



COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Supervisors

FROM: John Baker, Assistant CEO and P&D Director

DATE: October 8, 2008

RE: Santa Barbara Ranch – Supplemental Board Information for October 13, 2008 Special Agenda

This memorandum supplements the Board Agenda Letter dated September 23, 2008, and memorandum of October 2, 2008, consisting of: (i) adjustments to the various project documents to reflect the Board's amendment of the Naples MOU on October 7, 2008; (ii) appraisal results and related cancellation fee findings; and (iii) minor document corrections. Changes in the Board Recommendations and attachments resulting from this transmittal are noted by redlining.

That the Board of Supervisors take the following actions as recommended by the Planning Commission:

1. Adopt the Findings in Attachment A consisting of CEQA Findings (A-1), Project Findings (A-3) and Policy Consistency (A-4), as revised by Attachment F-6 to the memorandum dated October 2, 2008;
2. Certify the Final EIR (including the Confirming Analysis attached to the CEQA Findings) and adopt the Mitigation Monitoring and Reporting Program (A-2) in Attachment A, as revised by Attachment F-6 to the memorandum dated October 2, 2008;
3. Adopt the Resolutions and Ordinances in Attachment B consisting of: (i) Resolution Amending Comprehensive Plan (Attachment B-1); (ii) Resolution Amending Coastal Land Use Plan; (Attachment B-2); (iii) Resolution Amending Special Problems Area Designation (Attachment B-3); (iv) Ordinance Amending Land Use and Development Code (Attachment B-4), (v) Ordinance Amending Zoning Map (Attachment B-5); (vi) Ordinance Approving Development Agreements (Attachment B-6) and; (vii) Resolution Granting Tentative Approval of the WA-ACE Easement Exchange and Rescission Agreement (Attachment B-7), as revised by Attachment F-6 to the memorandum dated October 2, 2008, and Attachment F-9 to the memorandum dated October 8, 2008; and

4. Approve Alternative 1B subject to the Conditions of Approval in Attachment C, as revised by Attachments F-6 to the memorandum dated October 2, 2008, and Attachment F-9 to the memorandum dated October 8, 2008.

**Supplemental Information**

**MOU Amendment.** On October 7, 2008, the Board approved an amendment to the December 2002 Memorandum of Understanding. 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. It does, however, set forth a protocol for accepting and processing development applications for a majority of the Naples Townsite. The amendment approved by the Board on Tuesday allows, but does not require, that development be staged concurrent with a reduction in Official Map lots. The graphic to the right and table below summarizes the processing steps that may result should: (i) the Board approve Alternative 1B; and (ii) the Applicant exercise the staging option allowed by the MOU Amendment. To allow for this possibility, adjustments are needed in the various approval documents. These changes, along with other minor corrections, appear in Attachment F-9.



TABLE 1 Staged Lot Mergers & Inland Development	OFFICIAL MAP		ALTERNATIVE 1B		
	Total Legal Lots	Estimated Buildable Lots	Step #1 (Inland Partial)	Step #2 (Inland Balance)	Step #3 (Total Buildout)
SBR Coastal Lot Mergers					
S. of Hwy 101	153	67	48	28	16
N. of Hwy 101	50	42	34	6	0
SBR Inland Development	16	16	15	50	50
SBR Total	219	125	100	84	66
DRP Total	14	Unknown	4	4	4
Grand Total	233	125	104	88	70

**WA-ACE Easement Exchange.** As reported in the Board’s original agenda letter, the Williamson Act Easement Exchange Program (“WAEEP”) requires that appraisals be furnished by both the County Assessor and landowner to establish fair market value of the exchange along with a determination of whether is applicant must pay a cancellation penalty. These appraisals have just been completed and the results

accompany this memorandum as Attachment F-10. The comparative results of these separate assessments show that 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). Under the authority of WAEEP, the cancellation fee need not be assessed provided that the WA-ACE Easement Exchange (including the companion Rescission Agreement) is approved by the Department of Conservation and duly recorded. Corresponding findings and associated changes must be incorporated into the adoption resolution (Attachment B-7 to the memorandum dated October 2, 2008). The specific changes appear in Attachment F-9.

**Attachments:**

**Attachment F: Miscellaneous**

**F-9** Revisions to Project Documents

**F-10** Valuation Results

**Authored by:** Tom Figg, Project Planner

# **ATTACHMENT F-9**

# **ATTACHMENT F-10**