



County of Santa Barbara Planning and Development

John Baker, Director

Dianne Black, Director Development Services

John McInnes, Director Long Range Planning

December 12, 2008

California Coastal Commission
Attn: Steve Hudson, District Manager
South Central Coast Area
89 South California Street, Suite 200
Ventura, CA 93001

Re: Santa Barbara Ranch Project
Notice of Final Action (2nd Submittal)

Dear Mr. Hudson:

As you know, the County Board of Supervisors approved the Santa Barbara Ranch Project on October 21, 2008. In compliance with Title 14, Section 13572 of the California Code of Regulations, County staff furnished your office with a Notice of Final Action along with a copy of the Findings, Conditions and Appeals Procedures as required by law. Unfortunately, you found this submittal to be deficient and stayed commencement of applicable appeal periods. In response to your Deficiency Notice, the Board of Supervisors revised the project conditions at their meeting on December 9, 2009, with the expressed goal of addressing your specific comments.

With that introduction, we are providing you with updated Conditions of Approval. The Findings and Appeals Procedures that we previously furnished in our transmittal of October 27, 2008, remain unchanged and are not included with this re-submittal. If you need additional copies of these previously furnished items, please let us know. To further assist in your continued review of this matter, we offer the following clarifications.

1. Project Description.

- a. **Alleged Deficiency.** The project description is not sufficiently detailed to ascertain the scope or appealable status of each component permit.
- b. **Response.** The Notice of Final Action is specific to and includes each of the appealable land use entitlements listed in Table 4 of the revised Conditions of Approval under the column heading "CCC Jurisdiction." Expressly excluded are amendments to the County's certified Local Coastal Program (Case Nos. 03CPA-00000-00006, 08ORD-00000-00009 and 03RZN-00000-00005) over which the Coastal Commission has exclusive jurisdiction and will be submitted under separate cover. For a

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description of each approval that is appealable, please refer to Paragraph A.3.b and Exhibit 13 of the Conditions of Approval. Exhibits 2 and 4.1 through 12 also provide a geographic context for where scope associated with each permit. Please note that the lot line adjustments are appealable actions as are the associated coastal development permits (Case Nos. 08CDP-00000-00098 through 00101). Lot mergers, on the other hand, are ministerial actions under the County's development and subdivision regulations; therefore, are not appealable.

2. Variable Scope.

- a. **Alleged Deficiency.** The development scope for individual project components is variable and not precise (e.g., exact home sizes are not specified, grading quantities for individual development envelopes are not calculated, etc.).
- b. **Response.** To further clarify the Project Description, we are enclosing copies of relevant documents, exhibits and plans that are embodied in the Conditions of Approval and incorporated by reference. Additional information is available in the Final Environmental Impact Report that has been furnished under separate cover. Please also note that the Board of Supervisors has: (i) modified Table 2 to specify grading quantities for each lot within the Coastal Zone; and (ii) added Table 4 along with Exhibit 17 to articulate building designs for each such lot. While the project still allows for a limited range of residential design prototypes, they may not exceed the thresholds prescribed in the Conditions of Approval. Please note that Condition D.1. expressly requires that all development must substantially conform to the geographic location, physical configuration, design attributes, and overall layout of all structures, road, utilities and physical alternations shown in the project exhibits.

3. Infrastructure Component.

- a. **Alleged Deficiency.** It is unclear precisely what the infrastructure components consist of and what elements appealable.
- b. **Response.** As noted above, we are enclosing copies of relevant documents, exhibits and plans that are embodied in the Conditions of Approval and incorporated by reference. Included among these exhibits are preliminary grading and utility plans that show the location and extent of infrastructure development. These plans provide a geographic orientation to supplement the written descriptions and graphic exhibits included in the Conditions of Approval. All Infrastructure within the Coastal Zone exclusively serving inland development are covered by one Coastal Development Permit (Case No. 08CDP-00000-00080); more definitive descriptions have been incorporated into Exhibit 13, Paragraph E.1. of the revised Conditions of Approval. All infrastructure with the Coastal Zone exclusively serving coastal development is consolidated

into one coastal development permit (Case No. 08CDP-00000-00081) and include one package treatment plant, water treatment facility upgrade, water reclamation/storage/distribution facilities, roads and service connections within the Coastal Zone.

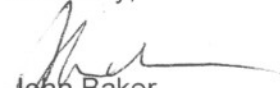
4. LCP Consistency.

- a. Alleged Deficiency.** The proposed project does not appear to be consistent with the current certified Local Coastal Program (LCP).
- b. Response.** As the Deficiency Notice correctly observes, the proposed project includes a legislative component that entails amendment of the County's certified LCP. This amendment is being submitted under separate cover. While much of the project located within the Coastal Zone is subject to and contingent upon creation of a new Naples Town Site land use and zoning designation, not all of the permits are contingent upon this change. Furthermore, the Findings of consistency with the Coastal Act and current certified LCP expressly differentiate between the physical aspects of the project (and associated permits) and the proposed land use/zoning revisions. In particular, the following actions are *not* contingent upon the LCP amendment and have been found to be consistent with both the Coastal Act and the County's current certified LCP:

Case Identification	General Description
Lot Line Adjustments	
08LLA-00000-00010 and 00014	Lot Line Adjustments for 4 Parcels
Final Development Plans	
08DVP-00000-00025	Cal Trans ROW Improvements
Major Conditional Use Permits	
03CUP-00000-00083	Water Treatment Facilities
Minor Conditional Use Permits	
08CUP-00000-00043	Coastal Infrastructure (Serving Inland)
Coastal Development Permits	
08CDP-00000-00080	Coastal Infrastructure (Serving Inland)
08CDP-00000-00098 through 00101	Coastal Homes on Dos Pueblos Ranch
08CDP-00000-00122	Highway Interchange Improvements

In closing, we look forward to your acceptance of this updated Notice of Final Action and commencement of appeal periods. Should you have any further questions, please contact Tom Figg at (805) 377-9116.

Sincerely,



John Baker
Assistant County Executive Officer

enclosures:

1. Revised Conditions of Approval
2. Design Development Documents (Full Scale and CD)
3. Applicant Project Description
4. Final EIR (CD)
5. Water Management Plan
6. Open Space Habitat Management Plan
7. Development Agreements
8. Findings and Appeal Procedures (Previously Furnished)

cc: Jamee Patterson, State Department of Justice
Dianne Black, Director of Development Services
Tom Figg, Project Manager