

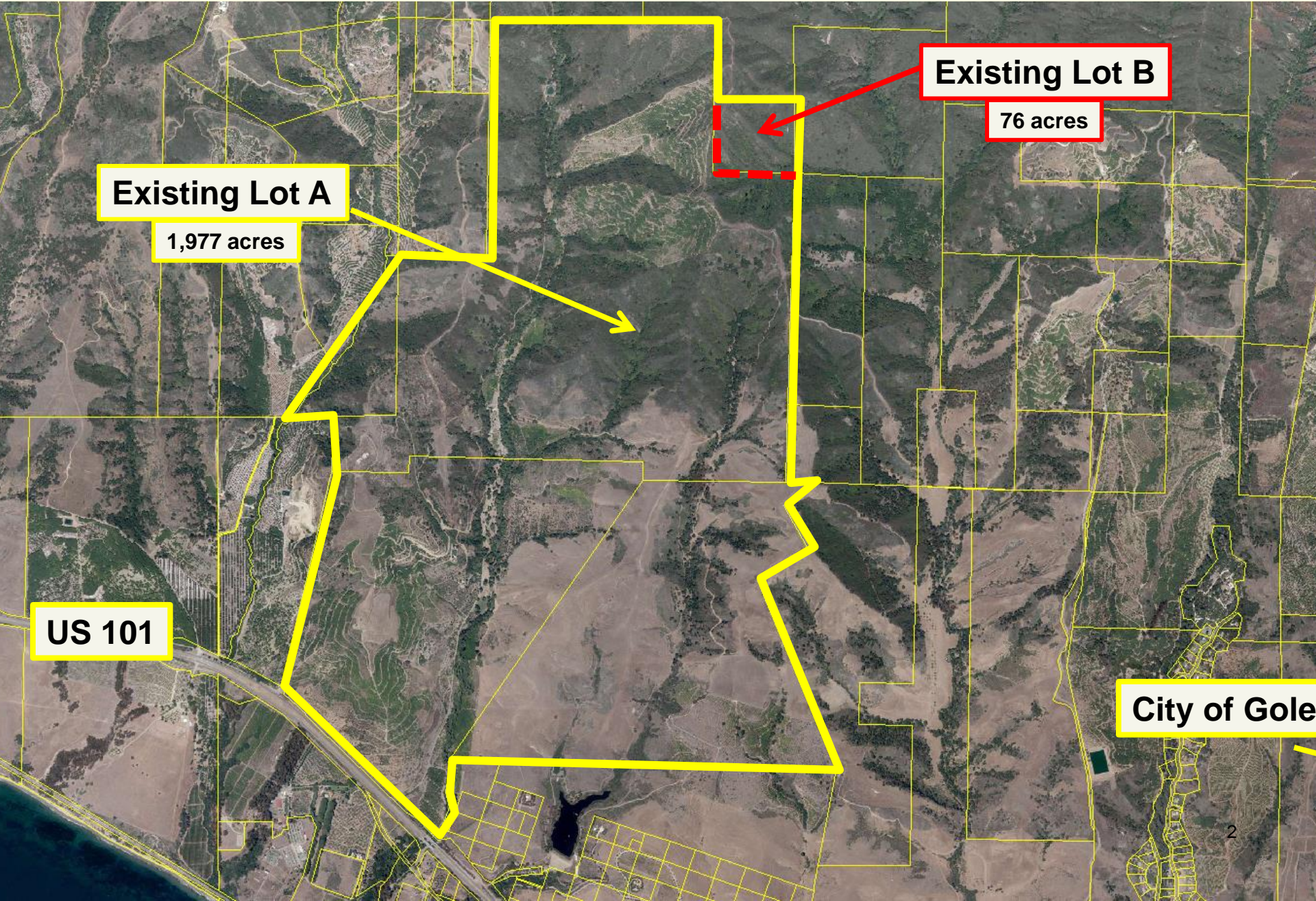


SANTA BARBARA COUNTY BOARD OF SUPERVISORS

**Naples Coalition Appeal of the Planning
Commission Approval of the Schulte/Dos
Pueblos Lot Line Adjustment Project**

Case No. 12APL-00000-00018

April 9, 2012



Existing Lot B

76 acres

Existing Lot A

1,977 acres

US 101

City of Gole

Proposed Lot 1

1,693 acres

Proposed Lot 2

360 acres

Appeal Issue 1 – Appellant Contends that the Project Cannot be Considered Independent from the Santa Barbara Ranch Project

Staff Response:

- The two projects are separate and distinct
- The subject lot line adjustment does not provide for further subdivision of land
- Santa Barbara Ranch project can be realized through satisfaction of its conditions of approval, regardless of the subject lot line adjustment

Appeal Issue 2 – Appellant Contends there is a Lack of Agricultural Viability, Replacement Ag Preserve Contracts & Consistency w/ the County’s Uniform Rules

Staff Response:

- Subject lots currently contracted 77-AP-014
- Replacement contract(s) required by Condition #2
- APAC found project consistent with Uniform Rules on October 5, 2012
- Applications for replacement contracts were submitted on November 16, 2012

Appeal Issue 3 – Appellant Contends Inadequate CEQA Compliance

Staff Response:

- Environmental Review includes an addendum to the Santa Barbara Ranch EIR
- No substantial changes to the project or changed circumstances under which the proposed project is to be undertaken
- No new significant environmental effects or substantial increase in the severity of previously identified significant effects

Appeal Issue 4 – Appellant Contends Lack of Evidence to Support Findings

Staff Response:

- Findings are based on substantial evidence presented in the record and are adequate for this project
- Evidence was provided in application materials, APAC and Planning Commission testimony and the Santa Barbara Ranch EIR

Appeal Issue 5 – Appellant Contends that Existing Infrastructure Not Identified and Violations not Addressed

Staff Response:

- Project is for a lot line adjustment only and does not include physical development
- Description of existing infrastructure is not relevant to the current project
- There are no zoning or building violations located on the subject properties

Appeal Issue 6 – Appellant Contends that Coastal Resources are not Identified or Addressed

- Staff Response:
- Project does not include any physical development, nor does it increase the development potential of either of the resultant lots or change use of the property
- Resources the appellant refers to would not be affected by the project and therefore, the requested analysis is not necessary
- All resources are identified in the SBR EIR

Appeal Issue 7 – Appellant Contends that the Lot Line Adjustment is Not Consistent with the Subdivision Map Act

- Staff Response:
- Under Section 66412(d) of the SMA, only the existing lots must adjoin each other and have a common boundary - as they do in this case

Appeal Issue 8 – Appellant Contends that the Application Omits Transfer of Ownership

Staff Response:

- Any transfer in ownership of the subject lands is immaterial, as long as that change in ownership is properly documented in the replacement Williamson Act contracts

Ordinance & Policy Consistency

Project is consistent with:

- Comprehensive Plan including the Coastal Land Use Plan
- Article II Coastal Zoning Ordinance requirements
- County Land Use Development Code requirements
- Chapter 21 Subdivision Regulation requirements
- County's Uniform Rules

Findings

Findings can be made for the following:

- CEQA
- Article II Coastal Zoning Ordinance
- County Land Use Development Code
- Chapter 21 Subdivision Regulations
- Uniform Rules



Staff Recommendations

1. Deny the appeal, Case No. 12APL-00000-00018, thereby affirming the County Planning Commission's approval of the project.
2. Make the required findings for approval of the project including the California Environmental Quality Act (CEQA) findings.
3. Consider the environmental review documents and determine that no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this project.
4. Grant *de novo* approval of Case No. 10LLA-00000-00003, subject to the conditions specified in Attachment B of the Planning Commission action letter dated November 15, 2012.



End of Presentation