of Lots 49, 51 and 185, (Portions of APN 079-140-030, 079-140-037 and 079-150-002) – A Coastal Development Permit for improvements to the existing Hwy 101 northbound on and off ramps to provide a configuration similar to the existing southbound facilities.

Case No. 08CDP-00000-00123

Portions of Lots 12, 35, 39, 41, 42, 43, 63, 66, 69, 70, 71, 91, 93, 97, 119 and 122, (Portions of APN 079-160-019, 079-160-032, 079-160-040, 079-160-041, 079-160-045, 079-160-067, 079-180-022, 079-190-001, 079-190-007, 079-150-007, 079-160-008, 079-160-011, 079-160-050, 079-160-051, 079-160-056, 079-172-001, 079-180-003, 079-150-019, 079-140-015, 079-140-016, 079-140-023, 079-140-034, 079-150-002, 079-150-006, 079-150-007, 079-150-009, 079-150-011, 079-150-015, 079-150-022, 079-150-023, 079-150-025, 079-150-026, 079-150-027, 079-150-030, 079-150-031, 079-150-032, 079-150-036 and 079-150-041) – A Coastal Development Permit for miscellaneous accessory facilities consisting of a new entry gatehouse at Langtry Lane of 150 square feet, two new security gates for access roads north of Hwy 101, and three new mailbox/callbox shelters.

2. Inland Area

Case No. 08LUP-00344

Portions of Lots 49, 50, 51, 104, 105, 108,134, 135, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214A, 214B, 215, 216, 107A, DP-1A, DP-1B, DP-1C, DP-10A, DP-10B, DP10C, DP-2A, DP-2B, DP-2C, DP-3A, DP-3B, DP-4, DP-5A, DP-5B, DP-5C, DP-5D, DP-6A, DP-6B, DP-7A, DP-7B, DP-8A, DP-8B, DP-9A and DP-9B, (Portions of APN 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) – A Land Use Permit for all utilities (including two package treatment plants), roads and service connections located outside of the Coastal Zone that serve inland portions of the Project.

Case No. 03LUP-00000-00739

Lot 51, (APN 079-140-029 and 079-140-030) – A Land Use Permit for temporary stockpiling in on Lot 51 in association with the previous development of Lot 132 authorized under a previous permit.

EXHIBIT 14

(Project Actions – Final Planning Approval)

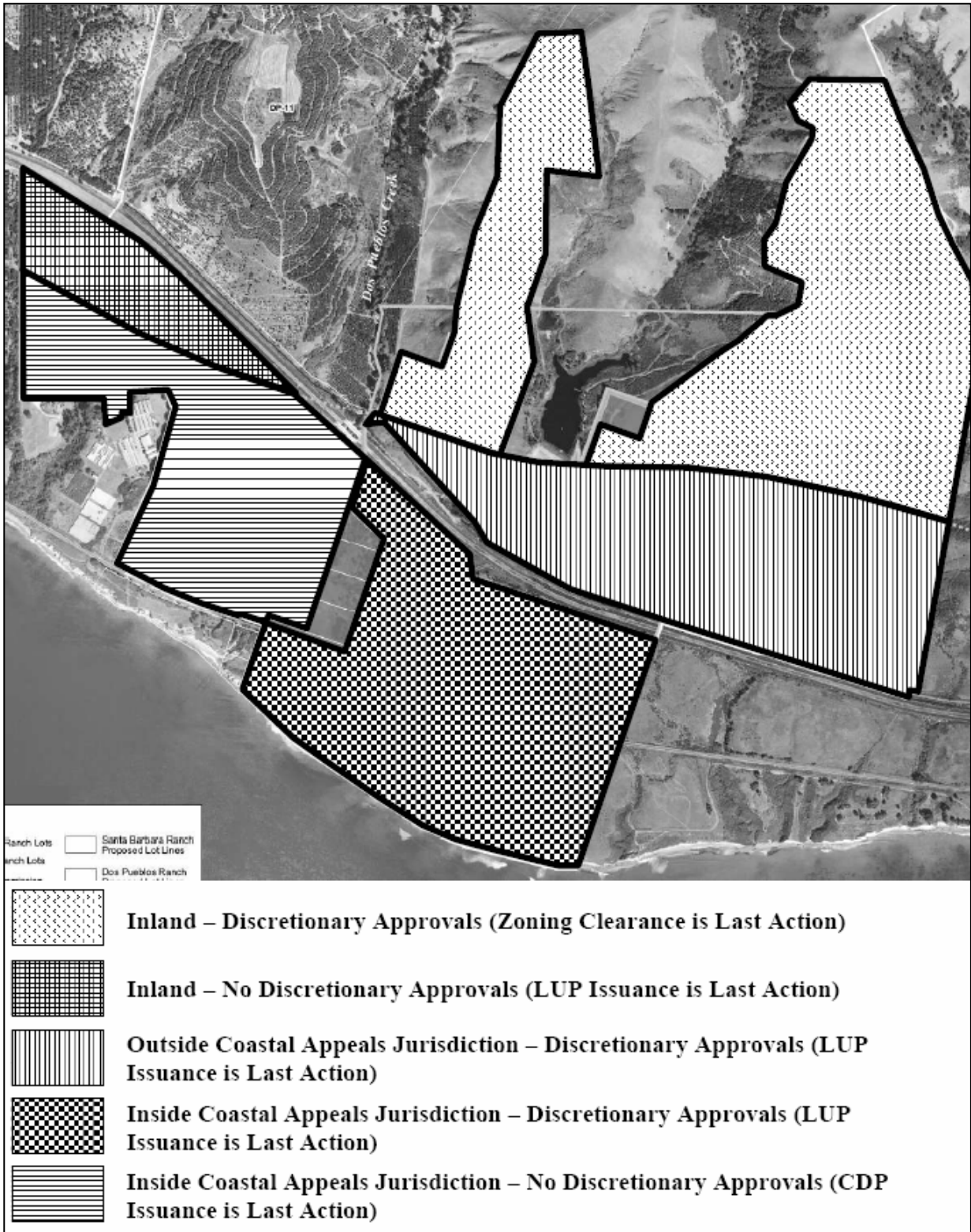
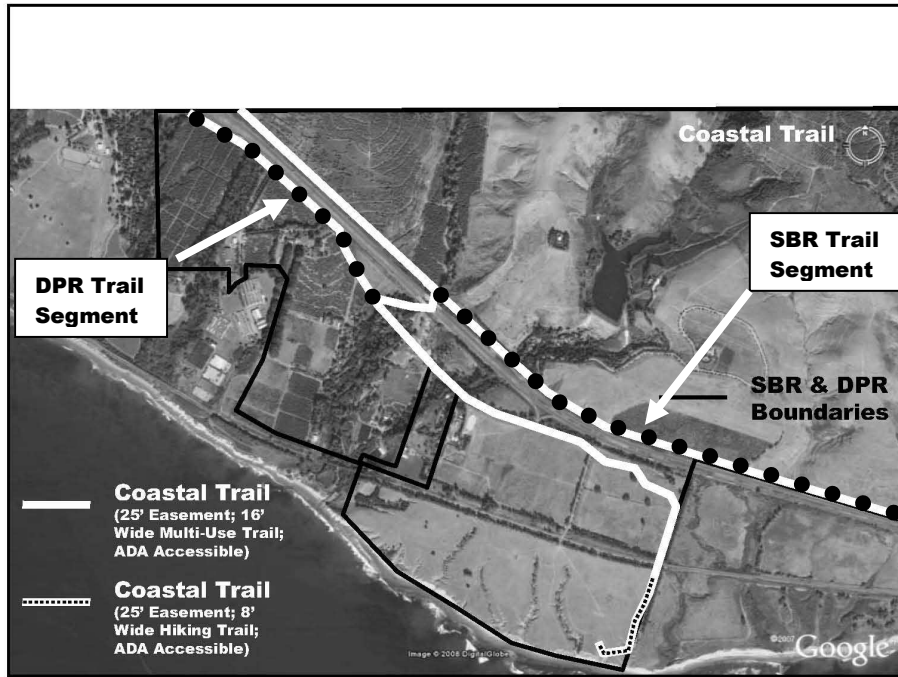


EXHIBIT 15 (Coastal Access)



● ● ● ● ● The DPR and SBR Trail Segments Are Subject to Terms and Conditions of the Development Agreement for Coastal Entitlements, Case Nos. 03ORD-00000-00012 and 00013. In the event of conflict between the Conditions of Approval and the Development Agreement, the Development Agreement shall prevail.

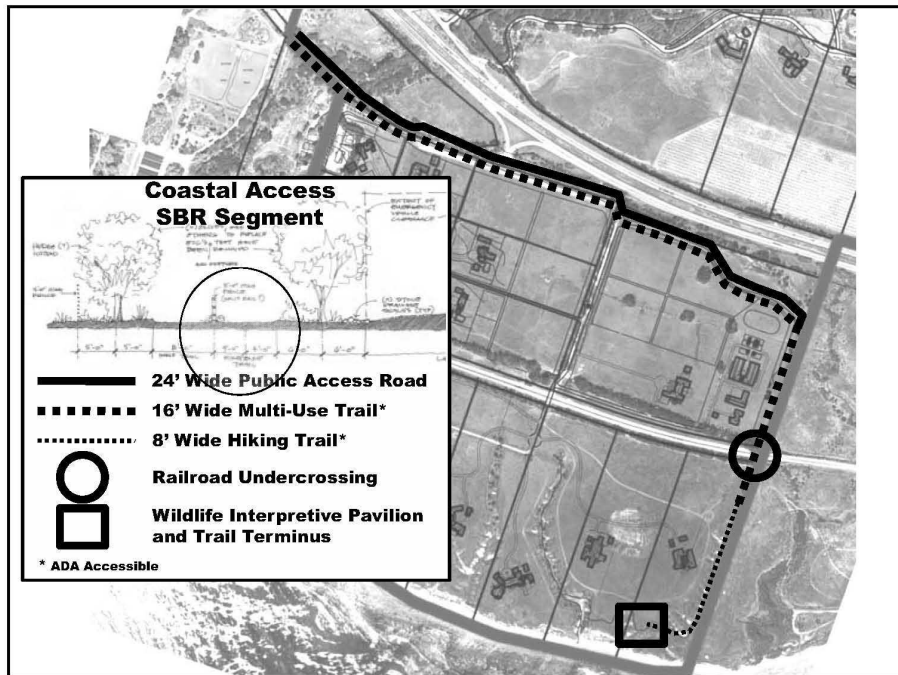


EXHIBIT 15 (Coastal Access)

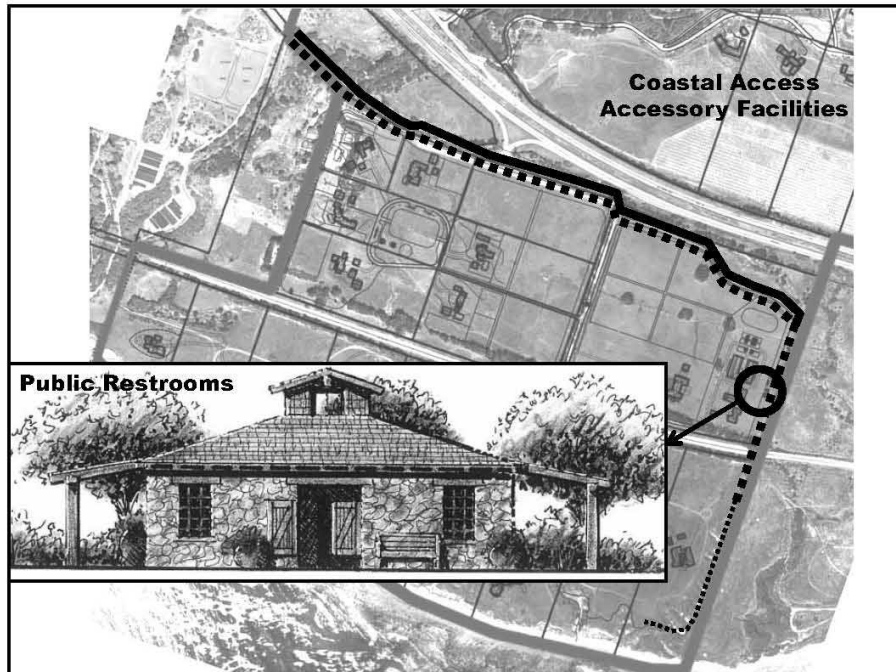
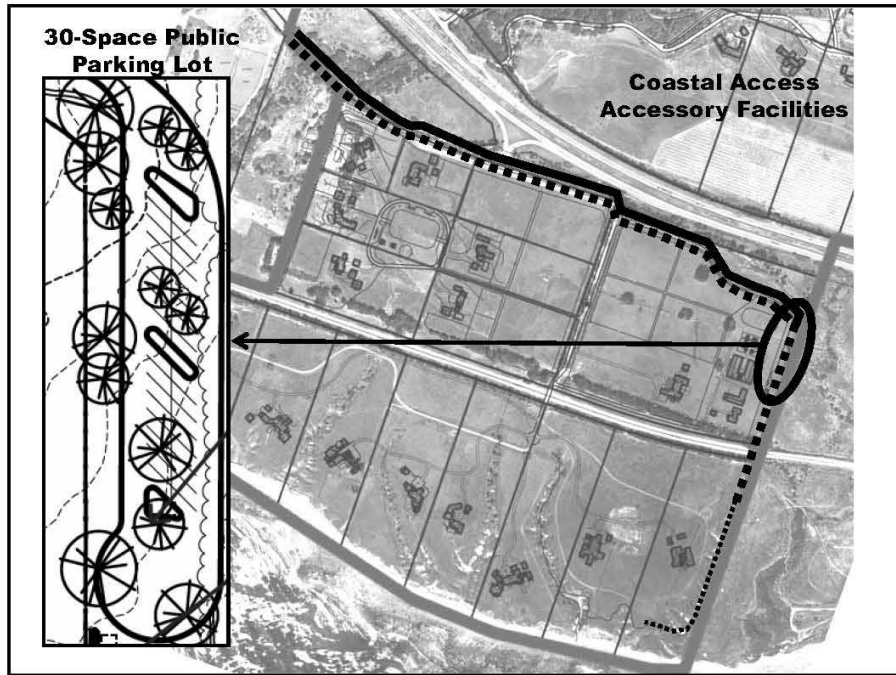


EXHIBIT 15 (Coastal Access)

