



Proposed Development Project Information Sheet

PROJECT NAME: El Capitan Canyon Campground Conditional Use Permit Amendment
CASE NUMBER: 10AMD-00000-00004
APPLICATION DATE: May 25th, 2010

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1. Project Description

The Conditional Use Permit Amendment request is to relocate 47 currently approved site entitlements from the El Capitan Creek Corridor to the current ranch headquarters and multi-functional support facility within the Conditional Use Permit boundary, Area F. Area F is a 17.49 acre site adjacent to and east of the main canyon that contains an existing shop, office and maintenance building; an open sided vehicle and equipment carport; open air equipment storage, and open air material storage all accessed by a paved road running northeasterly from the Calle Real frontage road.

The relocation concept involves three (3) sub-areas within Area F: Area "F-1", located within the maintenance yard, owner would clear the area and piles of accumulated materials, and redevelop the area with the 26 Vested Sites for RV cabins and yurts, 3- new buildings and associated infrastructure improvements. No drivethrough RVs are proposed for Area F. This will decrease the required paved areas, grading, and visual impacts attributable to the appearance of the typical motor home; Area "F-2", located in the north-west corner, would develop a dirt ranch road and a triangular shaped piece on and above the current farming operation, and include 13 Vested Sites proposed for group camping within yurts, a men and women's comfort station, and associated infrastructure improvements; and Area "F-3", located immediately west of the main entry in close proximity to the County bike path, where open farm storage would be replaced with eight (8) Vested Sites, a men and women's comfort station, an entry kiosk, and associated infrastructure improvements for bike and car tent camping.

2. Site Information

Table with 2 columns: Information Category and Description. Rows include Comprehensive Plan Designation, Ordinance, Zoning District, Site Size, and Present Use & Development.

<p>Surrounding Uses/Zoning</p>	<p>North: Undeveloped, zoned U, Ordinance 661, owned by the State of California and administered/managed by the State Department of Parks & Recreation as well as privately owned, undeveloped land in the land in the Coastal Zone zoned AG-II-100 and undeveloped/used for grazing.</p> <p>South: Calle Real and US Highway 101</p> <p>East: Undeveloped, zoned U, Ordinance 661, owned by the State of California and administered/managed by the State Department of Parks & Recreation as well as privately owned, undeveloped land in the land in the Coastal Zone zoned AG-II-100 and undeveloped/used for grazing and a private equestrian operation</p> <p>West: Undeveloped, zoned U, Ordinance 661, owned by the State of California and administered/managed by the State Department of Parks & Recreation as well as privately owned, undeveloped land in the land in the Coastal Zone zoned AG-II-100 and undeveloped/used for grazing</p>
<p>Access</p>	<p>Calle Real via US Highway 101 from the El Capitan State Beach Park interchange.</p>
<p>Other Site Information</p>	<p>Topography of the project site ranges from the relatively flat canyon floor to the steep surrounding hillsides as well as the gently to steeply sloping coastal terraces on either side of El Capitan Canyon. El Capitan Creek is the only watercourse within the project site and flows to the ocean at the El Capitan State Beach Park. Soils onsite consist of coarse alluvium within the canyon floor, marine shales and mudstones along the steep sides of the canyon, and expansive clay underlain with alluvial sand and gravel on the coastal terraces to the east and west of the canyon. Vegetation onsite ranges from native riparian species (e.g. coast live oak & western sycamore) to coastal sage shrub and chaparral on the steep sides of the canyon and a mix of primarily non-native grasses on the adjoining coastal terraces. The coastal terrace on the west side of the canyon also includes a five (5) acre avocado orchard. The project site is not enrolled in the Agricultural Preserve Program.</p>
<p>Public Services</p>	<p>Water Supply: Water for the project would continue to be provided by the El Capitan Mutual Water Company</p> <p>Sewage: Sewage disposal would continue to be provided by onsite septic systems utilizing new or recently constructed disposal fields on either the eastern or western coastal terrace.</p> <p>Fire: Fire protection would be provided by the Santa Barbara County Fire Department with Station #14 as the primary responding station</p> <p>Other: N/A</p>