

GAVIOTA COAST DEVELOPMENT PROPOSALS

This list of Gaviota Coast development proposals is tabulated here from sources within the public domain. It is not a comprehensive list, but reflects development projects which require review, or voluntarily seek review. It is made available here to promote public awareness of the development activities and trends on the Gaviota Coast.

Date	Location/ APN	BAR Case No.	Owner	Status/Description of Project
1/17/03 minutes	Hollister Ranch 083-700- 038	02BAR-0000- 00335	William K. Jones	<u>Conceptual review.</u> Addition to existing residence of approx. 2,150 sq.ft. No grading required on this 111.2 acre parcel zoned AG-II; <u>final approval 6/6/03</u>
1/17/03 minutes	El Capitan 081-260- 001	02BAR-0000- 00001	Jim Swoboda	<u>In-progress review.</u> New residence of approx. 3,400 sq.ft. and detached garage of approx. 1,700 sq.ft. on a 10 acre parcel zoned AG-II-100; <u>conceptual review only on 6/27/03 of new residence of 3,529 sq.ft., detached garage/office of 1,479 sq.ft.; project will require grading (project size changed); preliminary approval on 8/22/03; final approval on landscaping only 10/03/03; final approval 12/19/03.</u>
2/7/03 minutes	Hollister Ranch 083-700- 006	01-BAR-106	Cord & Lea Phelps	<u>Preliminary/final approval.</u> New residence, requiring grading. No structures currently exist on the parcel, a 100 acre parcel zoned AG-II-320; <u>final approval on 2/21/03</u>
2/7/03 minutes	Hollister Ranch 083-700- 003	02BAR-0000 0-00319	Mr. and Mrs. Clavin	<u>In-progress review.</u> New residence of approx. 4,088 sq.ft. with attached garage of approx. 1,360 sq.ft. A residence of approx. 1,910 sq.ft. exists on the parcel, a 113 acre parcel zoned AG-II-320; <u>per 2/21/03 minutes, continue indefinitely at the request of P&D; moved to a future meeting date on 6/20/03</u>
3/7/03 minutes	Hollister Ranch 083-670- 011	01BAR-0000 0-00250	Vista De Los Santos (Simmons)	<u>Revised final approval.</u> 4,575 sq.ft. main house, 3,622 sq.ft. garages and 800 sq.ft. guest house. No structures currently exist, and require approx. 2,530 cu. yds. of cut and approx. 500 cu.yds. of fill, on a 101.95 acre parcel zoned AG-II-320

3/7/03 minutes	Hollister Ranch 083-680- 015	02BAR- 00000-00278	Jim and Nancy Aitkenhead	<u>Applicant to resubmit for preliminary/final approval.</u> Single family residence of approx. 2,698 sq.ft. with attached garage of approx. 859 sq.ft. and a guesthouse of approx. 800 sq.ft. with attached garage of approx. 292 sq.ft. No structures currently exist on the parcel, and will require approx. 1,130 cu.yds. of cut and approx. 1,130 cu.yds. of fill, on a 105 acre parcel zoned AG-II-320; <u>preliminary/final approval 1/9/04</u>
4/25/03 minutes	Hollister Ranch 083-690- 020	02BAR-0000 0-00230	Will Oswald	<u>Preliminary review.</u> Addition to an employee dwelling of approx. 100 sq.ft. and a new garage of approx. 550 sq.ft. A single family dwelling of approx. 6,754 sq.ft. and employee dwelling of approx. 2,242 sq.ft. currently exist on the parcel, and will not require grading; a 100.73 acre parcel zoned AG-II-320; <u>preliminary approval on 5/23/03; final approval 7/25/03</u>
5/9/03 minutes	Farren Road 079-060- 055	03BAR- 00000-00080	Geoffrey Bloomingdale	<u>Conceptual review.</u> New residence of approx. 3,247 sq.ft. No structures currently exist on the parcel, will not require grading on an 85 acre zoned AG-II-100; <u>preliminary approval 10/17/03; final approval 3/26/04</u>
5/9/03 minutes	Hollister Ranch 083-700- 038	03BAR- 00000-00335	William K. Jones	<u>Preliminary approval.</u> Residence addition of approx. 698 sq.ft. to the first floor, addition of approx.572 sq.ft. to the second floor and new garage of approx. 682 sq.ft., to an existing residence of approx. 2,150 sq.ft., requiring approx. 10 cu.yds. of cut and approx. 10 cu.yds. of fill, on a 111.2 acre parcel zoned AG II; <u>final approval 6/6/03</u>
5/23/03 minutes	Glen Annie 077-530- 017	03BAR- 00000-00112	William and Patricia Stinehart	<u>Conceptual review only.</u> New residence of approx. 6,292 sq.ft., garage of approx. 754 sq.ft. and guesthouse of approx. 631 sq.ft. A barn of approx. 500 sq.ft. currently exists. The proposed project will require approx. 2,200 cu.yds. of cut and approx. 1,350 cu.yds. of fill on a 45.82 acre parcel zoned AG-11-40; <u>preliminary approval on 7/25/03; final approval 9/19/03;</u> Conceptual review of New Employee

				Farm Dwelling of approx. 1,050 sq. ft. and attached garage of approx. 1,050 sq. ft. 8/12/05
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6/20/03 minutes	Tajiguas Ranch 081-200- 032	03BAR-0000 0-00160	Bean Blossom, L.L.C.	<p><u>Conceptual review only.</u> New residence of approx. 10,366 sq.ft., attached garage of approx. 1,150 sq.ft., guest house of approx. 800 sq.ft., cabana of approx. 800 sq.ft. and barn of approx. 2,480 sq. ft. The proposed residence with attached garage would have a maximum height of approx. 24.5 feet, the guest house would have a maximum height of approx. 16 feet, the cabana would have a maximum height of approx. 12 feet and the barn would have a maximum height of approx. 16 feet. BAR has approved a height exemption from the Ridgeline and Hillside Development Guidelines (Rural and Inner Rural Areas) to allow the single family dwelling and attached garage to exceed the 16 feet maximum height requirement. No structures currently exist on the parcel, and project will require approx. 2,000 cu.yds. of cut and approx. 1,300 cu.yds. of fill, a 106.5 acre parcel zoned AG-II-100 (Lunsford comments); <u>site visit 7/8/03; further conceptual review 7/11/03; preliminary approval 8/8/03; revised preliminary approval 11/14/03; final approval 1/16/04; discussion only, no action taken 9/24/04</u></p>
6/27/03 minutes	Tajiguas Ranch 081-210- 047, Lot X	03BAR-0000 0-00164	Bean Blossom, L.L.C	<p><u>SITE VISIT/conceptual review continued to future meeting.</u> New residence of approx. 10,658 sq.ft., attached garage of approx. 1,610 sq.ft., guest house of approx. 735 sq.ft., cabana of approx. 595 sq.ft. No structures currently exist on the parcel, and project will require approx. 5,200 cu.yds. of cut and approx. 3,850 cu.yds. of fill, a 287.36 acre parcel zoned AG-II-100; <u>conceptual review 2/13/04; further conceptual review only 8/13/04; site visit 12/3/04 (development size has been reduced to residence of approx. 9,802 sq.ft., garage of approx. 805 sq.ft., guest house of approx. 796 sq.ft.; no mention of cabana)</u></p>

7/25/03 minutes	Hollister Ranch 083-700- 029	00-BAR-351	Dave Clark	<u>Final approval.</u> New detached garage/ cabana and a barn. A residence, guest house and energy shed exist on the parcel, which will require grading; a 117.17 acre parcel zoned AG-II-320
7/25/03 minutes	Hollister Ranch 083-700- 028	03BAR- 00000-00192	Two Springs, a general partnership	<u>Conceptual review only.</u> New residence of approx. 3,131 sq.ft., detached garage of approx. 1,400 sq.ft., guest house of approx. 800 sq.ft. with attached garage of approx. 618 sq.ft. No structures exist on the parcel, which will require approx. 4,391 cu.yds. of cut and approx. 2,466 cu.yds. of fill; a 115.08 acre parcel zoned AG-II-100; request for further conceptual review 7/1/05, <u>Received conceptual review only 7/8/05</u>
7/25/03 minutes	Hollister Ranch 083-690- 003	02BAR-0000 0-00129	Mr. & Mrs. Eric Trubschenck	<u>Conceptual review only.</u> An approx. 3,693 sq.ft. residence with attached garage. 2,300 sq. ft. caretaker residence & barn exist on parcel, and will require approx. 600 cu.yds. of cut and no fill; a 114 acre foot parcel zoned AG-II-320; preliminary/final approval of an approx. 3,949.5 sq. ft. residence with attached garage of approx. 933.5 sq. ft., <u>Preliminary approval granted 5/27/05</u>
8/22/03 minutes	Hollister Ranch 083-670- 002	03BAR- 00000-00222	Larry Schaub	<u>Conceptual review/preliminary approval.</u> New guest house of approx. 800 sq.ft. and attached garage of approx. 800 sq.ft. A residence of approx. 4,226 sq.ft., attached garage/workshop of approx. 1,616 sq.ft., farm employee dwelling of approx. 1,990 sq.ft. with an attached garage of approx. 984 sq.ft. and barn of approx. 3,048 sq.ft.; will require approx. 208 cu.yds. of cut and approx. 208 cu.yds. of fill; a 102.9 acre parcel zoned AG-II-320; <u>preliminary approval 11/14/03; final approval 12/5/03</u>
9/19/03 minutes	Tajiguas 081-150- 034	02BAR00000 -00172	Bob & Debbie Hart	<u>Conceptual review only.</u> New residence of approx. 3,921 sq.ft. with attached garage of approx. 864 sq.ft. and guest house of approx. 765 sq.ft. No structures currently exist on the parcel, which will require; approx. 590 cu.yds. of cut and no fill; a 24.24 acre parcel zoned AG-II-320;

				<u>preliminary approval on architecture of residence only 11/14/03; final approval 4/15/05.</u>
10/3/03 minutes	Hollister Ranch 083-660- 011	03BAR-0000 0-00253	Michael Ramsey	<u>Conceptual review only.</u> New residence and attached garage of approx. 3,490 sq.ft. No structures currently exist on the parcel, which will require approx. 1,600 cu.yds. of grading; a 101 acre parcel zoned AG-II-320; <u>continued for further preliminary/final review 3/12/04; final approval 3/26/04</u>
10/17/03 minutes	Hollister Ranch 083-700- 025	03BAR-0000 0-00282	Jacqui Parish	<u>Conceptual review only.</u> Agricultural barn of approx. 3,024 sq.ft., stable barn of approx. 3,445 sq.ft. and green house of approx. 425 sq.ft. A 1,365 sq.ft. single-family residence and 672 sq.ft. guest house presently exist on the property, which will require approx. 876 total cu.yds. of cut and approx. 43 total cu.yds. of fill; a 105 acre parcel zoned AG-II-320
7/9/04 minutes	Hollister Ranch 083-700- 025	04BAR-0000 0-00130	Jacqui Parish	<u>Conceptual review only.</u> New two story employee residence of approx. 2,689 sq.ft. A residence of approx. 2,500 sq.ft. and guest house of approx. 2,000 sq.ft. exist; project will require approx. 480 cu.yds. of cut and no fill; a 105.84 acre parcel zoned AG-II-320
10/17/03 minutes	Naples (not Osgood) 079-140- 011	03BAR- 00000-00272	Larry Barels	<u>Conceptual review only.</u> New garage/barn of approx. 5,084 sq.ft. A residence of approx. 2,408 sq.ft. currently exists, and will require approx. 80 cu.yds. of cut and approx. 80 cu.yds. of fill; a 3.8 acre parcel zoned U; <u>conceptual review only 2/13/04; preliminary review granted 5/13/05; request for final approval; Final review continued 7/15/05</u>

12/5/03 minutes	Santa Barbara Ranch (Naples) 079-140- 012	02BAR- 00000-00130, 00131, 00132, 00133, 00134, 00135, 00136, 00137, 00138, 00139, 00140, 00141, 00142, 00143, 00144, 00145 and 03BAR- 00000-00327 and 00328	Vintage Communities	<u>Conceptual review only.</u> Project involving re-designation and rezoning of portions of the Naples town site to a new Naples Planned District land use designation and zone district, merger of existing lots and construction of 54 single-family residences ranging from approx. 3,500 to 13,000 sq.ft., including garages, guest houses and associated improvements (38 CZ units, 16 inland area units), together with various open space/recreational and agricultural facilities and infrastructure on 485 acres. Reference Assessor's Parcel Number 079-140-012 in the U and AG-II-100 zone districts under Articles II and III and Ordinance 661. No structures currently exist on the parcels; grading is to be determined.
11/21/03 minutes	Hollister Ranch 083-680- 003	03BAR- 00000-00321	Shevin-Warmuth	<u>Conceptual review only.</u> New residence of approx. 2,432 sq.ft. and garage of approx. 893 sq.ft. No structures currently exist on the parcel, and will require approx. 661.5 cu.yds. of cut and approx. 150 cu.yds. of fill, on a 107 acre parcel zoned AG-II-320; <u>preliminary approval 3/18/05; final approval 4/8/05</u>
11/21/03 minutes	Arroyo Quemada Lane 081-190- 015	03BAR-0000 0-00317	Klaus Koch	<u>Conceptual review (no review due to lack of representation).</u> Second story covered deck of approx. 229 sq.ft. and wind screen wall. A residence of approx. 1,894 sq.ft. and garage of approx. 605 sq.ft. exists on the property, which will not require grading; a .36 acre parcel zoned RR-40
12/19/03 minutes	Dos Pueblos Ranch 079-060- 049	03BAR- 00000-00341	Brent and Sally Kitson	<u>Conceptual review only.</u> New agricultural accessory structure/garage of approx. 2,647 sq.ft. No structures currently exist on the parcel; project will require no cu.yds. of cut and approx. 43.5 cu.yds. of fill; a 9.27 acre parcel zoned U; <u>conceptual review only 1/30/04; final approval 2/13/04</u>

12/19/03 minutes	Hollister Ranch 083-700- 014	03BAR- 00000-00339	Mike and Kathy Mitchell	<u>Conceptual review only.</u> New residence of approx. 3,573 sq.ft. and new guest house of approx. 800 sq.ft. No structures currently exist on the parcel; project will require approx. 2,600 cu.yds. of cut and approx. 2,600 cu.yds. of fill; a 106.64 acre parcel zoned AG-II-320; <u>preliminary approval 1/16/04; final approval 4/30/04</u>
1/16/04 minutes	Refugio State Beach 081-026- 013	01-BAR-0000 0-00051	California Department of Parks & Recreation	<u>Conceptual review only.</u> As built facilities and removal/replacement of 1 bathroom and 1 water tank. A barn, campgrounds, office, concession stand exist on the parcel; a 90 acre parcel zoned REC; <u>final approval 1/30/04</u>
5/28/04 minutes	Hollister Ranch 083-690- 017	04BAR- 00000-00132	Mr. Kneel, Mr. Berti and Mr.Geeb	<u>Preliminary approval.</u> New residence of approx. 5,200 sq.ft., guesthouse of approx. 800 sq.ft. and ridge-top shelter of approx. 240 sq.ft. No structures currently exist on the parcel; project will require approx. 1,600 cu.yds. of cut and 1,600 cu.yds. of fill; a 102.5 acre parcel zoned AG-II-20; <u>final approval 6/25/04</u>

7/16/04 minutes	Whittier Drive 073-090- 062	03BAR- 00000-00170	Devereaux Creek Properties, Inc.	<p><u>Conceptual review only.</u> A residential development project and subdivision on portions of the Ocean Meadows Golf Course property. The residential project will consist of 32 market rate single family homes in the southeastern portion of the property, ranging in size from 2,000 and 2,400 sq.ft., 22 affordable and market rate apartments in the northeastern portion of the property. The project also proposes to demolish an existing 2,037 sq.ft. club house and 1,930 sq.ft. golf cart barn and replace them with a single, two-story, approx. 5,000 sq.ft. building in the north eastern portion of the property. Additionally, approx. 2,000 sq.ft. of utility sheds and two trailers used as employee dwellings will be consolidated into a second, approx. 5,000 sq.ft. two-story structure on the southeastern portion of the property. A public access, Class 1 bike trail connecting the Ellwood-Devereux open space area to Storke Road is also proposed; a 70.32 acre parcel zoned PRD 58</p>
7/16/04 minutes	Farren Road 079-060- 052	04BAR- 00000-00134	Don Chickering	<p>Continued to a future date. Conceptual review. Replacement residence of approx. 5,437 sq.ft., attached garage of approx. 643 sq.ft., detached garage of approx. 480 sq.ft., atrium of approx. 509 sq.ft., attached porches of approx. 987 sq.ft. and entry gallery of approx. 153 sq.ft. A residence of approx. 3,000 sq.ft., barn of approx. 600 sq.ft. and generator structure currently exist; project will require approx. 4,000 cu.yds. of cut and approx. 4,000 cu.yds. of fill; a 36.82 acre parcel zoned AG-II-100</p>

11/19/04 minutes	Hollister Ranch 083-690- 021	04BAR-0000 0-00270	Tim Behunin	<u>Conceptual review only.</u> Conceptual review of a guest house with garage of approx. 1,625 sq.ft. and barn with employee residence of approx. 2,968 sq.ft. A residence of 4,738 sq.ft. currently exists; project will require approx. 750 cu.yds. of cut and approx. 220 cu.yds. of fill; a 105.23 acre parcel zoned AG-II-320; preliminary/final approval 2/25/05
2/11/05 minutes	El Capitan Camp- ground 081-230- 036	04BAR- 00000-00347	Cima del Mundo, LLC	<u>Conceptual review only.</u> Conceptual review of a new campground, structures and associated grading of approx. 11 acres. The area is currently vacant. Project will require approx. 19,000 cu.yds. of cut and approx. 15,000 cu.yds. of fill; a 181.05 acre parcel zoned AG-11-100; <u>further conceptual review only 3/18/05;</u> preliminary approval of landscaping plan, lighting plan and structures in compliance with conditions of approval on the approved El Capitan Ranch Campground CUP revisions, #01CUP-00000-00096 5/13/05, <u>final approval granted 5/27/05</u>
4/15/05 Minutes	El Capitan Ranch 081-260- 015	Sedlin Residence Remodel 05BAR- 00000-00081	Adrian Sedlin	<u>Conceptual Review Only</u> of residential addition of approx. 756 sq. ft on lower level and approx. 15 sq. ft on main level, new deck of approx. 909 sq. ft and remodel of roof, entry, windows, doors and siding; project will require approx. 20 cu yd of cut and approx. 12cu yd of fill; a 10.25 acre parcel zoned U under Ord. No. 661; <u>final approval granted 7/29/05</u>
5/27/05 Minutes	Engberc/ Jackson Residence Addition 079-271- 004	05BAR- 00000-00104	Karen Engberc and Douglas Jackson	Request for conceptual review of residence addition of approx. 224 sq. ft. and new terrace of 284 sq. ft.; a residence of approx. 2,876 sq. ft. currently exists; a 42,679 square foot parcel zoned 1-E-1; Request for further conceptual review 7/1/05, <u>preliminary review granted 7/8/05</u>
6/10/05 Minutes	Gaviota State Park 081-270- 002; 083- 650-011	05BAR- 00000-00116	State park	Request for conceptual review of a bridge replacement, road upgrade and reconfig. of the campground entrance and 3 campsites in the Gaviota State Park. Substantial amounts of grading to remove silt from the creek channel, raise the road

				approx. 10 ft higher than its current elevation, and carry out other improvements to Gaviota Beach Rd & the Hollister Ranch access rd will be required; <u>Project received conceptual review only 6/10/05</u>
6/24/05 Minutes	590 Ellwood Ridge Road; 079-110- 053; 079- 110-054	04BAR- 00000-00230	Matt & Karen Yonally	Request for further conceptual review of a residence addition of approx. 1,970 sq ft, storage building of approx. 370 sq ft, guest house of approx. 800 sq ft and agricultural structure of approx. 1,000 sq ft.; project will require approx. 240 cu yds of cut and approx. 71cu yds of fill; a 14.1 acre parcel zoned AG-II-100 &AG-II-40; <u>received further conceptual only, no action was taken 6/24/05</u>
7/1/05 Minutes	Hollister Ranch area Parcel 73	05BAR-0000 0- 00133	Bill Rameson	Request for conceptual review of a residence addition of approx. 1,578 sq. ft, new 3 car garage of approx. 1,035 sq ft, new guest house of approx. 800 sq ft, new green house of approx. 392 sq ft, new wine cellar of approx 216 sq ft and new pool and spa; approx 445 cu yd of cut and approx. 285 cu yd of fill will be required; 100 acre parcel zoned AG-II-320 7/1/05, <u>Project received conceptual review only</u>
8/19/05 Minutes	2099 Refugio Road 081-100- 033	Case No. 05BAR- 00000-00194	Robert Hazard	Request for conceptual review of 3 as built accessory structures of approx. 1,200, 600 and 600 sq. ft.; property is a 38 acre parcel zoned "U" - would be rezoned to AG-II-40 as part of the project; <u>5-0 vote to drop case & continue to the next available meeting at the request of P&D</u>
9/9/05 Minutes	Ballantyne Residence 079-090- 036	Case No. 05LUP- 00000-00611	Lynn Ballantyne	Request for discussion of a proposal for a new residence of approx. 9,300 sq ft, new guest house of approx. 800 sq ft and new barn of approx. 1,200 sq ft.; Project will require approx. 6,000 cu yd of cut and fill and is zoned AG-II-100; <u>no action was taken. Applicant will resubmit for further discussion and a site visit 9/9/05</u>
9/9/05 Minutes	Campbell / El Bulito Partners 083-680- 019	Case No. 05BAR- 00000-00222	Doug Campbell	Request for conceptual review of a new residence of approx. 1,644 sq ft, detached garage of approx. 1,116 sq ft and new guest quarters approx. 2,240 sq ft.; Project will require approx. 407 cu yd of cut and

				fill and is zoned AG-II-320; <u>conceptual review only, no action was taken</u> <u>Applicant to resubmit for preliminary/final approval 9/9/05</u>
9/16/05 Agenda	Hollister Ranch 083-700- 007	Case No. 05BAR- 00000-000206	Jeff Farmer	Request for conceptual review of demolition and rebuild of a new residence of approx. 1,922 sq ft.; project will require approx. 50 cu yd of cut and fill and is zoned AG-II-320
9/30/05 Agenda	Larralde New Residence @ 2169 Refugio Rd 081- 040-028	Case No. 05BAR- 00000-00221	Stephen and Lily Larralde	Request for conceptual review of new residence of approx. 2,914 sq ft, guest house of approx. 796 sq ft & cabana of approx. 375 sq ft, project will require approx. 3,300 cu yd of cut and approx. 2,750 cu yd of fill and is zoned AG-100