

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

**TO:** Planning Commission

**FROM:** Dianne Black, Director of Development Services  
Tom Figg, Project Manager

**DATE:** February 19, 2008

**RE:** Santa Barbara Ranch Project

At its meeting on February 6, 2008, the Commission received recommendations from staff on a series of workshops to be conducted preparatory to formal public hearing on the Santa Barbara Ranch Project. Based on the Commission and public feedback, staff has adjusted the schedule and topical outline as follows:

**April 3, 2008:** Special Workshop on Policy Consistency with focus on Naples Planned Development District, Agricultural Resources (including the proposed Agricultural Conservation Easement-Williamson Act Exchange), Public Access/Trails and TDR Ordinance.

**May 5, 2008:** Special Workshop on Resource Constraints with focus on Biology (including Open Space and Habitat Management Plan), Physical Features (Geology, Slopes and Natural Attributes), Cultural Resources, Water Supply and Wastewater Treatment.

**May 29, 2008:** Special Workshop on Visual Resources with focus on Design-Development (Subdivision Maps, Preliminary Grading/Utilities Plans and Site Development Plans), Visual Simulations and CBAR Proceedings.

**June 5, 2008:** Special Workshop on Response to RDEIR Comments.

**June 30, July 10 and July 21, 2008:** Project Hearings.

In regard to format, each workshop would begin with a staff presentation, followed by public comment and an allotment of time for formal presentations by the Naples Coalition (or any other party that requests to be heard), and concluding with Commission questions and discussion. Beginning with the second workshop on May 5<sup>th</sup>, it is proposed that each session begin with wrap-up from the previous workshop, with an allowance for follow-up public comments. This arrangement would provide the public with opportunity to respond to information that is covered in the course of the actual staff presentation that might not have otherwise been available prior to the workshop (including, for example, a video simulation that the applicant would like to present as part of the Visual Resources workshop).

As previously noted, each workshop would be noticed in the same time and manner as required for formal project hearings. The only difference between the workshops and formal project hearings is that the Commission would not be asked to deliberate the topics under discussion. While our goal is to stay close to the topics at hand, it is understandable that discussion may necessarily crossover into related issues. To provide the Commission with needed flexibility, the notices advertising each workshop will acknowledge that discussion may stray beyond the topics listed. This was the same approach used in the course of the Central BAR's conceptual review of the project.

Between now and the first workshop, staff will work with Chairman to refine the presentation format. In the meantime, staff welcomes further thoughts on agenda topics or workshop dates the Commission might have.