

ATTACHMENT 6

Resolution Amending the Coastal Land Use Plan

ATTACHMENT 6

RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF ADOPTING SPECIFIC) RESOLUTION NO. 16-____
AMENDMENTS TO THE COASTAL LAND USE PLAN OF)
THE SANTA BARBARA COUNTY LOCAL COASTAL) Case No: 15GPA-00000-00004
PROGRAM BY THE ADOPTION OF THE ISLA VISTA)
MASTER PLAN)

WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors adopted the Santa Barbara County Coastal Land Use Plan.
- B. On July 20, 1993, by Resolution 93-402, the Board of Supervisors adopted the Goleta Community Plan as an amendment to the Coastal Land Use Plan.
- C. On August 21, 2007, the Board of Supervisors adopted the Isla Vista Master Plan (IVMP) and associated re-zones and coastal zoning ordinance amendments, in addition to the Final Environmental Impact Report (SCH No. 2003101095, Case No. 03-EIR-08) for the project.
- D. On August 21, 2007, by Resolution 07-259, the Board of Supervisors adopted IVMP related text amendments to the Coastal Land Use Plan, including: a general description of criteria for adjustments to the 100 ft. Anisq Oyo Park wetland buffer zone; and a new policy that states development within the IVMP Planning Area shall comply with the policies and standards identified in the IVMP. The text amendments were generally described; however, the specific text and figure amendment language were omitted from Resolution No. 07-259.
- E. The proposed amendments are consistent with the Coastal Act of 1976, the Santa Barbara County Coastal Land Use Plan, the Santa Barbara County Comprehensive Plan including the Goleta Community Plan, the 2007 Isla Vista Master Plan Final Environmental Impact Report, and the requirements of California Planning, Zoning, and Development laws.
- F. In 2015, a Final Supplemental Environmental Impact Report for the Isla Vista Master Plan, and EIR Revision Document (RV1) dated October 27, 2015, was prepared and presented to the County Planning Commission, subsequent to circulation of a Draft Supplemental Environmental Impact Report to the appropriate agencies and public, and a public hearing was held to solicit public comments pursuant to the California Environmental Quality Act (CEQA).
- G. Citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided

opportunities to be involved in the preparation of the Isla Vista Master Plan in duly noticed public hearings pursuant to Section 65351.

- H. The County contacted and offered to conduct consultations with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.4.
- I. The County Planning Commission held duly noticed public hearings, as required by Section 65353 of the Government Code, on the proposed amendments, at which hearings the amendments were explained and comments invited from persons in attendance.
- J. The Planning Commission, after holding duly noticed public hearings on the above described amendments to the Coastal Land Use Plan, endorses and transmits to the Board of Supervisors said recommended amendments by resolution pursuant to Government Code 65354.
- K. The Board of Supervisors received and considered the Planning Commission's recommended actions and held a duly noticed public hearing, as required by Government Code Section 65355, on the proposed amendments at which hearing the amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. This Resolution, amending the Coastal Land Use Plan, clarifies the text amendments generally described in Resolution No. 07-259 by incorporating the specific Coastal Land Use Plan text and figure amendments originally proposed as part of the 2007 IVMP.
3. The County of Santa Barbara Board of Supervisors now finds, consistent with its authority in Government Code Section 65358, that it is in the public interest to provide orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County to:

- a. Amend “Isla Vista Development Policies” within Section 3.2.2, “Planning Issues”, of the Coastal Land Use Plan, to add Coastal Plan Policy 2-25, as follows (underlining = new text):

“Coastal Plan Policy 2-25:

Development within the Isla Vista Master Plan Planning Area shall comply with the policies and standards identified in Appendix D (Isla Vista Master Plan) of the Goleta Community Plan.”

- b. Amend Section 3.9.4, “Environmentally Sensitive Habitat Area Overlay Designation”, of the Coastal Land Use Plan, to amend Coastal Plan Policy 9-9 as follows:

“A buffer strip, a minimum of 100 feet in width, shall be maintained in natural condition along the periphery of all wetlands. No permanent structures shall be permitted within the wetland or buffer area except structures of a minor nature, i.e., fences or structures necessary to support the uses in Policy 9-10.

The upland limit of a wetland shall be defined as: 1) the boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover; or 2) the boundary between soil that is predominantly hydric and soil that is predominantly nonhydric; or 3) in the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation and land that is not.

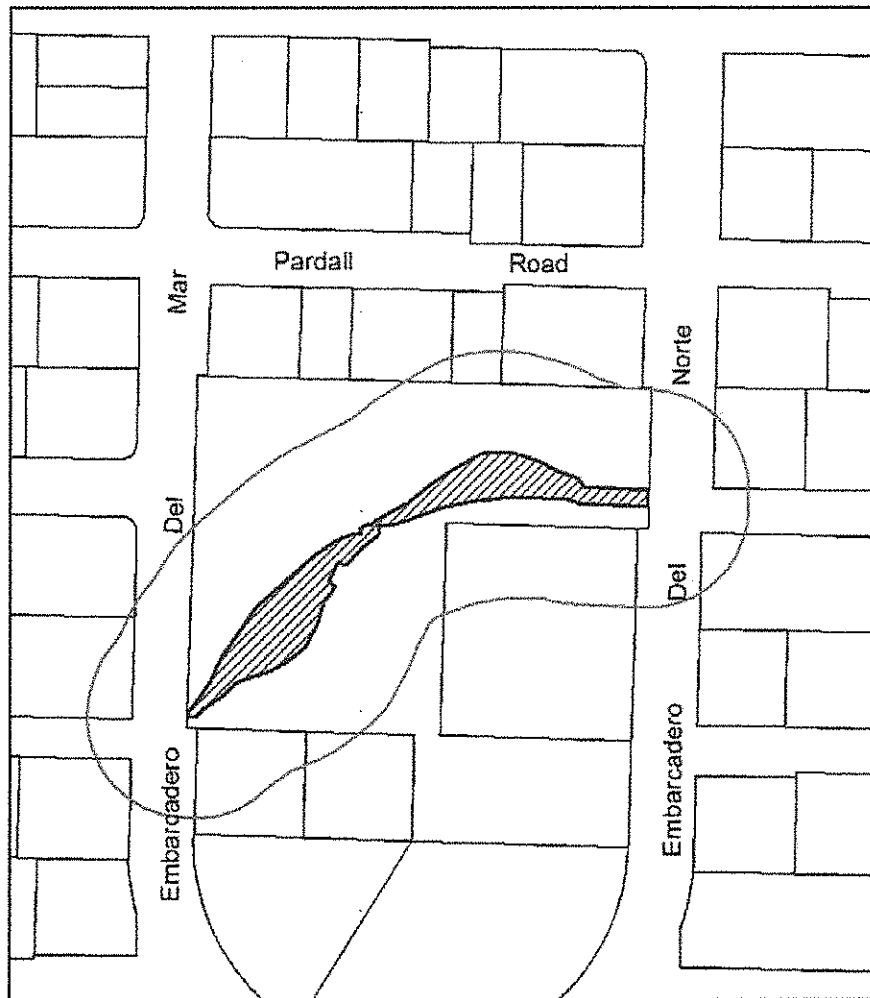
Where feasible, the outer boundary of the wetland buffer zone should be established at prominent and essentially permanent topographic or manmade features (such as bluffs, roads, etc.). In no case, however, shall such a boundary be closer than 100 feet from the upland extent of the wetland area, nor provide for a lesser degree of environmental protection than that otherwise

required by the plan. The boundary definition shall not be construed to prohibit public trails within 100 feet of a wetland.



However, within downtown Isla Vista, for lots within the 100-foot Ansig 'Oyo Wetland Area buffer zone as indicated in Figure 1, the buffer zone may be adjusted for development on existing developed lots when all of the following criteria are met:

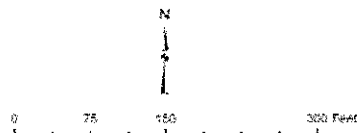
- The new structure does not encroach further into the buffer zone than an existing legal or legal nonconforming structure that it is replacing.
- The new structure is designed to minimize wetland impacts to the maximum extent feasible.
- If proposed development nonetheless significantly impacts the wetland or buffer area, mitigation measures to enhance the wetland or buffer... shall be required...

Figure 1



ANISQ' OYO WETLAND AREA

 Coastal Commission Wetlands
 100' Buffer



0 75 150 200 Feet

4. In compliance with the provisions of Government Code Section 65356, the above described changes are hereby adopted as amendments to the Coastal Land Use Plan of the Santa Barbara County Local Coastal Program.
5. Pursuant to provisions of Government Code Section 65357, the Clerk of the Board is hereby authorized and directed to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.

6. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to reflect the above described action by the County Board of Supervisors.
7. Pursuant to the provisions of Government Code Section 65357 the Clerk of the Board is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2016 by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

PETER ADAM
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MONA MIYASATO
County Executive Officer
Clerk of the Board of Supervisors

By _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
County Counsel

By 
Deputy County Counsel