

ATTACHMENT F-9

REVISIONS TO ATTACHMENTS A THROUGH F (indicated by ~~strikethrough~~ and underline)

Project Findings (Attachment A)

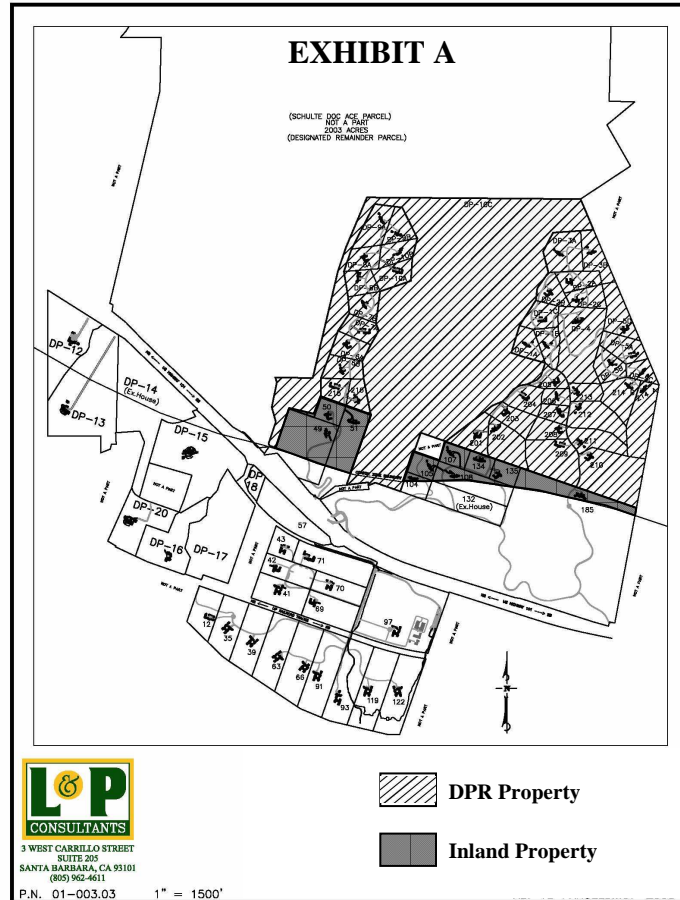
Land Divisions:

III.E.1.f. Requirement (State Government Code §66456.1). Multiple final maps relating to an approved or conditionally approved tentative map may be filed prior to the expiration of the tentative map if: (a) the subdivider, at the time the tentative map is filed, informs the advisory agency of the local agency of the subdivider's intention to file multiple final maps on such tentative map, or (b) after filing of the tentative map, the local agency and the subdivider concur in the filing of multiple final maps. In providing such notice, the subdivider shall not be required to define the number or configuration of the proposed multiple final maps. The filing of a final map on a portion of an approved or conditionally approved tentative map shall not invalidate any part of such tentative map. The right of the subdivider to file multiple final maps shall not limit the authority of the local agency to impose reasonable conditions relating to the filing of multiple final maps. **Finding:** It is the Applicant's declared intent to process and develop the Vesting Tentative Tract Map in phases and the County concurred with this request in conjunction with public hearings on the Project. Conditions of Approval require that the Vesting Tentative Tract Map be amended to indicate that development is to be phased as provided in the Subdivision Map Act.

Comprehensive Plan Amendment Resolution (Attachment B-1)

RESOLVES:

5. For the Inland Property (as depicted in Exhibit A), ~~this~~ Resolution shall become effective immediately upon its passage. For the DPR Property (as depicted in Exhibit A), this Resolution shall become effectively immediately upon its passage and ~~or~~ upon the date that approval is granted and becomes effective for the Williamson Act Contract Modifications and Agricultural Easement Exchange (Case No. 05AGP-00000-00011)the Coastal NTS, Case No. 03GPA 00000 00006, is certified by the Coastal Commission Public Resources Code 30514, whichever occurs later.



Special Problems Area Designation (Attachment B-3)

- G. For the area located outside of the Coastal Zone (denoted as “Inland Portions of Naples Townsite” in Exhibit A), this Resolution shall not become effective until all corresponding amendments to the Comprehensive Plan (Case No. 03GPA-00000-00005), Coastal Land Use Plan (Case No. 03GPA-00000-00006), County Land Use and Development Code (Case Nos. 08ORD-00000-00009 and 03RZN-00000-00005), and adoption of Final Development Plans (Case Nos. 03DVP-00000-00041, 08DVP-00000-00024 and 08DVP-00000-00025), have been adopted and become effective. For the area located within the Coastal Zone (denoted as “Coastal Portions of Naples Townsite” in Exhibit A), this Resolution shall not become effective until corresponding amendments to the Comprehensive Plan (Case No. 03GPA-00000-00005), Coastal Land Use Plan (Case No. 03GPA-00000-00006), County Land Use and Development Code (Case Nos. 08ORD-00000-00009 and 03RZN-00000-00005), and adoption of Final Development Plans (Case Nos. 03DVP-00000-00041 and 08DVP-00000-00025) have been adopted and become effective.

Zoning Ordinance Amendment (Attachment B-4)

SECTION 22:

Within the non-Coastal Zone portion of the County, this ordinance shall take effect and be in force 30 days from the date of its passage or upon the date that corresponding amendments to the Comprehensive Plan (Case No. 03GPA-00000-00005) have been adopted and become effective ~~the Coastal Commission certifies the Coastal Zone portion of this ordinance pursuant to Section 21 hereof,~~ whichever occurs later; and before the expiration of 15 days after its passage, a summary of this ordinance shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

Zoning Map Amendment Ordinance (Attachment B-5)

SECTION 4:

Within the non-Coastal Zone portion of the County (Case No. 03RZN-00000-00006), this ordinance shall take effect and be in force 30 days from the date of its passage ~~or~~ upon the date that corresponding amendments to the Comprehensive Plan (Case No. 03GPA-00000-00005) have been adopted and become effective ~~the Case No. 03RZN-00000-00005 is certified by the Coastal Commission pursuant to Public Resources Code 30514 as provided in Section 3 herein,~~ whichever occurs later; and before the expiration of 15 days after its passage, a summary of this ordinance shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

Development Agreements Ordinance (Attachment B-6)

SECTION 3:

For the Inland Area Development Agreement (Case No. 03ORD-00000-00012), Exhibit A, this ordinance shall not become effective until all of the following events have occurred: (i) the Development Agreement, as modified, has been fully executed by all the parties; (ii) thirty calendar days following the passage of this ordinance; and (iii) the effective date of approval of WA-ACE Easement Exchange Case No. 05AGP-00000-00011, General Plan Amendment Case No. 03GPA-00000-00005, ~~General Plan Amendment Case No. 03GPA-00000-00006,~~ Vesting Tentative Tract Map Case No. 08TRM-00000-00006/TM 14,755 and Final Development Plan Case No. 08DVP-00000-00024.

WA-ACE Easement Exchange Resolution (Attachment B-7)

TITLE

<p>IN THE MATTER OF THE SANTA BARBARA) RANCH PROJECT AND TENTATIVE) CANCELLATION OR AND RESCISSION OF) <u>WILLIAMSON ACT CONTRACT #77AP14</u>) <u>WITH CONCURRENT APPROVAL OF A WA-</u>) <u>ACE EASEMENT EXCHANGE AGREEMENT</u>)</p>	<p>RESOLUTION NO. 08-_____ Case No. 05AGP-00000-00011</p>
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RECITALS

H. Valuation Determination. California Government Code Sections 51283(b) and 51283(f) provide that any property owner who receives a financial benefit from an increase in value resulting from a Williamson Act contract cancellation must pay a fee equal to 12.5% of the cancellation valuation. In lieu of paying the fee, and as consideration for the landowner’s participation in the WA-ACE Easement Exchange program, the fee can be satisfied by non-monetary means if: (i) the landowner enters into an agreement with the County to place other land under a agricultural conservation easement, equal or greater in size and quality to the land to be rescinded, simultaneous with the rescission; and (ii) the value of the proposed agricultural conservation easement, as determined pursuant to Section 10260 of the Public Resources Code, is equal to or greater than 12.5 percent of the cancellation valuation of the land subject to the contract to be rescinded. In accordance with these requirements, the County Assessor has determined that the current fair market value of the Williamson Contract land to rescinded, as though it were free of the contractual restriction, is \$85,000,000, compared to the value of the proposed agricultural conservation easement which is \$32,500,000.

RESOLVES

4. The Board enters into the Rescission Agreement set forth in Exhibit “4” and tentatively approves cancellation and rescission of the Williamson Act Contract (Land Conservation Contract #77AP14) as it applies to the property described in Exhibit “2-A” based on the recitals set forth above, the Williamson Act contract cancellation findings set forth in Exhibit “3-A” and supporting facts set forth in Exhibit “3-B.” Furthermore, the Board’s tentative approval is subject to, and contingent upon, fulfillment of all conditions set forth below:
 - a. The County's approval of amendments to the Comprehensive Plan (Case No. 03GPA-00000-00005) and Land Use and Development Code (Case Nos. 08ORD-00000-00009 and 03RZN-00000-~~00005~~00006) ~~shall become effective,~~

thereby allowing residential development on WA Contract land to be rescinded as contemplated under the Santa Barbara Ranch Project effective upon recordation of the ACE documents and Rescission Agreement.

5. Based on the valuation findings set forth in Paragraph H above, and consistent with applicable statutory provisions, the Board:
- ~~Determines and certifies to the County Auditor that the amount of the cancellation fee which the Applicant shall pay to the County Treasurer as a condition required prior to final cancellation, in an amount equal to or greater than 12.5% percent of the cancellation valuation of the property, which is \$ _____, payable within the time and manner stipulated in Government Code Section 51283~~
- ~~D~~determines and certifies to the County Auditor that the amount of the value of the proposed agricultural conservation easement (\$32.5 million) is equal to or greater than 12.5 percent of the cancellation valuation of the land subject to the contract to be rescinded (\$85 million x 12.5% = \$10.625 million)cancellation fee is equal to or greater than the value of the conservation easement, and therefore, no fee shall be assessed subject to and contingent upon: (i) execution by the Applicant of the Rescission Agreement in Exhibit "4;" (ii) approval of the Agreement by the Secretary of Resources; and (iii) approval of the WA-ACE Easement Exchange by the Department of Conservation.
7. A copy of this Resolution shall be forwarded by the Clerk of the Board of Supervisors to the ~~Special Problems Area Committee, the Building Official and the Director of Planning and Development~~County Auditor.
8. This Resolution shall become effective immediately upon its delivery to the County Auditor.

EXHIBIT 4

Resolves:

1. Pursuant to Resolution No. 08-_____, the County agrees to and does: (i) enter into this ~~Williamson Act Contract Rescission Agreement~~ with the Landowners to rescind WA Contract #77AP14 and simultaneously place other land under an agricultural conservation easement, and; upon approval of this Agreement and supporting documentation by the Secretary of Resources pursuant to Government Code section 51256.1, authorize and distribute WA cancellation fees for the simultaneous placement of agricultural conservation easements on the easement properties subject to certain conditions and contingencies. Modifications may be

made to the form of the ACE documents so long as the easement properties, and the easements, continue to meet the criteria of Government Code section 51256 as determined by the Department of Conservation.

Conditions (Attachment C-1)

Project Description:

A.3.c. Geographic Segmentation. The legislative actions and land use entitlements described in Paragraphs A.3.a. and A.3.b. herein involve land contained both within and outside of the Coastal Zone. For areas outside of the Coastal Zone (“Inland”), the County retains exclusive land use jurisdiction. For areas within the Coastal Zone (“Coastal”), the Coastal Commission retains exclusive jurisdiction over legislative actions and adjudicative authority over certain types of entitlements that are appealable. The geographic segmentation of Project approvals are displayed in Table 4.

General Provisions:

B.3.b. “Affected lots” means the individual lots identified in Exhibit 2 to which a specific condition or Mitigation Measures applies, independent of each other lot.

B.3.q: “MOU” means the Memorandum of Understanding (“MOU”) dated December 3, 2002, and includes any and all amendments thereto, setting forth a protocol and structure for the submission of project applications by the Applicant. The MOU is not part of the Project nor does it create entitlements, rights or approvals, and does not impair the County’s ability to enforce its applicable ordinances, resolutions, policies or statutes. For purposes of the MOU and the Conditions of Approval, the terms “Inland Property,” “DRP Property” and “Coastal Property” shall mean and include those portions of the Project shown in Exhibit 16.

B.3.b. through B.3.v.: Renumber to B.3.b. through B.3.x.

B.10: Staged Development: The MOU expressly includes that certain amendment approved by the Board of Supervisors on October 7, 2008, which provides a process whereby development of the Inland and DPR Property, as shown in Exhibit 16, may proceed in advance of obtaining all governmental approvals for the Coastal Property. The Conditions of Approval are not intended to supersede the terms and conditions of the MOU and any amendments thereto. In the event that any of the Conditions of Approval are inconsistent or conflict with the terms of the MOU, the terms of the MOU shall prevail.

Environmental Mitigation Measures:

C.5. Geographic Applicability. Except or unless otherwise expressly stated in the Mitigation Monitoring and Reporting Plan, the Mitigation Measures are separately applicable to those lots to which the Mitigation Measures apply (“affected lots”).

Project Specific Conditions:

D.3.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: (i) obtaining Final Planning Approval for any aspect of the Project Coastal Development Permit approved in connection with Final Development Plan Case No. 08DVP-00000-00024; -or (ii) recording any subdivision Map associated therewith Vesting Tentative Tract Map Case No. 08TRM-00000-00006. Prior to or concurrent with recordation: (i); 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; the California Department of Conservation; (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; the Rescission Agreement approved concurrent herewith by adoption of Board Resolution No. 08-_____ shall be executed and recorded; 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; and (iv) a Certificate of Compliance is obtained for the remainder parcel (Lot DP-11) in connection with the Tentative Vesting Tract Map (Case No. 08TRM-00000-00006/TM14,755. The Certificate of Compliance and Tentative Vesting Tract Map shall conclusively establish the exact acreage comprising each component of the WA-ACE Easement Exchange (“Final Calculations”); where differences occur between the Final Calculations and the figures appearing through the Project approvals, the Final Calculations shall govern and automatically supersede and correct the earlier figures. 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.

Departmental Conditions;

E.5.a. Prior to Final Planning Approval for any Coastal Development Permit approved in connection with Final Development Plan Case Nos. 08DVP-00000-00025 and 03DVP-00000-00041, 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.

E.5.c. ~~Prior to final Building Permit inspection for each individual residential dwelling;~~ ~~(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)~~ As a condition prerequisite to granting final Building Inspection clearance for any Coastal Development Permit approved in connection with Final Development Plan Case Nos. 08DVP-00000-00025 and 03DVP-00000-00041, the Applicant shall complete the construction of coastal access improvements consisting of the coastal trail, public parking, restrooms and wildlife pavilion trail terminus or pay of in-lieu funds as provided in Condition No. D.6.a.), as determined by PD with the concurrence of the Board.

Permit Specific Conditions:

F.1.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); and (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-00000-0000500006); ~~and (iii) all voluntary lot mergers have been completed.~~ It is the Applicant's declared intent to process and develop the Vesting Tentative Tract Map in phases, which request is hereby approved. Prior to, and as condition prerequisite, Final Planning Approval shall not be granted for development of any lot encompassed within area covered by 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. As used herein, the term "Final Map" means and includes each phase of development covered by such Map. 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

F.2.a. The Final Development Plan Case No. 08DVP-00000-00024 shall not become effective for the Inland Property (as depicted in Exhibit 16) 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~~00006). The Final Development Plan Case No. 08DVP-00000-00024 shall not become effective for the DPR Property (as depicted in Exhibit 16) until or unless: (i) the foregoing requirements for the Inland Property have been satisfied; and (ii) concurrent approval is granted and becomes effective for the Williamson Act Contract Modifications and Agricultural Easement Exchange (Case No. 05AGP-00000-00011). 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~~00005).

F.3.a. The Conditional Use Permit Nos. 08CUP-00000-00042 and 03CUP-00000-00082 shall not become effective for the Inland Property (as depicted in Exhibit 16) 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 as it pertains to the Inland Property. The Conditional Use Permit Nos. 08CUP-00000-00042 and 03CUP-00000-00082 shall not become effective for the DPR Property (as depicted in Exhibit 16) until or unless: (i) the foregoing requirements for the Inland Property have been satisfied; and (ii) concurrent approval is granted and becomes effective for Final Development Plan Case No. 08DVP-00000-00024 as it pertains to the DPR Property. Approval of the ~~Conditions~~ Conditional Use Permit Nos. 08CUP-00000-00043, 08CUP-00000-~~00045~~00046, ~~03CUP-00000-00081~~08CUP-00000-00062, 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 Nos. 03DVP-00000-00041 and 08DVP-00000-00025.

F.4.b. No Final Planning Approval shall be granted for any Coastal Development or Land Use Permit approved in connection with Final Development Plan Case Nos.

~~03DVP-00000-00041, 08DVP-00000-00024 and or 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); (ii) concurrent approval is granted and becomes effective for all other discretionary land use entitlements to which the Coastal Development and Land Use Permits pertain (e.g., Development Plans and Conditional Use Permits); and (iii) all other applicable conditions specified herein has been fully satisfied (e.g., Condition No. F.4.d.). In addition, the following requirements shall apply:~~

(1) No Final Planning Approval shall be granted for any Coastal Development Permit approved in connection with Final Development Plan Case Nos. 03DVP-00000-0004 or 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; (ii) all voluntary lot mergers have been recorded in order to achieve the final Project configuration for the Coastal Property.

(2) No Final Planning Approval shall be granted for any Land Use Permit approved in connection with the Final Development Plan Case No. 08DVP-00000-00024 for the Inland Property until: (i) final approval has been granted for 03CUP-00000-00083, 08CUP-00000-00043 and 08CDP-00000-00080 as necessary to provide supporting infrastructure for the Inland Property (to the extent that any or all such permits are necessary to serve the affected lot), including appeals to the Coastal Commission, if any; (ii) all voluntary lot mergers specified in the MOU in regard to the Inland Property have been duly recorded.

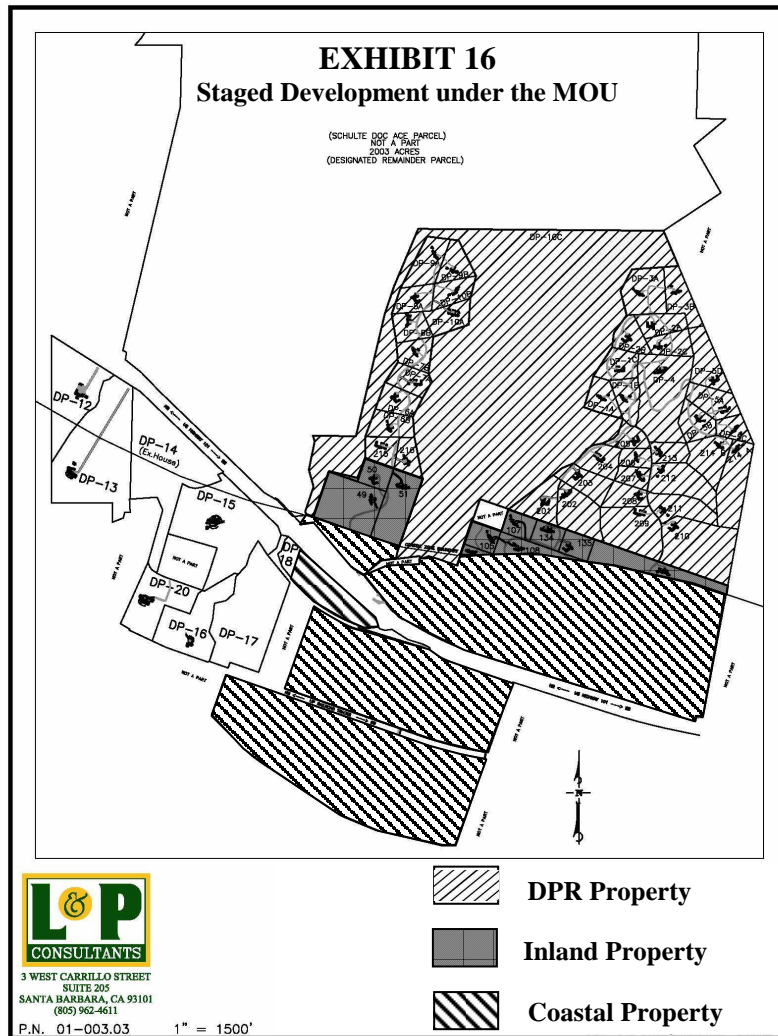
(3) No Final Planning Approval shall be granted for any Land Use Permit approved in connection with the Final Development Plan Case No. 08DVP-00000-00024 for the DPR Property until: (i) final approval has been granted for 03CUP-00000-00083, 08CUP-00000-00043 and 08CDP-00000-00080 as necessary to provide supporting infrastructure for the DPR Property (to the extent that any or all such permits are necessary to serve the affected lot) , including appeals to the Coastal Commission, if any; (ii) all voluntary lot mergers specified in the MOU in regard to the DPR Property have been duly recorded.

Tables (Attachment C-2)

TABLE 4		
Inland and Coastal Approvals		
<u>Case Identification.</u>	<u>General Description</u>	<u>Geographic Area</u>
Comprehensive Plan Amendment		
<u>03GPA-00000-00005</u>	<u>Comprehensive Plan Amendment</u>	<u>Inland</u>
<u>03GPA-00000-00006</u>	<u>CLUP Amendment</u>	<u>Coastal</u>
Land Use and Development Code		
<u>08ORD-00000-00009</u>	<u>New NTS Zone District</u>	<u>Coastal and Inland</u>
<u>03RZN-00000-00005</u>	<u>Coastal NTS Rezoning</u>	<u>Coastal</u>
<u>03RZN-00000-00006</u>	<u>Inland NTS Rezoning</u>	<u>Inland</u>
Development Agreement		
<u>03ORD-00000-00012</u>	<u>Inland Development Agreement</u>	<u>Inland</u>
<u>03ORD-00000-00013</u>	<u>Coastal Development Agreement</u>	<u>Coastal</u>
Special Problems Area Designation		
<u>08MIS-00000-00002</u>	<u>Modify SPA for Naples</u>	<u>Coastal and Inland</u>
WA-ACE Easement Exchange		
<u>05AGP-00000-00011</u>	<u>Agricultural Conservation Easement</u>	<u>Coastal and Inland</u>
Conditional Certificates of Compliance		
<u>08COC-00000-00001 through 00003</u>	<u>CoC's for 3 Parcels</u>	<u>Coastal</u>
Lot Line Adjustments		
<u>08LLA-00000-00010 and 00014</u>	<u>Lot Line Adjustments for 4 Parcels</u>	<u>Coastal</u>
Vesting Tentative Tract Map		
<u>08TRM-00000-00006</u>	<u>Vesting Map for 50 Inland Lots</u>	<u>Inland</u>
Final Development Plans		
<u>08DVP-00000-00024</u>	<u>Inland Portion of Project</u>	<u>Inland</u>
<u>08DVP-00000-00025</u>	<u>Cal Trans ROW Improvements</u>	<u>Coastal</u>
<u>03DVP-00000-00041</u>	<u>Coastal Portion of Project</u>	<u>Coastal</u>
Major Conditional Use Permits		
<u>08CUP-00000-00060</u>	<u>Coastal Trail</u>	<u>Coastal</u>
<u>08CUP-00000-00061</u>	<u>Coastal Sewer Package Treatment Plant</u>	<u>Coastal</u>
<u>08CUP-00000-00044</u>	<u>Equestrian Facilities</u>	<u>Coastal</u>
<u>03CUP-00000-00082</u>	<u>Inland Sewer Package Treatment Plant</u>	<u>Inland</u>
<u>03CUP-00000-00083</u>	<u>Water Treatment Facilities</u>	<u>Coastal</u>
Minor Conditional Use Permits		
<u>08CUP-00000-00042</u>	<u>Inland Infrastructure</u>	<u>Inland</u>
<u>08CUP-00000-00043</u>	<u>Coastal Infrastructure (Serving Inland)</u>	<u>Coastal</u>
<u>08CUP-00000-00046</u>	<u>Coastal Infrastructure (Serving Coastal)</u>	<u>Coastal</u>
<u>03CUP-00000-00062</u>	<u>Employee Duplex</u>	<u>Coastal</u>

Coastal Development Permits		
<u>08CDP-00000-00080</u>	<u>Coastal Infrastructure (Serving Inland)</u>	<u>Coastal</u>
<u>08CDP-00000-00081</u>	<u>Coastal Infrastructure (Serving Coastal)</u>	<u>Coastal</u>
<u>08CDP-00000-00082 through 00097</u>	<u>Coastal Homes on Santa Barbara Ranch</u>	<u>Coastal</u>
<u>08CDP-00000-00098 through 00101</u>	<u>Coastal Homes on Dos Pueblos Ranch</u>	<u>Coastal</u>
<u>08CDP-00000-00120</u>	<u>Equestrian Facilities</u>	<u>Coastal</u>
<u>08CDP-00000-00121</u>	<u>Coastal Access Improvements</u>	<u>Coastal</u>
<u>08CDP-00000-00122</u>	<u>Highway Interchange Improvements</u>	<u>Coastal</u>
<u>08CDP-00000-00123</u>	<u>Accessory Structures</u>	<u>Coastal</u>
<u>08CDP-00000-00163</u>	<u>Employee Duplex</u>	<u>Coastal</u>
Land Use Permits		
<u>08LUP-00000-00416 through 00465</u>	<u>Inland SBR and DPR Homes</u>	<u>Inland</u>
<u>08LUP-00000-00466</u>	<u>Inland Home on Dos Pueblos Ranch</u>	<u>Inland</u>
<u>08LUP-00000-00344</u>	<u>Inland Infrastructure</u>	<u>Inland</u>
<u>03LUP-00000-00739</u>	<u>Stockpiling</u>	<u>Inland</u>

Exhibits (Attachment C-3)



Confirming Analysis for Alternative 1B (Attachment D-2)

3.0 Project Implementation

As proposed, and as considered by the Planning Commission, Alternative 1B consists of 71 dwelling units. The Alternative 1B area includes portions of both Santa Barbara Ranch and Dos Pueblos Ranch that are in the inland area (i.e. outside of the Coastal Zone), while other portions are in the Coastal Zone. Amendments to the County's Comprehensive Plan, County's Coastal Land Use Plan and Zoning Ordinance would apply to these areas separately. The Coastal Zone portions of these approvals are subject to certification by the California Coastal Commission as amendments to the County's Local Coastal Program. Regarding quasi adjudicatory decisions (e.g., permits), the Coastal Zone is divided into areas where the County has exclusive jurisdiction to approve Coastal Development Permits--the area north of Highway 101—and lands in which approval of a Coastal Development Permit is appealable to the Coastal Commission (south of Highway 101).

In addition to the County and Coastal Commission approvals, portions of the Alternative 1B design cannot be developed until completion of the Williamson Act-Agricultural Conservation Easement (ACE) exchange, which must be approved by the California Department of Conservation as well as by the County.

Because of these overlapping jurisdictions, implementation of Alternative 1B is expected to occur through the following steps initiated in this order:

1. Development on the Santa Barbara Ranch property north of Highway 101, within the inland areas only. This will amount to the development of 10 lots (Lots 49, 50, 51, 104, 105, 107A, 108, 134, 135 and 185). These lots will be created through mergers of existing legal lots within the Naples town site, both in the inland and Coastal Zone areas north of Highway 101, which will reduce the development potential of this area. Approvals by the County necessary for this portion of Alternative 1B will include Coastal Development Permits for infrastructure improvements necessary to implement the development. If, due to special circumstances, the discretionary permit north of Highway 101 is considered appealable to the Coastal Commission, then development, contingent on that permit, would not be final until Coastal Commission review.

2. Development on portions of Dos Pueblos Ranch north of Santa Barbara Ranch, including land known as the "Option Parcel" and lands to the north. This area will include 40 lots:

<u>201</u>	<u>209</u>	<u>216</u>	<u>DP-3B</u>	<u>DP-7A</u>
<u>202</u>	<u>210</u>	<u>DP-1A</u>	<u>DP-4</u>	<u>DP-7B</u>
<u>203</u>	<u>211</u>	<u>DP-1B</u>	<u>DP-5A</u>	<u>DP-8A</u>

204	212	DP-1C	DP-5B	DP-8B
205	213	DP-2A	DP-5C	DP-9A
206	214A	DP-2B	DP-5D	DP-9B
207	214B	DP-2C	DP-6A	DP-10A
208	215	DP-3A	DP-6B	DP-10B

This second step in the development implementation would be accompanied by recordation of the Agricultural Conservation Easement (ACE) over large portions of the project area to be preserved for agricultural use. Included within the ACE would be new lots DP-10C and 185 (as well as other lands on the Dos Pueblos Ranch). The effect of the ACE on new Lot 185 will be to extinguish the development potential of underlying Naples town site lots in on Santa Barbara Ranch in the Coastal Zone north of Highway 101.

3. Development on Santa Barbara Ranch in the Coastal Zone south of Highway 101. This area includes both the equestrian village area (7 lots) and the coastal terrace lots south of the UPRR train tracks (9 lots). Development in this area will require certification of the Local Coastal Program amendments and issuance of Coastal Development Permits for each individual lot. In this portion of the property, the Coastal Development Permit approvals by the County are appealable to the California Coastal Commission.

The development on the Dos Pueblos Ranch property south of Highway 101 could occur at any time during the process, after the initial approvals by the County. There are eight lots proposed in this area (DP-12, DP-13, DP-14, DP-15, DP-16, DP-17, DP-18, and DP-20). These lots would be created through mergers and adjustments to existing lots, 10 of which are existing Naples town site lots. Of the eight new lots, only six would be used for residential purposes. Two of the six residential lots (Lots DP-14 and DP-16) already have existing homes on them.

Once initiated, the build out or completion for each of the above steps would occur in response to economic and market conditions. Thus, it is possible that development of the inland areas may still be underway when the Coastal Zone areas start, or even complete, development.

On the other hand, it is also possible that development might proceed on the inland areas while there is a very long delay or even denial of Alternative 1B components in the Coastal Zone. In the event that the Alternative 1B approvals on the Santa Barbara Ranch property in the Coastal Zone south of Highway 101 are ultimately denied or extensively conditioned by the Coastal Commission, then the applicant would be required to return to the County to adjust the application to take into account the Coastal Commission's actions. Another scenario if Alternative 1B is heavily conditioned or denied by the Coastal Commission is a result such as that described in the Final EIR as Alternative 3A

– No Project Grid Development. The existing Naples town site lot configuration would be retained in this area, and individual lots would be developed individually or sold off as residential sites to individual buyers. It is not known how many lots in this area could be successfully developed, but the estimate in the Final EIR is 59 to 67 (Final EIR Table 11.4-1), as opposed to the 16 lots proposed in this area by Alternative 1B. The overall configuration of development and the total number of residential lots in this scenario would be within the range of development alternatives considered in the Final EIR. That is, the resulting configuration and number of lots in this scenario would be greater than proposed in Alternative 1B (71 residential lots), but less than estimated for the entire Alternative 3A Grid Development (114 to 125 residential lots). Therefore, much of the data and analysis in the Final EIR could be used by subsequent applicants under grid development for CEQA compliance, as long as site specific analysis is presented in subsequent CEQA documents.

Source Documents (Attachment F-8)

1. **Comprehensive Plan** (<http://countyofsb.org/plandev/comp/admin/admin%20documents/Land%20Use%20Element.pdf>)**

2. **CLUP** (<http://countyofsb.org/plandev/comp/admin/admin%20documents/Coastal%20Plan.pdf>)**

3. **Land Use and Development Code** (http://sbcountyplanning.org/PDF/forms/LUDC/CountyWide_LUDC.pdf)

4. **Coastal Zoning Ordinance** (<http://sbcountyplanning.org/PDF/A/Article%20II.pdf>)

5. **County Uniform Rules** (<http://countyofsb.org/plandev/comp/programs/uniformrules/documents/BOS%209-25-07/BOS%20Adopted%20Uniform%20Rules%20Final%209-25-07.pdf>)

6. **Official Map of Naples (Figure ES-3 of the Final EIR)** (<http://sbcountyplanning.org/projects/03DVP-00041/index.cfm>)*

7. **Memorandum of Understanding (Appendix A of the Final EIR)** (<http://sbcountyplanning.org/projects/03DVP-00041/index.cfm>)**

8. **TDR Feasibility Study and Update** (<http://sbcountyplanning.org/PDF/boards/CntyPC/09-26-2007/00000-00000-00000/Attachment%20B.pdf>)*

9. **Design-Development Documents** (<http://sbcountyplanning.org/projects/03DVP-00041/index.cfm>)*

10. Final EIR for Santa Barbara Ranch (<http://sbcountyplanning.org/projects/03DVP-00041/index.cfm>)***

***Hard copies available for review in the office of the Clerk of the Board.**

****Hard copies of Agriculture and Conservation policies only available for review in the office of the Clerk of the Board.**

*****Contained in Appendix A of the Final EIR.**