



County of Santa Barbara
Planning and Development

Glenn S. Russell, Ph.D., Director
Dianne Black, Assistant Director

December 5, 2014

Mr. Peter Umoff
Seed Mackall LLP
1332 Anacapa Street, Suite 200
Santa Barbara, CA 93101

RE: Request for Consent to Transfer Agreement – Santa Barbara Ranch Inland Development Agreement

Dear Mr. Umoff:

I am in receipt of your letter dated December 1, 2014 regarding your request that the County consent to the Transfer Agreement in accordance with the terms and conditions of Section 8.02 the Santa Barbara Ranch Inland Development Agreement. According to Section 8.02(b) of the Development Agreement, the “County may refuse to give its consent only if, in light of the proposed transferee’s reputation and financial resources, such transferee would not in County’s reasonable opinion be able to perform the obligations proposed to be assumed by such transferee. Such determination shall be made by the Director of Planning and Development, and is appealable by Developer to the County Board of Supervisors.”

As the Director of Planning & Development, I hereby refuse to consent to the Transfer Agreement at this time because no information was submitted with your letter that would allow the County to make the necessary determination as to the reputation and financial resources of the transferee and the transferee’s ability to perform the assumed obligations.

As noted above, my decision to refuse consent of the Transfer Agreement is appealable to the County Board of Supervisors. Pursuant to the County Land Use & Development Code, appeals must generally be filed within 10 days following the decision of the Director.

Please contact me at (805) 568-2085 or Dianne Black at (805) 568-2086 should you have any questions regarding this matter.

Sincerely,

Glenn Russell, PhD
Director, Planning & Development