



# GAVIOTA COAST PROJECTS

## PLANNING AND DEVELOPMENT DEPARTMENT

### JULY 2009

Project Planner	District Location	APN(s)	Acreage Project Description	Status
1  Allen Bell  Discretionary Action	Third Supervisorial District  500 Farren Road, one mile west of Goleta and one- third mile north of Hwy 101	079-090-036	Approximately 17 acres  13,333 sq. ft. dwelling (includes 2,112 sq. ft. basement and 1,798 sq. ft. garage), 800 sq. ft. guest house with 568 sq. ft. attached garage, 1,200 sq. ft. barn, municipal water line and accessory structures  Case Nos. 05LUP-00000-00611, 06APL-00000-00045, 08CDP-00000-00006 (water line) and 08NGD-00000-00014 (Mitigated Negative Declaration)	In process  Director of P&D denied the project in June 2006; project does not comply with visual resources and ridgeline/hillside policies. Applicant appealed decision.  Planning Commission approved the project in November 2006. Gaviota Coast Conservancy appealed decision.  Board of Supervisors (BOS) approved the project in July 2008. Gaviota Coast Conservancy challenged decision in Superior Court.  In April 2009, Superior Court ordered the County to rescind and vacate its approval and prepare a focused Environmental Impact Report on visual impacts. The Court also enjoined further development pending final approval of the project by the County. Applicant appealed decision to Court of Appeal.

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2	<b>Bean Blossom Lot H Single Family Residence</b>  Allen Bell  Ministerial Action*	Third Supervisorial District  14200 Calle Real, one mile west of Refugio State Beach and north of and adjacent to Hwy 101	081-200-032	Approximately 106 acres  13,844 sq. ft. dwelling (includes 1,012 sq. ft. garage), 866 sq. ft. guest house, 582 sq. ft. cabana and accessory structures including a pool. (Statistics are gross floor area.)  Case Nos. 02CDP-00000-00022, 04APL-00000-00005 and 05APL-00000-00014	Approved (July 2006)  Grading permit issued July 2009; no construction to date.
3	<b>Bean Blossom Lot X Single Family Residence</b>  Allen Bell  Ministerial Action*	Third Supervisorial District  14000 Calle Real, one mile west of Refugio State Beach and north of and adjacent to Hwy 101	081-210-047	Approximately 287 acres  17,605 sq. ft. dwelling (includes 4,895 sq. ft. basement and underground garage), 1,339 sq. ft. guest house and accessory structures including pool and driveway of approximately 4,200 linear feet. (Statistics are gross floor area.)  Case No. 02CDP-00000-00023, 08APL-00000-00040 (appeal of Planning Commission denial) and 08APL-00000-00041 (appeal of CBAR denial)	In process  Central Board of Architectural Review (CBAR) denied preliminary approval in September 2008; project does not minimize grading.  Director of P&D denied Coastal Development Permit in September 2008; project does not minimize grading or fully comply with visual resources policies.  Applicant appealed CBAR and P&D decisions. Planning Commission (PC) denied project in November 2008.  Applicant appealed PC decision. Board of Supervisors is expected to hear the appeal in October 2009. Applicant plans to propose a modified project.


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4	<b>Dos Pueblos Naples Residential Development Pre-Application (Makar)</b>  Allen Bell  Discretionary Action*	Third Supervisorial District  Within Naples Townsite, south of Hwy 101 on the western edge of Santa Barbara Ranch Project	079-180-010, -048, -049, -050, -052, -053, -058, -059, -060, -061, -062, -063, -064, -068, -071 and -072	Approximately 63 acres  Pre-application to merge 25 antiquated lots into 10 new lots and construct a single-family dwelling on each lot  Case No. 05PRE-00000-00004	Complete (September 2005)  Pre-application meeting and follow-up letter complete. No pending application.
5	<b>Eagle Canyon Ranch Lot Line Adjustment (Parsons)</b>  Allen Bell  Discretionary Action	Third Supervisorial District  North of Hwy 101, approximately one-half mile west of Bacara Resort	079-060-062 079-060-063 079-090-003 079-090-005 079-090-032 079-090-033 079-090-034 079-090-037	Approximately 1,060 acres  Merge seven existing lots into four new lots and establish a building envelope for a new dwelling on each lot  Case No. 05LLA-00000-00007	Pending  Application incomplete since March 2005.  Resubmittal filed May 2006. Resubmittal deemed incomplete June 2006.
6	<b>El Capitan Canyon Campground Relocation and Development (Area F)</b>  Allen Bell  Discretionary Action	Third Supervisorial District  Eight miles west of Goleta, immediately north of Hwy 101 and El Capitan State Beach	081-250-014	Approximately 196 acres  Application for a Substantial Conformity Determination to relocate and develop entitlements to 40 campsites to an area approximately 2,000 feet east of the existing campground (Area F) based on approved Conditional Use Permit (01CUP-00000-00096). The project would also include conversion of an existing 5,716 square-foot service building into general mercantile, food service, comfort station, laundry and other incidental uses for the guests.  Case No. 07SCD-00000-00050	Complete (March 2009)  Staff determined project would not be in substantial conformity with the approved Conditional Use Permit. Applicant is now preparing an application for a modified project with approximately 35 RV cabins, pool and ancillary facilities in the area east of the existing campground (Area F).

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7	<b>El Capitan Ranch Development Plan</b>  Alex Tuttle  Discretionary Action	Third Supervisorial District  North of and adjacent to Hwy 101, one mile east of El Capitan State Beach	081-250-016	Approximately 202 acres  Development Plan to legalize and permit existing development, including conversion of portions of three buildings into offices, conversion of two stables into dwellings, use of two mobile homes, use of two modular dwellings, fencing, grading and other site improvements.  Case No. 09DVP-00000-00004	In process  Application completeness review in process.  An approved Conditional Use Permit allows a horse breeding and boarding operation on the property. The applicant is considering a revision to this permit to convert the property to a guest ranch.
8	<b>Gaviota Holdings Habitat Restoration</b>  Allen Bell  Discretionary Action	Third Supervisorial District  South of and adjacent to Hwy 101, west of and adjacent to Bacara Resort	079-200-002 079-200-005	Approximately 60 acres  Application for a Coastal Development Permit to implement a habitat restoration plan. Application submitted to help mitigate the impacts of unpermitted removal of 7.45 acres of eucalyptus trees, coastal sage shrub, native grass and nonnative vegetation.  Case Nos. 07CDH-00000-00037 and 07ZEV-00000-00204	In process  Application incomplete since December 2007.  Staff sent applicant sixth incompleteness letter in November 2008 and follow-up letters in January, April, May and July 2009. Staff is waiting for applicant to submit information required for a complete application.

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9	<b>Gaviota Marine and Oil Storage Terminal Demolition and Rezone</b>  Kevin Drude  Discretionary Action	Third Supervisorial District  16899 Hwy 101, approximately one mile east of Gaviota State Park	081-130-060 081-130-019	Approximately 42 acres  Operations ceased permanently in fall 2004. Application for demolition and reclamation Permit for oil facilities.  County-initiated revision to land use and zone district designations from Coastal-Dependent Industry to Recreation  Case Nos. 06DRP-00000-00004 and 04RZN-00000-00008	Approved (July 2008)/ In process  Director of P&D approved demolition and reclamation permit in July 2008. Above-ground facility demolition began in October 2008. Tanks and other above-ground facilities should be removed by fall 2009. Soil investigation to identify remediation options will begin once facilities are removed.  Revision to land use and zone district designations suspended pending additional information.
10	<b>Gaviota State Park Backcountry Roads Repair</b>  Julie Harris  Discretionary Action	Third Supervisorial District  Within Gaviota State Park west of Hwy 101	083-590-003 083-590-007 083-590-009 083-590-011 083-590-016 083-650-008 083-650-009	Approximately 1,235 acres  Regrade and repair approximately 2.5 to 3.7 miles of existing backcountry dirt roads with seven stream crossings.  Case Nos. 08DVP-00000-00026 and 08CDP-00000-00184	In process  Application incomplete since August 2008. Staff is waiting for applicant to submit information required for a complete application.
11	<b>Hart Farm Employee Dwelling</b>  Errin Briggs  Discretionary Action*	Third Supervisorial District  14610 Terra Vista Drive, immediately south of Tajiguas Landfill	081-150-033	Approximately 20 acres  1,600 sq. ft. farm employee dwelling  Case Nos. 06CUP-00000-00030 and 07CDP-00000-00087	Approved (June 2007)  Construction in process.


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12	<b>Hart Single Family Residence</b>  Errin Briggs  Ministerial Action*	Third Supervisorial District  14640 Terra Vista Drive, immediately south of Tajiguas Landfill	081-150-034	Approximately 24 acres  4,885 sq. ft. dwelling (includes 840 sq. ft. attached garage) and 797 sq. ft. guest house  Case No. 02CDP-00000-00109	Approved (April 2005)  Construction in process.
13	<b>Laralde Single Family Residence</b>  Allen Bell  Ministerial Action*	Third Supervisorial District  2169 Refugio Road, 4 miles north of Hwy 101 and Refugio State Beach	081-040-028	Approximately 22 acres  2,914 sq. ft. dwelling, cabana, pool, guesthouse/recreation area/carport and accessory structures totaling approximately 6,700 sq. ft. of development  Case No. 05LUP-00000-00988	Approved (August 2007)  Grading permit issued in December 2008. Minor grading commenced; no construction to date.
14	<b>Kong Lot Line Adjustment and Consistency Rezone</b>  Allen Bell  Discretionary Action	Third Supervisorial District  North of Hwy 101 and Refugio State Beach, 11 miles west of Goleta	081-040-012 081-040-052	Approximately 108 acres  Reconfigure two existing lots (41 and 67 acres). One lot includes a dwelling. Applicant proposed a building envelope for one new dwelling on the second lot. Consistency rezone from Ordinance 661 to Land Use and Development Code.  Case Nos. 08LLA-00000-00011 and 08RZN-00000-00008	In process  Applications incomplete since September 2008. Staff is waiting for applicant to submit information required for complete applications.


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15	<b>Las Varas/ Edwards Ranch Tentative Parcel Map, Lot Line Adjustments, Water System and Consistency Rezone (Doheny)</b>  Alex Tuttle  Discretionary Action	Third Supervisorial District  North and south of Hwy 101, immediately west of Naples Townsite	079-080-009 079-080-022 079-080-012 079-080-013 079-080-014 079-080-001 079-080-002 081-240-003 081-240-014	Approximately 1,800 acres  <b>North of 101</b> Merge three existing lots into two new lots and establish a building envelope a new dwelling on each lot. Consistency rezone from Ordinance 661 to Land Use and Development Code. Case Nos. 05LLA-00000-00006, 07RZN-00000-00006, 07CUP-00000-00057 (water system)  <b>South of 101</b> (Between the railroad and 101) Merge two existing lots, subdivide into three new lots and establish a building envelope a new dwelling on each lot. Consistency rezone from Ordinance 661 to Land Use and Development Code. Case Nos. 05TPM-00000-00002, 07RZN-00000-00007, 07CUP-00000-00057 (water system)  <b>South of 101</b> (Between the railroad and ocean) Merge three existing lots into two new lots and establish a building envelope for a new dwelling on each lot. Case Nos. 05LLA-00000-00005 and 07CUP-00000-00057 (water system)	In process  Applications deemed complete March and April 2008.  Environmental Impact Report in process.
16	<b>Melliar- Smith/Moser Lot Line Adjustment and Consistency Rezone</b>  Nicole Mashore  Discretionary Action	Third Supervisorial District  North of Hwy 101 and Refugio State Beach, 11 miles west of Goleta	081-040-047 081-040-049	Approximately 64 acres  Reconfigure two existing lots (20 and 44 acres). One lot includes a dwelling. Applicant proposed a building envelope for one new dwelling on the second lot. Consistency rezone from Ordinance 661 to Land Use and Development Code.  Case Nos. 05LLA-00000-00009 and 07RZN-00000-00008	Approved (July 2008)  Final Map Clearance completed September 2008.

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17	<b>Morehart Land Company</b>  Allen Bell  Discretionary Action*	Third Supervisorial District  Within Naples Townsite, south of Hwy 101 on the western edge of Santa Barbara Ranch Project	079-160-007 079-160-029 079-160-030 079-160-031	Approximately 14 acres  Merge 12 antiquated lots into nine new lots and construct eight new single-family dwellings  Case Nos. 05DVP-00000-00010 and 05TPM-00000-00001	Pending  Incomplete application since March 2005. Staff is waiting for applicant to submit information required for complete applications.
18	<b>Paradiso del Mare Inland Estate (Makar)</b>  Allen Bell  Discretionary Action	Third Supervisorial District  South of and adjacent to Hwy 101, one-half mile west of Bacara Resort	079-200-008	Approximately 78 acres  12,413 sq. ft. dwelling (including 1,271 sq. ft. basement), 1,303 sq. ft. garage with studio, 282 sq. ft. cabana and 843 sq. ft. guest house with garage  Case Nos. 06CDH-00000-00039 and 07CUP-00000-00065 (water line)	In process  Application deemed complete August 2007.  Environmental Impact Report (EIR) in process. Draft EIR expected August 2009.
19	<b>Paradiso del Mare Ocean Estate (Makar)</b>  Allen Bell  Discretionary Action*	Third Supervisorial District  South of Hwy 101 and Union Pacific Railroad, one-half mile west of Bacara Resort	079-200-004	Approximately 65 acres  8,042 sq. ft. dwelling (including 671 sq. ft. basement, 703 sq. ft. garage and 286 sq. ft. gym), 784 sq. ft. guest house and 462 sq. ft. garage  Case Nos. 06CDH-00000-00038 and 07CUP-00000-00065 (water line)	In process  Application deemed complete August 2007.  Environmental Impact Report (EIR) in process. Draft EIR expected August 2009.

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20	<b>Santa Barbara Ranch Project</b>  Tom Figg  Discretionary Action*	Third Supervisorial District  Santa Barbara and Dos Pueblos Ranches, north and south of Hwy 101, two miles west of Goleta	079-140-012 plus over 185 other APNs	<p>Project entails an array of legislative and quasi-judicial actions including: (1) text and map amendments to the Comprehensive Plan, Coastal Land Use Plan and Coastal Zoning Ordinance; (2) subdivision applications including Vesting Tentative Tract Map, Lot Mergers, Lot Line Adjustments and Conditional Certificates of Compliance; (3) cancellation, modification and re-issuance of Williamson Act contracts; (4) new agricultural conservation and open space Easements; (5) zoning applications including Development Plans, Conditional Use Permits and Minor Conditional Use Permits, Land Use Permits and Coastal Development Permits; and (6) miscellaneous actions including development agreements.</p> <p>Overall project includes 71 new residences, equestrian center, agricultural support facilities, a worker duplex, public amenities (e.g., access road, parking, restroom, coastal access trails), and creation of conservation easements for permanent protection of open space and agriculture. The project is divided into two components: Inland Area component including 50 new residences and Coastal component including 21 residences. Portions of the Inland Area component may proceed in advance of the Coastal Zone component provided applicant satisfies various conditions.</p>	<p>Approved; Board of Supervisors approved overall project on October 21, 2008.</p> <p>Project description is subject to change pending the Board of Supervisor's ongoing deliberations regarding the Memorandum of Understanding that shapes the scope and sequencing of project approvals.</p> <p>Coastal Commission retains original and appeals jurisdiction over the Coastal Zone component, including the infrastructure serving the Inland Area component.</p> <p>Amendments to the Coastal Land Use Plan necessary to implement the project have been submitted to the Coastal Commission.</p>
Case No. 03DVP-00000-00041					

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21	<b>Simon Single Family Residence</b>  Allen Bell  Ministerial Action*	Third Supervisorial District  15000 Calle Real, one mile west of the Tajiguas Landfill and immediately north of and adjacent to Hwy 101	081-150-028	Approximately 47 acres  4,448 sq. ft. dwelling (includes 410 sq. ft. garage), 460 sq. ft. garage, 783 sq. ft. guest house and accessory structures including an access road/driveway of approximately 950 linear feet. (Statistics are gross floor area.)  Case No. 05CDP-0000-00148	Approved (February 2009)  Building and grading permits not issued; no construction to date.
22	<b>Stoltman Single Family Residence</b>  Ministerial Action	Third Supervisorial District  420 Calle Lippizana, approximately one mile west of El Capitan State Beach and north of Hwy 101 within El Capitan Ranch	081-260-004	Approximately 10 acres  5,598 sq. ft. dwelling (includes 600 sq. ft. attached garage and 644 sq. ft. covered porch)  Case No. 06LUP-00000-00840	Approved (November 2006)  Construction complete in January 2008.


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23	<b>Tajiguas Landfill Reconfiguration and Baron Ranch Restoration Project</b>  Joddi Leipner  Discretionary Action	Third Supervisorial District  North of and adjacent to Hwy 101, approximately 6 miles west of Refugio State Beach	Tajiguas Landfill: 081-150-019 081-150-026 081-150-042.  Reconfiguration project is on 081-150-026.  Baron Ranch: 081-150-032 081-100-005 081-090-009 Restoration activities on 081-150-032.	Tajiguas Landfill totals approximately 464 acres. Project involves approximately 12 acres of 118-acre permitted landfill footprint. Baron Ranch totals 1,083 acres. Restoration area totals 38 acres.  Reconfiguration of a portion of the permitted landfill footprint at the Tajiguas Landfill and restoration of riparian, upland and California red-legged frog habitat on adjacent Baron Ranch. Reconfiguration would not modify any operational parameters (e.g., refuse capacity, hours of operation, personnel requirements, waste handling procedures, etc.).  Case No. Not Applicable	Approved (May 2009)  Project also requires permits/approvals from California Department of Fish and Game, California Regional Water Quality Control Board, California Integrated Waste Management Board, U.S. Army Corps of Engineers and U.S. Fish and Wildlife Service.  Restoration and construction activities expected to begin summer/fall 2009.

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The area covered by the preceding list and colored on the accompanying map are generally bounded by the Gaviota State Park to the west, the Pacific Ocean to the south, the City of Goleta to the east and the Los Padres National Forest to the north, except a few projects north of the boundary of the Los Padres National Forest (e.g., Kong Lot Line Adjustment, Larralde Single Family Residence and Melliar-Smith Lot Line Adjustment). The area encompasses approximately 30,116 acres.

Land Categories	New Single-Family Residences**	Acreage	Percent of Total Acreage
<b>Private Property with Residential Projects</b>	<b>108</b>	<b>7,288</b>	<b>24%</b>
<b>Other Private Property</b>	<b>NA</b>	<b>9,608</b>	<b>32%</b>
<b>Private Property with Conservation Easements</b>	<b>NA</b>	<b>3,466</b>	<b>12%</b>
<b>State, County and Conservancy Property</b>	<b>NA</b>	<b>7,842</b>	<b>26%</b>
<b>Oil and Gas Property</b>	<b>NA</b>	<b>1,912</b>	<b>6%</b>

\*\*Does not include agricultural employee housing.

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