

December 6, 2004

Ms. Barbara Cleary
Ms. Lori Cleary
27 San Marcos Trout Club
Santa Barbara 93105

Re: Timing and Costs of Processing Zone Change and Land Division
Rincon Mountain

Dear Barbara and Lori:

Regarding your two questions, I can only give you what ifs at this point, depending upon how much work in some aspects you have already completed.

TIMING. My letter to you dated 4/14/04 sets out the time frames in general for a formal rezoning process with the required environmental document review. The rezoning must go to hearing before the Board of Supervisors. However, since the County did a fair amount of research during your recent informal pre-application process, the environmental review (ND or MND) for the action time frame could be shortened considerably. In any event, I would not count on less than 9 months of processing after the application is deemed complete by the County; there are State mandated public review periods:

File Application, Exhibits, Documents, etc.	
Determination of Completeness	30-45 days
Determination of Environmental Document	30-45 days
ND or MND for Action (Adoption)	105-120 days
Planning Commission Action	60-90 days
Board of Supervisors Action	<u>30-60 days</u> 255-360 days

Additional time will be the time it takes to get all the information necessary to file a complete application for the land division portion, including soils, geology, survey needs, map production or topo as necessary for each building site. I do not know the extent of the studies or information you now have, if any, or how current it might be.

I also believe the quickest planning processing time would be option A or B per my letter of 8/20/04, both 10 and 20 acre zoning, or just 20 acre zoning.

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COSTS. Again this will depend upon the work you have already completed, if any, given the following general needs:

County Fees	\$10,000 - \$15,000
Survey and Topo	10,000 - 30,000
Soils and Geology	5,000 - 10,000
Formal Processing	<u>10,000 - 20,000</u>
	\$35,000 - \$75,000

These are only general basic guidelines. You will also need to consider the demo costs of the structures causing you code violations for better timing and faster processing; it is nearly impossible to file complete for permit processing with outstanding violations.

NEXT STEPS. Again, depending upon the information you already have to process the land division, it may take up to a couple of months to get a complete filing. We would need to see what you have and do pre-application County Public Works agency meetings for specific requirements for the land division, especially if there are some geology issues in the area. Also, in some cases, conditions arise for environmental studies that would need to be completed prior to construction down the road.

The rezoning process is the easier to prepare for, but takes most of the processing time and effort. The land division map process takes more money and time to prepare, but takes less processing time. Unless denied or appealed, the map does not go to the Board of Supervisors, a rezoning does.

We need to develop a plan of attack based on your desired outcomes and ready information and then set a schedule for more precise timing and costs to prepare a complete application; the formal pre-application process meetings will help determine actual information requirements for filing a formal application and pay the fee deposit.

When you are ready to go over everything you have in detail, we can get the next steps started in earnest. Any questions, please call me.

Sincerely,

Steven D. Perlman