



Issue Summary

- **Project Alternatives**
 - Project Objectives
 - Grid Feasibility
- **Policy Consistency**
 - Visual Resources
 - Public Access
- **MOU Amendment**
 - Staged Development
 - Project Conditioning
- **EIR Recirculation**
 - Grading Quantities
 - Dry Creek Water Diversion
 - Visual Impacts
- **Miscellaneous Issues**
 - Development Agreement Cost/Benefit
 - Coastal Commission Involvement

PROJECT ALTERNATIVES Comparative Analysis

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Project Alternatives Environmental Analysis

Alt. No.	Alternative Name	No. Dwellings	Biology	Land Use	Ag.	Visual	Project Objectives	
0	MOU Project	54	=	=	=	=	M	
1	Applicant's Original Alt	72	=	<	<	<	A	
1B	Applicant's Modified Alt	71	=	<	<	<	A	
2	Naples Coalition	64	<	<	=	<	M	
3A	Grid Development	114-125	>	>	>	>	N	
3B	No Development	1-14	<	<	<	<	N	
4	Reduced Project	48	</=	</=	=	<	M	
5	Clustered Development	54	<	</=	</=	<	M	
6	TDR	Variable; Potentially Applicable to all Alternatives						

Project Alternatives

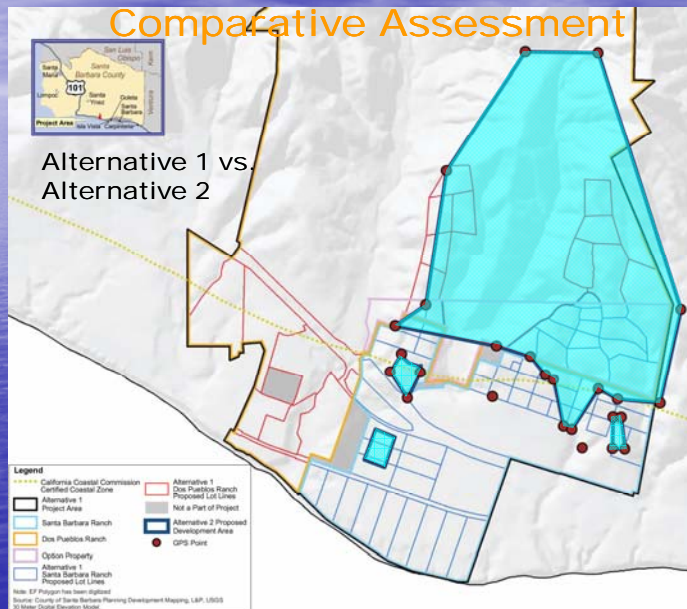
Project Objectives

1. Reduce Environmental Impacts Compared to the Grid.
2. **Resolve Longstanding Naples Disputes.**
3. Achieve Comprehensive Solution as Opposed to Ad Hoc Development.
4. Maintain Long-Term Agricultural Viability.
5. Harmonize Residential Development with Agriculture, Open Space and Recreation.
6. Incorporate a Project Design that Protects Environment and Integrates with Surrounds.
7. **Balance Preservation Objectives with Property Ownership and Legal Lot Considerations.**
8. **Achieve an Overall Reduction in Development Density that is Economically Feasibility.**

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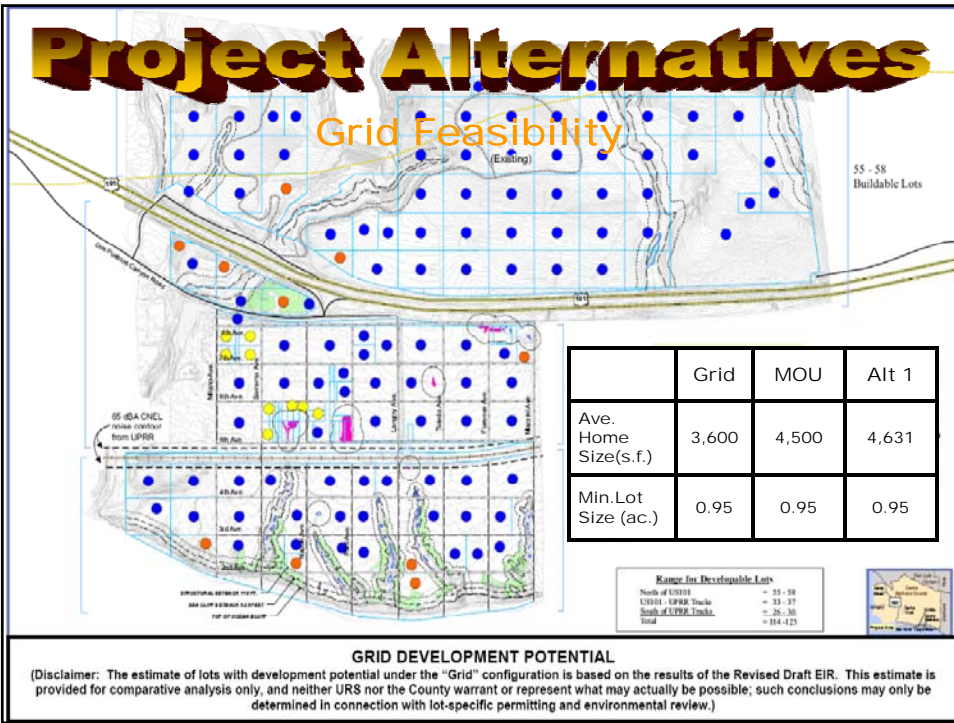
Project Alternatives

Comparative Assessment



Project Alternatives

Grid Feasibility

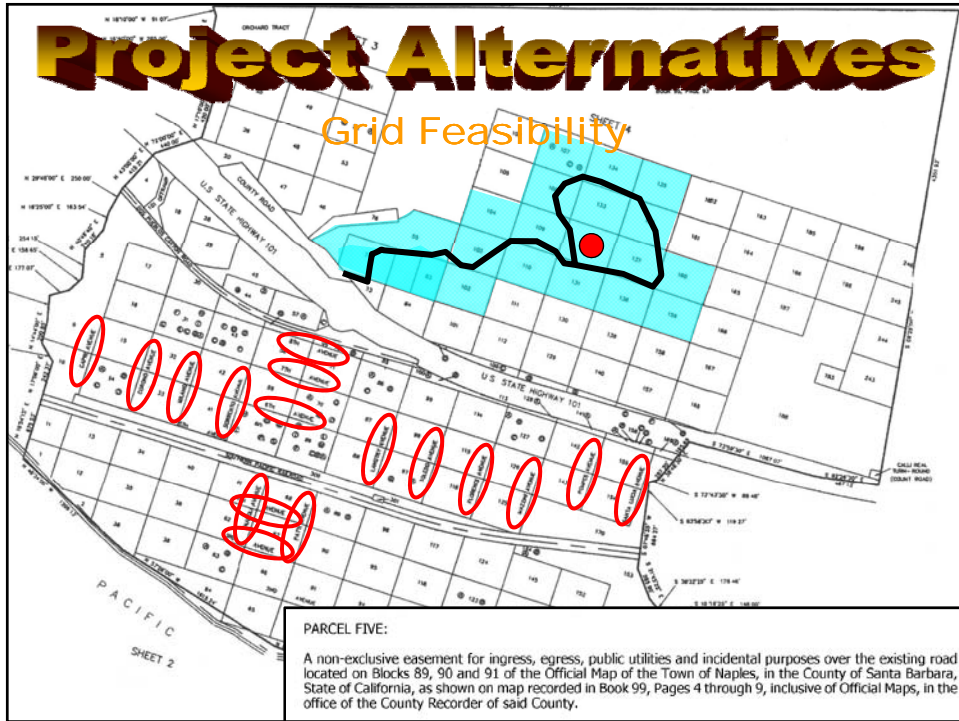


GRID DEVELOPMENT POTENTIAL

(Disclaimer: The estimate of lots with development potential under the "Grid" configuration is based on the results of the Revised Draft EIR. This estimate is provided for comparative analysis only, and neither URS nor the County warrant or represent what may actually be possible; such conclusions may only be determined in connection with lot-specific permitting and environmental review.)

Project Alternatives

Grid Feasibility



PARCEL FIVE:

A non-exclusive easement for ingress, egress, public utilities and incidental purposes over the existing road located on Blocks 89, 90 and 91 of the Official Map of the Town of Naples, in the County of Santa Barbara, State of California, as shown on map recorded in Book 99, Pages 4 through 9, inclusive of Official Maps, in the office of the County Recorder of said County.

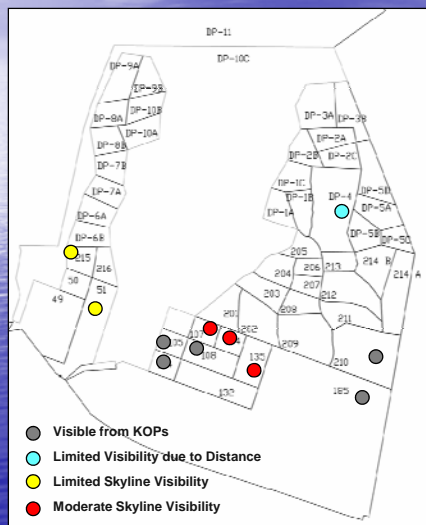
POLICY CONSISTENCY

Visual Resources and Coastal Access

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Policy Consistency

Visual Resource Considerations



- Comparison to Baseline "Grid Development"
- Magnitude of Impact
- Ratings of Public Vantage Points
- Technical Feasibility of Policy Application
- Conditions of Approval – Design Review

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Policy Consistency

Visual
Baseline
Comparison



Grid Development



Alternative 1B



Alternative
1B

Policy Consistency

Visual - Magnitude of Impact

Grid
Development

Alternative 1B

Policy Consistency

Visual – Rating of Public Vantage Points

	Suscept-ibility	Impact Severity
1B	M	M
5	H	M

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Policy Consistency

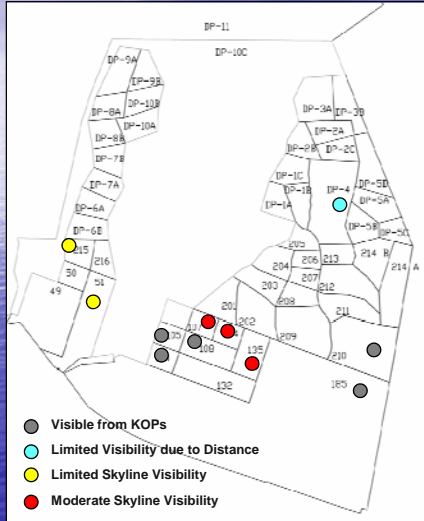
Visual

Technical Feasibility of Policy Compliance

- Lot Size
- Lot Configuration
- Terrain

Policy Consistency

Visual – Balanced Resolution



- Focused Design Review of Most Visible Lots

- Strict Adherence to Design Guidelines, NTS Standards & Design Prototypes

- Size Reduction/Relocation of Buildings If Necessary and Feasible

Policy Consistency

Coastal Access Policy Parameters

- California Coastal Trail: Provide a Continuous Trail as Close to the Ocean as Possible **Considering:**
 - Protection of Significant Coastal Resources
 - Protection of Private Property Rights
- CCC Sections 30212 & CLUP Policies 7-2 & 7-3: Vertical and Lateral Beach Access Shall be Required for All Projects **Unless:**
 - Military Security or Public Safety Would Be Jeopardized
 - Coastal Resources Would be Adversely Affected
 - Adequate Access Exists Nearby

Policy Consistency

Coastal Access Policy Parameters

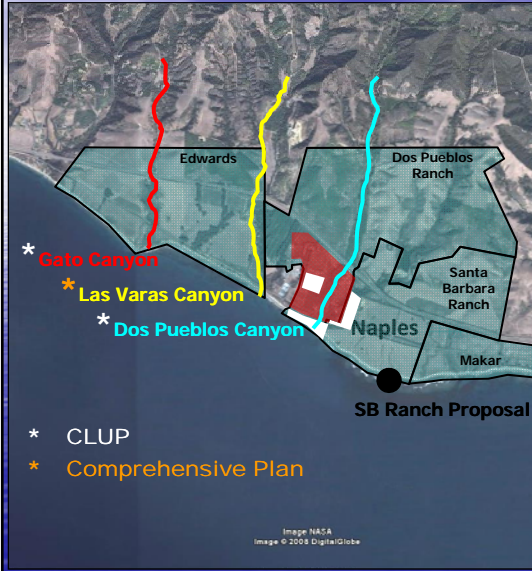
- CCC Section 30010 and CLUP Policies 1-5 & 7-18: Coastal Act Does Not Authorize the Imposition of Conditions that Result in a Private "Taking."
 - Access at DP Creek Shall be Acquired by a Public Agency
 - Acquisition Shall Occur as Time & Staff Resources Allow
- CCC Sections 30005.5 & CLUP Policy 1-2: In the Event of Policy Overlap or Conflicts, the Policies Most Protective of Coastal Resources shall Govern.
- CLUP Policies 7-19 & 9-33: Naples reef and adjacent beach should be protected.

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Policy Consistency

Vertical Access Considerations



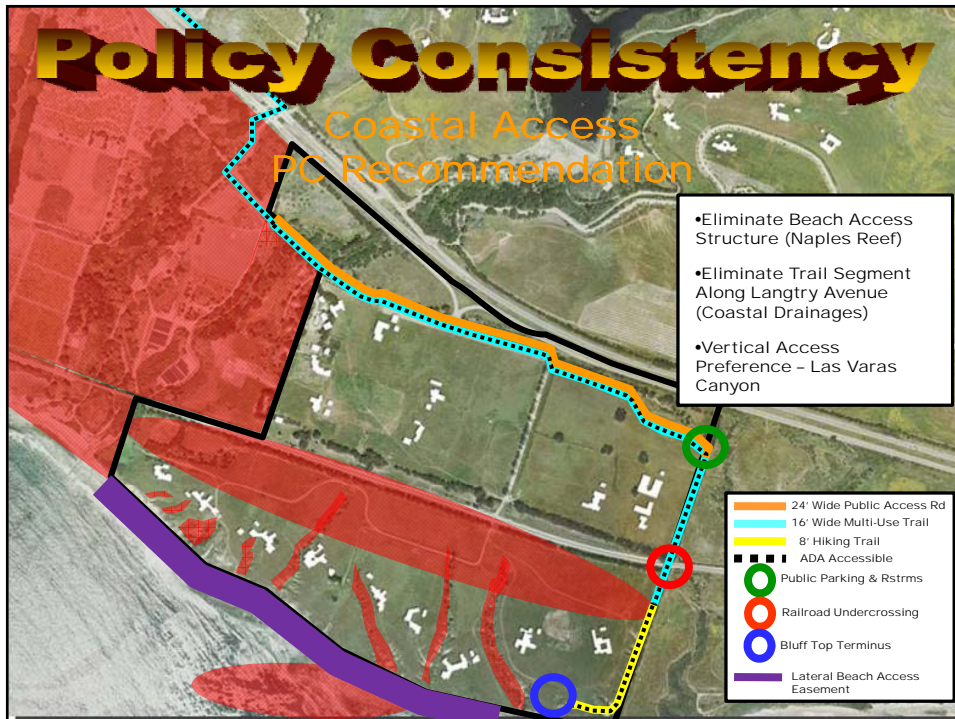
- No Vertical Access is Required at SB Ranch
- Dos Pueblos Creek Access has Resource and Ownership Constraints
- Las Varas Canyon Does Not Require Bluff Structure or Railroad Undercrossing

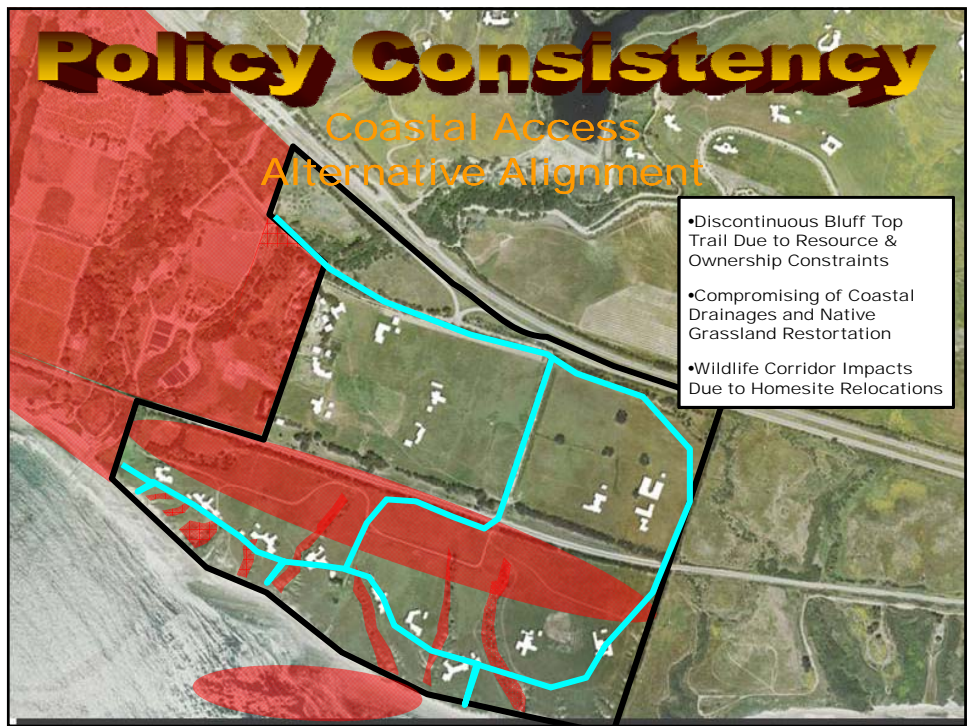
- Not Part of Project
- Sensitive Resources

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Policy Consistency

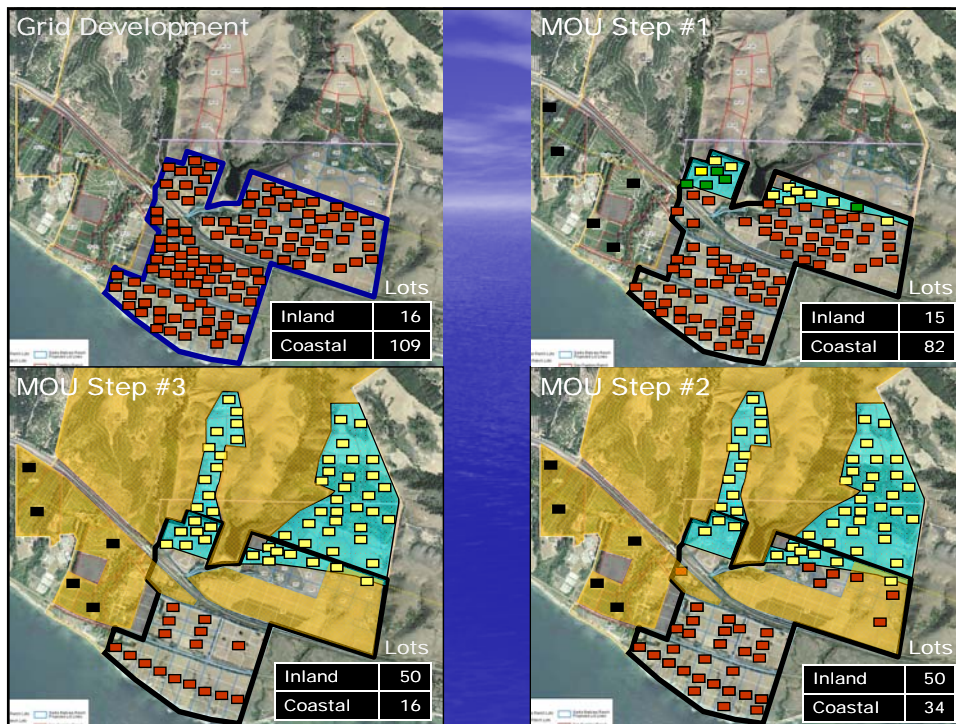
Coastal Access PC Recommendation





MOU AMENDMENT
Development Staging &
Conditioning

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MOU Amendment

Development Staging Summary

	Prerequisite Actions	Conditions of Approval	Lot Total*
Grid	Coastal Development & Land Use Permits	Case-by-Case	125
Step #1	Lot Reductions & Coastal Infrastructure Serving Inland (With Appeals to CCC)	Conditions Compliance, EQAP, CC&Rs, CFD, OSHMP, OSCE, Common & Lot-Specific Mitigation	97
Step #2	Lot Reductions, Coastal Infrastructure Serving Inland & WA-ACE Easement Exchange	Conditions Compliance, CC&Rs, CFD, OSCE, Common & Lot-Specific Mitigation	84
Step #3	Lot Reductions & Coastal Commission Certification of CLUP Amendments	Conditions Compliance, CC&Rs, CFD, Common & Lot-Specific Mitigation, Coastal Access, PACE & OSCE	66

*Santa Barbara Ranch Only.

FEIR RECIRCULATION

Grading, Water & Visual Analysis

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FEIR Recirculation

Grading Impacts

Proposed Final Environmental Impact Report
SANTA BARBARA RANCH PROJECT

[Table of Contents](#)
[Notice of Public Hearing](#)
[Directory of Files on CD-ROM](#)

Prepared for:
County of Santa Barbara
Planning & Development Department
0413R 00000 000004

Prepared by:
URS Corporation



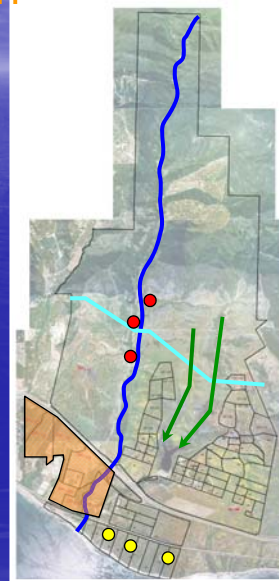
June 2008

- 295,000 CY Cut; 175,000 CY Fill (Addressed in the FEIR for Alternative 1)
- Overall Balance On-Site is Expected (Pad Shrinkage, Cal Trans & Vegetation Restoration)
- Sediment and Erosion Control Measures Specified in FEIR Mitigate to Less than Significant
- Addressed for Alternative 1B in the Confirming Analysis; Mitigation is Still Relevant

FEIR Recirculation

DP Creek Diversion

- CDFG Violation Claim is a Legal Issue & the Project is Not Affected
- Agriculture Can be Served by Other Water Sources - Wells, Reservoir & CCWA
- ACE Still Fulfills Mitigation - Dry Crop Farming and Grazing Can Occur without Water
- New Domestic Demand Will Be Fully Satisfied by State Water Alone



FEIR Recirculation

Visual Impacts

2-Story Units on Coastal Terrace

Addressed in the Confirming Analysis for Alt 1B

Homes Are Not Visible from Beach (Original Photo Sim Based on 25' Ht.)

Diminimus Change as Viewed from KOP 1A Based on Lot 93 Prototype

View of Bluff from Beach



Lot 93 Prototype



Lot 122

Lot 119

Lot 93



Alternative 1 Photo Simulation

FEIR Recirculation

Visual Impacts

Farren Road View

- No Change in Visual Impact for KOP 4 Between Alt 1 & Alt 1B
- Dwellings May be Visible From Other Farren Road Vantage Points



Miscellaneous Issues

Development Agreements

Underlying Issue

Public Benefit vs. Private Gain

Fundamental Considerations

- **Public Benefits:**
 - Creek Restoration (\$400,000)
 - Affordable Housing Contributions
 - Additional Coastal Trail Segments
 - Cultural Easement/Mitigation
 - Habitat Enhancement
- No Nexus to Exact Public Benefits
- Grid Build-Out Would Not Enable Exactions

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Cox, Castle & Nicholson, LLP
2049 Century Park East
28th Floor
Los Angeles, CA 90067
Attn: Stanley W. Lamport, Esq.

(Space Above This Line Reserved For Recorder's Use)

DEVELOPMENT AGREEMENT

BY AND BETWEEN

SANTA BARBARA COUNTY

AND

VINTAGE COMMUNITIES, INC.; SANTA BARBARA RANCH, LLC;
VINTAGE VINEYARDS, LLC; OSGOOD FARMS, LLC; MATTHEW K. OSGOOD;
DLC RANCH, LLC; TW FAMILY FARM, LLC

(COASTAL ENTITLEMENTS)

Miscellaneous Issues

Coastal Commission Involvement

STATE OF CALIFORNIA - THE ATTORNEY GENERAL
CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
 800 SOUTH MAIN STREET, SUITE 200
 VENTURA, CA 93001
 (805) 964-1000

January 23, 2008

Tom Figg
 Planning and Development
 County of Santa Barbara
 123 East Anapamu Street
 Santa Barbara, CA 93101-2058

RE: Revised Draft Environmental Impact Report (DEIR) for Santa Barbara Ranch

Dear Mr. Figg:

On November 13, 2007 our office received the recently released three-volume Revised Draft Environmental Impact Report for the Santa Barbara Ranch Project. The volumes have been separated out, wherein Volume 1 provides the full analysis for the MOU Project, Volume 2 provides the full analysis of the Alternative 1 project, and Volume 3 includes various appendices.

Commission staff has reviewed the above referenced Draft EIR and are providing the following comments for your consideration. As proposed, the project will require an amendment to the Land Use Plan (LUP) and Implementation Plan portions of the County's certified Local Coastal Program (LCP) to designate the Santa Barbara Ranch, and Dos Pueblos Ranch (if Alt. 1) properties as the Naples Planned Development District; revise existing LUP Policies related to the Naples Township (2-13); add associated goals, policies, and development standards to the LUP; and adopt a new zoning district and overlay maps within the Coastal Zoning Ordinance. The Naples Planned Development is located on the Gaviota Coast along U.S. Highway 101 in the rural, unincorporated area of Santa Barbara County approximately two miles west of the City of Goleta's western boundary.

Two projects were the focus of the EIR at project level detail, the MOU Project and Alternative 1, the landowners preferred alternative.

Santa Barbara Ranch MOU Project: The Naples Planned Development will apply to 219 parcels of the of the Naples townsite Official Map adopted by the County (not certified by the Coastal Commission), covering 495 acres. The MOU Project consists of a large lot residential development and associated land use changes on Santa Barbara Ranch (SBR) totaling 485 acres and encompassing 80% of the lots comprising the Official Map. The MOU Project would result in 54 new large lot single family residences and includes an equestrian center, agricultural support facilities, a worker duplex, public amenities (including access road, parking and restroom, hiking, biking, equestrian trails near the coastal bluff, an educational kiosk and a coastal access stair structure), and creation of conservation easements permanently protecting 163 acres for agricultural uses and 175 acres for open space. The project would also require 116,400 cu. yds. of grading (62,800 cu. yds. cut, 53,600 cu. yds. fill).

- Staff Level Meetings Occurred Early in the Process
- County Counsel Has Conferred with the AG's Office and CCC Legal
- Detailed Response to Comments Have Been Provided
- CCC Will Have Shared Jurisdiction Over Aspects of the Staged Development Process

WRAP-UP

Modified Recommendation

Recommendation

Approve Alternative 1B

1. Adopt CEQA Findings, Project Findings and Policy Consistency *
2. Certify Final EIR and Adopt Mitigation Monitoring and Reporting Program *
3. Adopt Resolutions and Ordinances to Implement Project Approval *
4. Approve the Project Subject to Recommended Conditions of Approval *

*(Subject to Revisions Specified in Supplemental Memorandums Dated October 2 and 8, 2008)

Recommendation

Revisions to Board Motion

1. **Project Findings: Add Project Finding III.E.1.f. in Attachment A-3** - Allows Map Phasing Per the Language in Attachment F-9
2. **Mitigation Time: Modify Timing of Mitigation Measure SBR 51 (AG-1)** - Require ACE Recordation Prior to Final Planning Approval for Development of any Lot Approved as Part of Vesting Tentative Tract Map (Case No. 08TRM-00000-00006/TM 14,755)
3. **MOU Amendment: Tie Effectuation of All Project Approvals (Legislative & Entitlements) to Full Execution of MOU Amendment.**

