

The History

- **1888** – Original Map of Naples Filed (400+/- Lots)
- **1916 to 1984** – Various Real Estate Transactions
- **1982** – Adoption of Local Coastal Land Use Plan
 - Advent of Policy 2-13 That Acknowledges Issues at Naples and Means by which to Resolve the Lot Density Conflict
- **1984 to 1988** – County Lot Merger Ordinances
 - County Rejects Antiquated Subdivisions; Links Minimum Lot Merger Size to Underlying Zoning
- **1994** – Morehart v. County of Santa Barbara
 - California Supreme Court Invalidates County Lot Merger Ordinances (As to Minimum Lot Size)
- **1995** – County Adopts Official Map of Naples
 - 274 Legal Lots Recognized Based on Deed History & Certificates of Compliance
- **2002** – Memorandum of Understanding

The Baseline

Naples Town Site: 274 Legal Lots



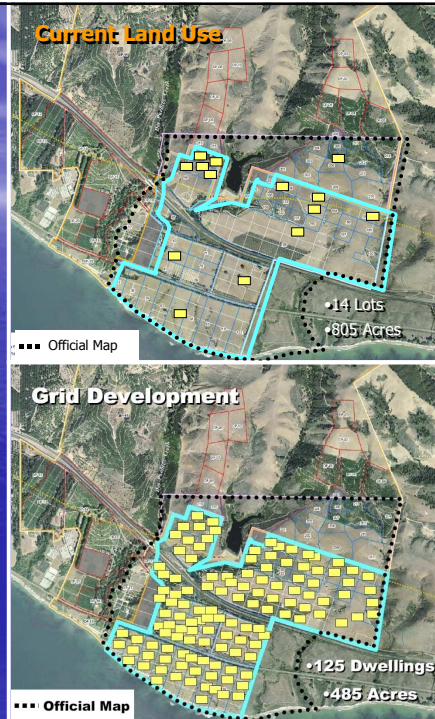
The Conflict

CURRENT AG LAND USE AND ZONING

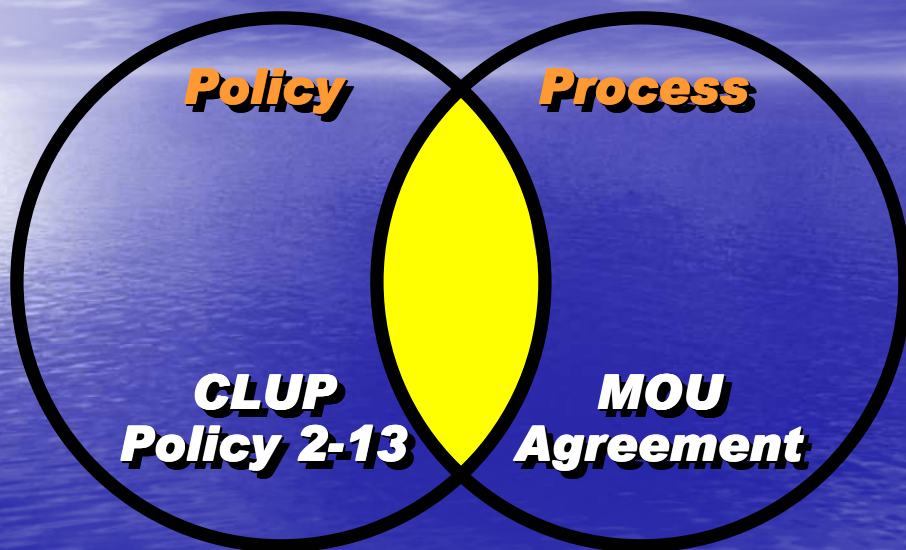
Development Potential: 14 Dwellings

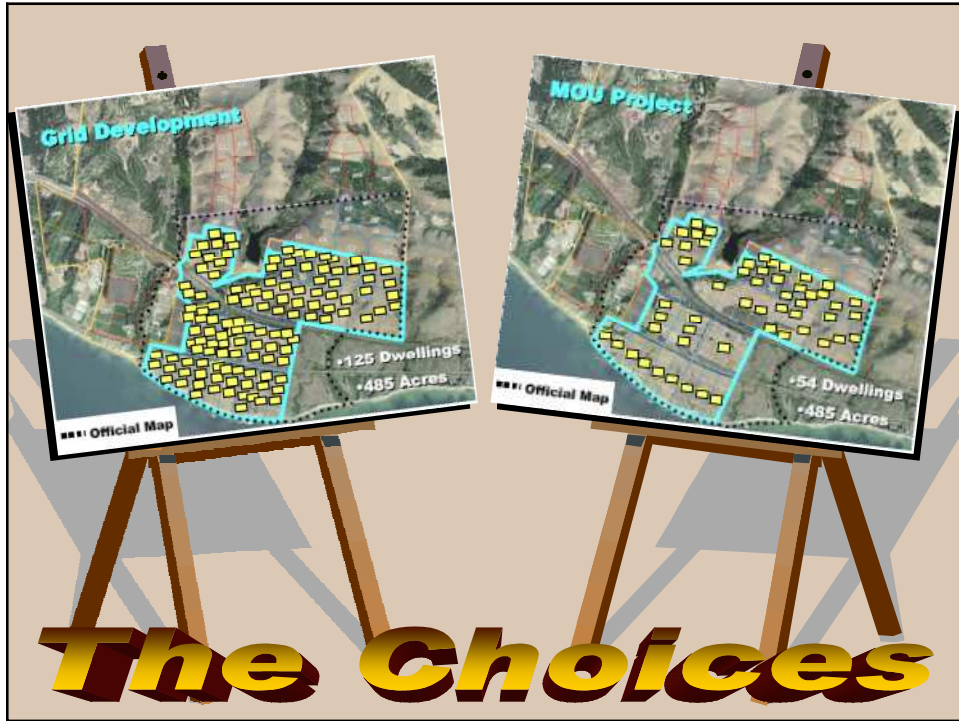
OFFICIAL MAP OF NAPLES

Estimated Buildable Lots: 125 Units



Resolution Framework





Some Other Configuration?

Legend:

- 10:1 (Red circle)
- 5:1 (Blue circle)
- 2:1 (Light Blue circle)

Map Legend:

- \$2 to \$10 Million (Lot Average: \$6.85 Million)
- \$1 to \$2 Million (Lot Average: \$1.28 Million)
- Under \$1 Million (Lot Average: \$675,000)

The Choices

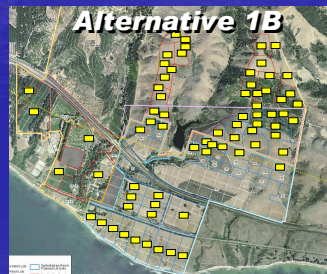
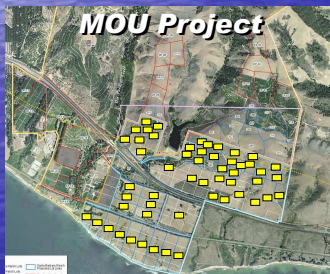
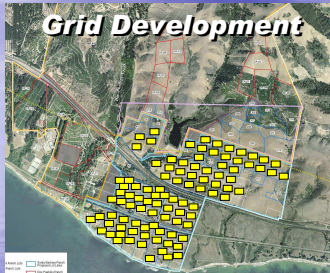
The Ground Rules

Policy 2-13 Compliance

Discourage Residential Development	<ol style="list-style-type: none"> 1. Subdivision Overlay ("ASO") District (1984 to 1994) 2. Official Map (274 Lots vs. 400+) 3. MOU (54 Units vs. 219 Lots)
Encourage and assist TDR	<ol style="list-style-type: none"> 1. Establishment and Financial Support of TDR "Stakeholders" Working Group 2. Production of TDR Program Framework and Enabling Ordinance
Re-Evaluate Land Use if TDR is Not Feasible	<ol style="list-style-type: none"> 1. Completion of Two TDR Studies and Peer Review 2. Conclusion - Cannot Extinguish Development Rights Below Agriculture Density Threshold

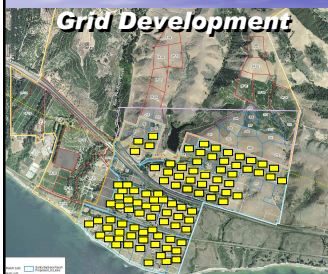
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Project Analysis

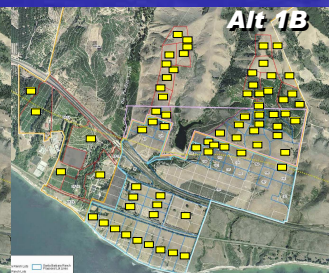
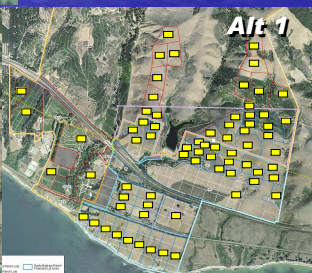
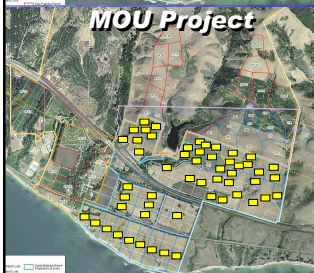


Project Analysis

Comparative Attributes



- **Ag & Open Space Preservation**
- **Sensitive Resource Management**
- **Coastal Access Amenities**
- **Reduction of Development**
- **Public View Protection**
- **Environmental Impact**



Project Analysis

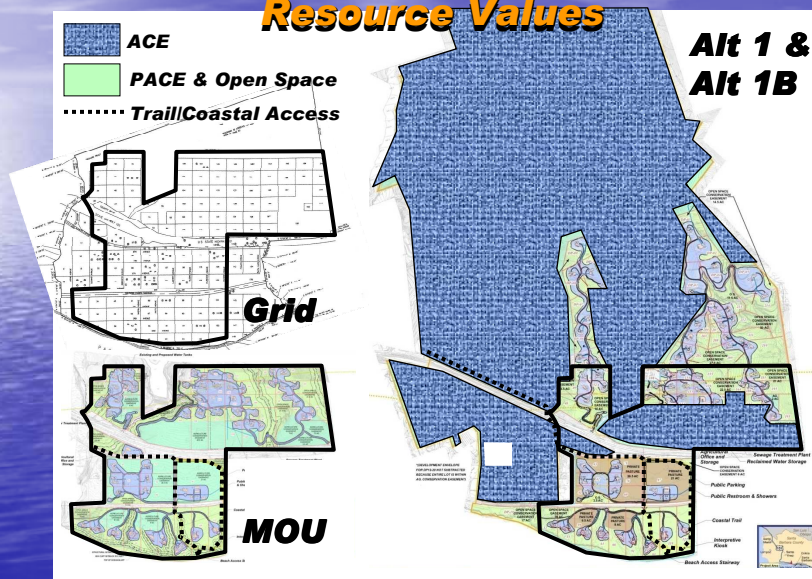
Resource Values

	Grid	MOU	Alt 1	Alt 1B
Ag Land Preserved	0	137	2,629	2,653
Open Space Preserved	0	188	250*	250*
Coastal Access & Trails	0	8	10	10
Resource Management	No	Yes	Yes	Yes

* Estimated

Project Analysis

Resource Values



Project Analysis

Reduction of Development

No. of Lots	Coastal	Inland	Total
Grid	94	0	94
MOU	165	0	165
Alt 1	184	(21)	163
Alt 1B	195	(31)	164

Project Analysis

Reduction of Development



Project Analysis

**Reduction of
Development**



**MOU
Project**

Project Analysis

**Reduction of
Development**



**Alternative
1**

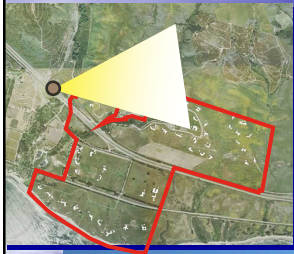
Project Analysis

**Reduction of
Development**



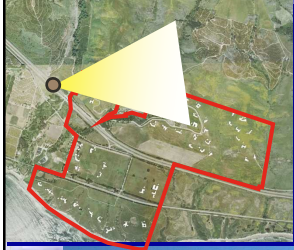
Project Analysis

View Preservation



Project Analysis

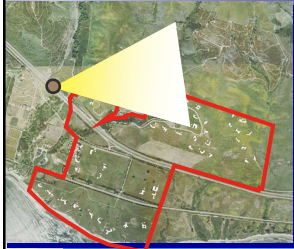
View Preservation



**MOU
Project**

Project Analysis

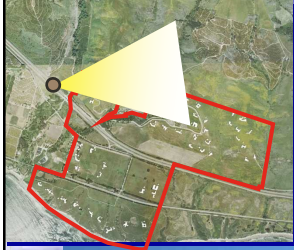
View Preservation



**Alternative
1**

Project Analysis

View Preservation



**Alternative
1B**

Project Analysis

View Preservation



**Grid
Development**

Project Analysis

View Preservation



**MOU
Project**

Project Analysis

View Preservation



**Alternative
1**

Project Analysis

View Preservation



**Alternative
1B**

Project Analysis

Environmental Impact

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	-	-	-	-	M	
4	Reduced Project	48	-/=	-/=	=	-	M	
5	Clustered Development	54	-	-/=	-/=	-	M	
6	TDR	Variable; Potentially Applicable to all Alternatives						

Alternative 1B

Preferred Project



Land Use:

Provides for a More Comprehensive Resolution of Policy & Environmental Issues

Visual Resources:

Minimizes Visual Impacts Through an Internal TDR

Agriculture:

Increases the Quantity and Quality of Protected Land in Perpetuity

Alternative 1B

Overall Land Plan

Development

Components:

- 71 S.F. Units
- Equestrian Center

Permanent Agriculture Protection:

- 2,652 Acres ACE
- 73 Acres PACE

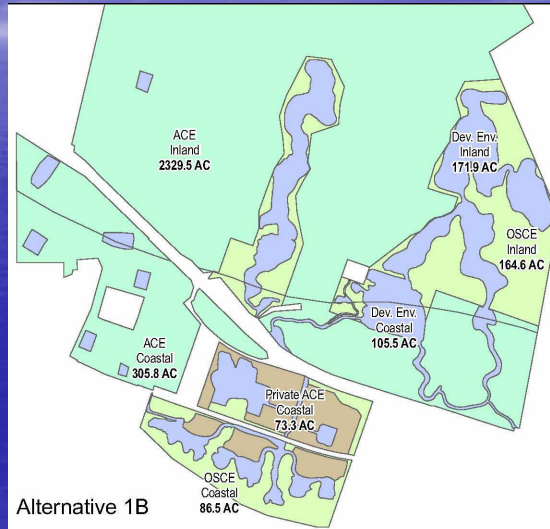
Open Space

Preservation:

- 250 Acres OSCE
- OSHMP

Public Access & Recreation:

- Coastal Trails
- Parking & Restrooms

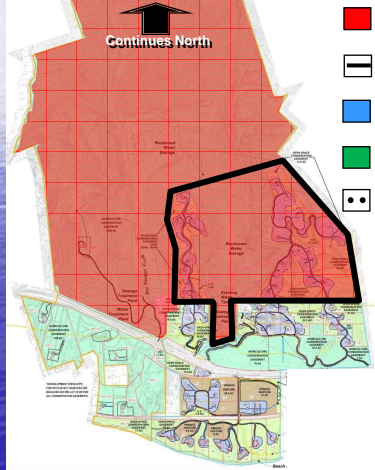


Alternative 1B

Alternative 1B

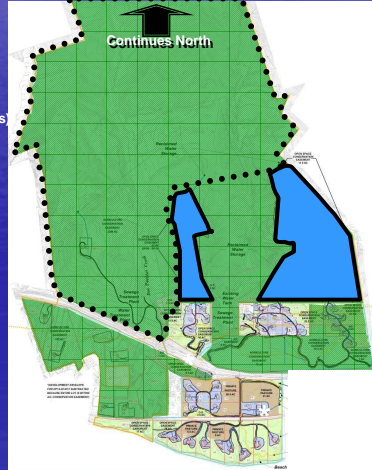
Agricultural Component

Existing WA Contract and Rescission/Cancellation



- Existing WA Contract (2,566 Acres)
- WA Contract Area to be Removed (576 Acres)
- Area of Proposed Development (274 Acres)
- New ACE Area to be Created (2,652)
- New WA Contract to be Created (1,990 Acres)

New WA Contract & New Conservation Easement ACE



Alternative 1B

Coastal Access Component

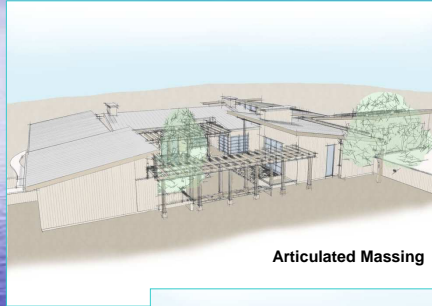


- 24' Wide Public Access Road
- 16' Wide Multi-Use Trail
- 8' Wide Hiking Trail
- ADA Accessible
- Public Parking & Restrooms
- Railroad Undercrossing
- Bluff Top Terminus

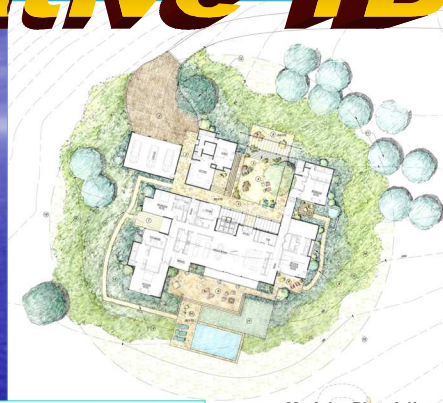


Alternative 1B

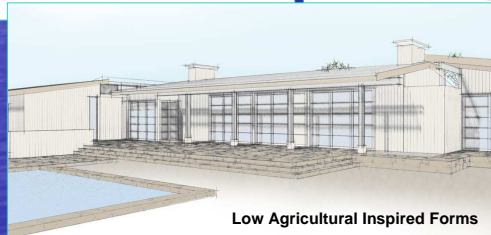
Design Concept



Articulated Massing



Modular Plan Adjusts to Topography



Low Agricultural Inspired Forms

Alternative 1B

Design Concept



Alternative 1B

- Simple Materials Palette
- Ranch & Agrarian Styling
- Compact & Low-Slung



Alternative 1

- Formal Architecture
- Imported Styles & Vocabularies
- Sprawling & Linear Forms

Issue Summary

Policy Consistency

Underlying Issue

Strict Application of Policies and Project Conformity

Fundamental Considerations

- Existing Land Use and Legal Lot Density are in Conflict
- Coastal Act and CLUP Acknowledge Overlapping Policies
- Policy 2-13 Provides the Vehicle for Harmonizing Competing Policies
- Alt 1 is More Protective than Grid Build-Out



Issue Summary

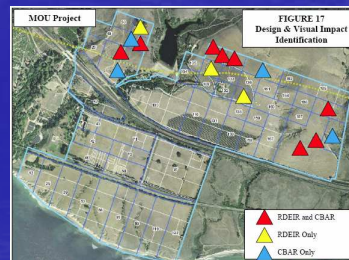
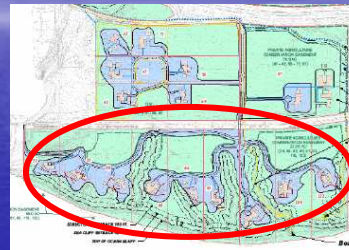
Environmental Impact

Class I Adverse Impact

Biological Resources:
Cumulative Loss of
Grassland Forging Habitat

Visual Resources: Change in
Overall Character & Site-
Specific Vantage Points

Land Use: Impact Associated
with Increased Density &
Development Visibility



Issue Summary

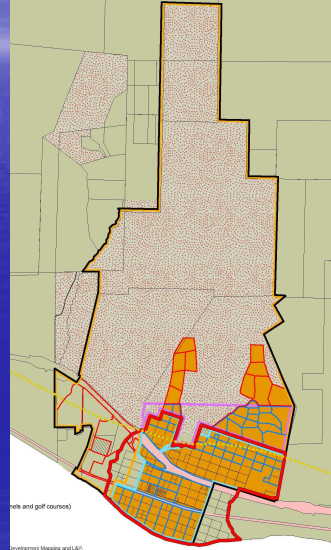
NTS Land Use Redesignation

Underlying Issue

Geographic Scope and Growth Inducting Effect

Fundamental Considerations

- **Not Transportable to Areas Outside of Naples**
- **Geographic Scope is Restricted to Naples and Immediately Adjacent Parcels Under Common Ownership**
- **Provides Land Use, Planning and Development Controls Not Available Under Grid Build-Out**



Issue Summary

Coastal Access

Underlying Issue

Beach Access Coastal Trail Alignment

Fundamental Considerations

- **State and County Trail Maps are Not Precise**
- **Protection of Resources is of Paramount Importance**
- **Must Respect Private Property Rights**
- **Applicable Policies Provide Flexibility**
- **Grid Build-Out Would Frustrate Access Goals**



Issue Summary

Visual Resources



Legend

- Santa Barbara Ranch Property
- Dos Pueblos Property
- Option Property
- Brief highway view into Santa Barbara Ranch and KOP numbers
- Other key views and KOP numbers
- View into adjacent land blocked by cut slope or solid vegetation
- Intermittent view into adjacent land partially obscured by windrows or orchard
- Clear View onto adjacent land
- Santa Barbara Ranch Proposed Lot Lines

Underlying Issue

Intrusion into Skyline and Change of Visual Character

Fundamental Considerations

- Not All Views Are Equal In Terms of Quality, Duration and Viewer Expectation**
- NTS Allows for Moderation & Balancing of Policies**
- BAR Charged with Reducing Visibility & Skyline Intrusion**
- Grid Build-Out Would Be Far More Visually Intrusive**

Issue Summary

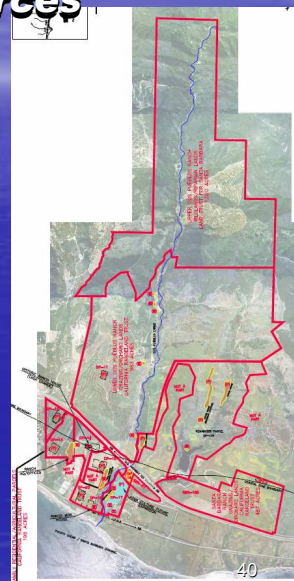
Agricultural Resources

Underlying Issue

Conversion of Ag Land & Continued Viability of Remainder

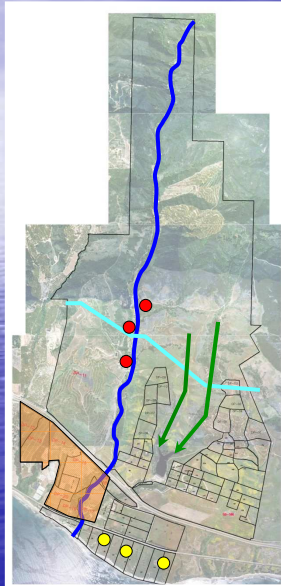
Fundamental Considerations

- Net Increase in Quantity & Quality of Protected Land**
- Permanent Protection of Ag Land v. 10-Year Williamson Act**
- Oversight by a Third Party Conservation Trustee**
- Grid Build-Out Would Fragment Ag Land and Hasten WA Contract Non-Renewal**



Issue Summary

Water Availability



Underlying Issue

Project Affect on Hydrology of Dos Pueblos Creek

Fundamental Considerations

- **Project Has Access to Multiple Water Sources With High Reliability**
- **New Domestic Demand Can Be Fully Satisfied by State Water Alone**
- **Conditions of Approval Disallow DP Creek Diversion for Domestic Service**
- **Grid Build-Out Could Result in Increased Creek Diversions Allowed Under Existing State Permit**

Issue Summary

Sensitive Habitat

Underlying Issue

Classification of Native & Non-Native Grasslands

Fundamental Considerations

- **Non-Native Grasslands Do Not Qualify as ESHA**
- **3:1 Restoration of Sensitive Vegetation that is Affected**
- **Permanent Protection and Management through OSHMP**
- **Grid Build-Out Fragment Vegetative Communities and Displace More Acreage**

Mitigation Ratio 3:1	Alt 1B	
	Total	Impact
Native Grassland	12.5	0.22
Coastal & Bluff Scrub	168.1	6.22
Oak Woodlands	102.8	0.49
Mixture of Vegetative	80.3	0.58
Wetlands	4.6	0.05
Total		
Acres	368.3	7.56
% of Area	11%	2.05%

Issue Summary

Cultural Resources



Building Envelope Relocation and Size Reduction

Underlying Issue

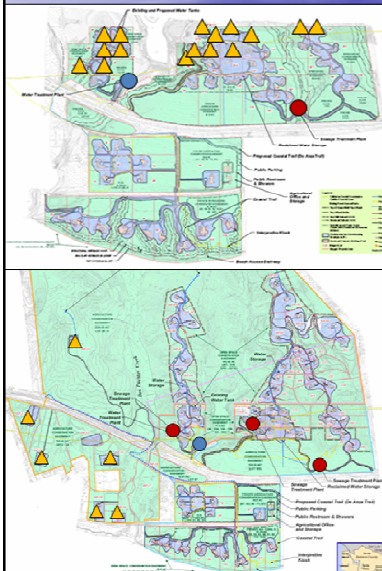
Loss of Historic Values & Impact to Sacredness of Site

Fundamental Considerations

- **Avoidance of Impacts to the Maximum Extent Feasible**
- **Comprehensive Mitigation Beyond CEQA Requirements**
- **Cultural Resource Easement Via Development Agreements**
- **Grid Build-Out Would Limit Siting Flexibility & Mitigation**

Issue Summary

Waste Water Treatment



Underlying Issue

Suitability of Individual Septic Systems & STP Ownership

Fundamental Considerations

- **Septic Systems at DPR Must Comply With RWQCB Standards**
- **Establishment of Community Facilities District is Required**
- **Grid Build-Out Could Compromise Ground Water Quality Due to Limitations on Land Use Authority**

Issue Summary

Development Agreements

Underlying Issue

Project Vesting in Exchange for Public Benefits

Fundamental Considerations

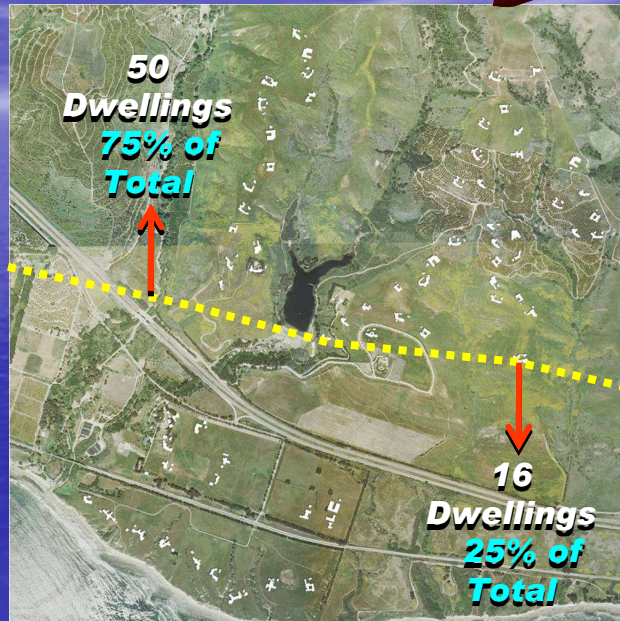
- **Separation of Inland and Coastal Entitlements & Public Benefits:**
 - Creek Restoration (\$400,000)
 - Affordable Housing Contributions
 - Additional Coastal Trail Segments
 - Cultural Resources Easement
 - Habitat Enhancement
- **Incentivize DPR to Provide Coastal Trail Segment & Creek Access**
- **No Extraordinary Public Benefits Would Be Realized Through Grid Build-Out**



Issue Summary

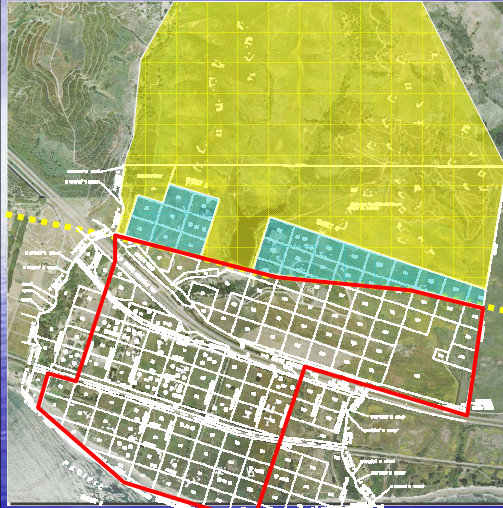
Staged Development

Majority of New Development is located **OUTSIDE** of Coastal Zone



Issue Summary

Staged Development



Step #1
 Step #2
 Step #3

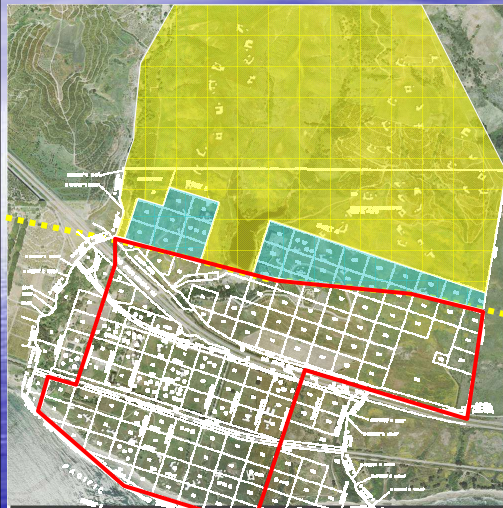
NO. OF LOTS	ALTERNATIVE 1B		
	Step #1	Step #2	Step #3
SBR Coastal Mergers			
S. of Hwy 101	48	28	16
N. of Hwy 101	34	6	0
SBR Inland Lots	15	50	50
SBR Total	100	84	66
DRP Total*	4	4	4
Grand Total	104	88	70

*Excludes Replacement Residence at DP-16

NO. OF LOTS	OFFICIAL MAP	
	Total Legal Lots	Estimated Buildable Lots
SBR Coastal Mergers		
S. of Hwy 101	153	67
N. of Hwy 101	50	42
SBR Inland Lots	16	16
SBR Total	219	125
DRP Total	14	Unknown
Grand Total	233	125

Issue Summary

Staged Development



Step #1
 Step #2
 Step #3

- **Step #1:**
 - Lot Reductions
 - Approval of Infrastructure within Coastal Zone
 - Conditions Compliance (e.g., BAR Review, Etc.)
- **Step #2:**
 - Same as Step #1
 - **PLUS:** Completion of WA-ACE Easement Exchange
- **Step #3**
 - Same as Step #1
 - **PLUS:** Coastal Commission Certification/Approval
 - **PLUS:** Coastal Access, PACE and OSCE

Wrap-Up

A Process In Review



Environmental Impact Report

- **Two Reports Spanning 3-1/2 Yrs**
- **Two Administrative Hearings**
- **6 Months of Public Review**
- **2,300 Individual Comments**

Advisory Bodies

- **PC – 6 Workshops; 5 Hearings**
- **BAR – 15 Meetings**
- **AAC/APAC – 12 Meetings**
- **SPCRC – 5 Meetings**

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Wrap-Up

Actions Requested

Legislative Actions

- **Land Use and Zoning Amendments:** Create and Apply New NDP Designations
- **Agricultural Contracts:** Modify/Reissue Williamson Act Contract for DPR and Create New ACE
- **Development Agreement:** Approve Development Agreement to Vest Project

Quasi-Adjudicative Actions

- **Subdivision Approvals:** TTM, Lot Mergers and Lot Line Adjustments
- **Discretionary Permits:** Development Plans, CUPs, LUPs and CDPs
- **Miscellaneous:** Remove Special Problems Area Designation and Approve Ag & Open Space Conservation Easements

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Wrap-Up

Actions Requested

Development Agreement

- **Inland:** DP Creek Restoration & Cultural Resource Mitigation
- **Coastal:** Cultural Resource Easement, Coastal Trail Segment, Affordable Housing Contribution, Habitat Enhancement & Cultural Resource Mitigation
- **DPR Ranch Incentive:** Vesting in Exchange for: DP Creek Cooperation and Coastal Trail Segment

WA-ACE Easement Exchange

- **Approval Resolution:** Public Interest Findings & Conditions of Approval
- **Valuation Conclusion:** Value of Conservation Easement is Greater than 12.5% of WA Rescission Value
- **Rescission Agreement:** Imposes Use Restrictions and Performance Standards Separate from ACE Agreements

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Wrap-Up

Overarching Considerations

- **Respect Community Values – Preserve the Gaviota Coast**
- **Ability to Comprehensively Plan Area as Opposed to Piecemeal Development**
- **Recognize Legal Constraints and Property Owner Rights**
- **Accommodate and Balance Competing Objectives:**
Agriculture, Open Space, Visual Character, Biological Resources & Residential Uses

Wrap-Up

What Choices Do We Have

- **Currently Have One Applicant That Controls Majority of Naples**
- **Over 200 Lots Could be Sold to Individual Owners**
- **Development Potential Doesn't Go Away, It Would Simply Occur in Piecemeal Fashion**

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)

