



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

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

**Department Name:** Planning and Development  
**Department No.:** 053  
**For Agenda Of:** Set hearing on November 16, 2021 for December 14, 2021  
**Placement:** Administrative for Set Hearing  
**Estimated Time:** 1.5 hour on December 14, 2021  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors

**FROM:** Department Lisa Plowman, Director, Planning and Development  
Director(s) (805)568-2086  
Contact Info: Travis Seawards, Deputy Director, Development Review  
(805) 568-2518

**SUBJECT:** Set hearing to consider the appeal, Case No. 21APL-00000-00017, by the Environmental Defense Center, Surfrider, and the Gaviota Coast Conservancy, of the Director's Determination regarding the Santa Barbara Ranch Inland Development Agreement Periodic Review, Third Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

Other Concurrence: N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:** On November 16, 2021, set a hearing for December 14, 2021, to consider the appeal by Linda Krop, representing the Environmental Defense Center and Surfrider Foundation, and Marc Chytilo, representing the Gaviota Coast Conservancy, of the Director's March 30, 2021, determination that the Santa Barbara Ranch Developer is in compliance with the Santa Barbara Ranch Inland Development Agreement.

On December 14, 2021, staff recommends that your Board take the following actions:

- a) Deny the appeal, Case No. 21APL-00000-00017;
- b) Make the required findings to affirm the Director's determination that the Developer is in good faith compliance with the terms of the Santa Barbara Ranch Inland Development Agreement, including CEQA findings, as specified in Attachment 1 of the December 14, 2021 Board Agenda Letter;

- c) Determine that this IDA “Periodic Review” determination is exempt from CEQA pursuant to State CEQA Guidelines Section 15378(b)(5); and,
- d) Determine that the Developer is in in good-faith compliance with the Santa Barbara Ranch Inland Development Agreement.

**Summary Text:**

The analysis related to this item will be docketed with a separate Board Agenda Letter for the Departmental agenda of the December 14, 2021, hearing.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

Total costs for processing the appeal are approximately \$8,855 (35 hours of staff time). The costs for processing appeals are partially offset by a General Fund subsidy in Planning and Development’s adopted budget. Funding for processing this appeal is budgeted in the Planning and Development Department’s Permitting Budget Program, as shown on page D-301 of the County of Santa Barbara Fiscal Year (FY) 2021-2022 adopted budget.

**Special Instructions:**

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on December 14, 2021. The notice shall appear in the Santa Barbara News Press. The Clerk of the Board shall also fulfill mailed noticing requirements. A minute order of the hearing and copy of the notice and proof of publication shall be returned to Planning and Development, attention Chris Schmuckal.

**Authored by:**

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Development Review Division, Planning and Development Department