

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

IN THE MATTER OF APPROVING A SPECIFIC)
AMENDMENT TO THE TEXT OF THE COASTAL)
LAND USE ELEMENT TO ADOPT SITE)
SPECIFIC CONDITIONS OF DEVELOPMENT)
FOR ASSESSOR'S PARCEL NO. 005-210-015)

RESOLUTION NO. 91-432
CASE NO. 86-GP-32(CZ)RV

WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Plan and Zoning to be consistent with the Coastal Plan.
- B. The Board of Supervisors finds that the proposed density for approximately 10.3 acres (APN 005-210-015) of one unit/ten acres is a logical amendment to the County's Local Coastal Plan. The Board bases this determination on the analysis provided pursuant to the California Environmental Quality Act and through review of applicable Local Coastal Plan policies, and the commitment of the County to the preservation and protection of environmentally sensitive habitat areas. It is now deemed in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to adopt an amendment to the text of the Coastal Land Use Element as it pertains to APN 005-210-015 by adopting site specific development standards for approximately 10.3 acres located on the west side of Toro Canyon Road, approximately 1,500 feet north of the intersection of Toro Canyon Road and Serena Avenue to be designated Residential Ranchette, 1 unit/5 acres to 1 unit/20 acres minimum lot size with an Environmentally Sensitive Habitat overlay. Specifically Section 4.4 of the Coastal Land Use Element shall be amended by adding the following text:

Aim Property: APN 005-210-015

The site is comprised of an oak woodland and riparian habitat which includes coast live oaks (estimated at more than 750 trees) and native and non-native understory. The site is crossed by two creeks: Toro and Garrapata. The mixed Coastal Oak Woodland/Riparian community is highly valued in Southern California because it is slow-growing, relatively uncommon and because it supports a rich and diverse wildlife assemblage.

This particular site, in conjunction with the adjacent 17 acre area to the south (APNs 5-210-057, -058 and -059), represents approximately one-third of a relict, mature stand of oak woodland. This woodland, together with the habitat on the Edgewood Ranch property to the west, is the largest of its kind in proximity to the coast from Goleta to Ventura County. Therefore, any development must respect the existing resources and shall be subject to the following conditions:

1. All permitted structures (not including access roads) shall be limited to the extreme northwest end of the parcel.
 2. Upon the issuance of any permit for development, an easement shall be dedicated to the County of Santa Barbara including all areas of the project site outside of the permitted building area, access routes, and County Park Department trail easements which would regulate removal of significant oak woodland and riparian vegetation. A tree protection plan shall be required as part of any development on the site which shall provide for the removal of exotic vegetation and restoration of native plant species.
 3. To protect potentially significant archaeological deposits, fill materials (which are culturally sterile and chemically neutral) shall be used within the permitted building area. Any areas that would be impacted by construction footings, access roads, bridges, etc., shall be excavated pursuant to County Archaeological Guidelines and funded by the applicant. A data Collection program may also be required to provide information on archaeological sites which would no longer be accessible for research because of permitted development. Additionally, other measures may be necessary to identify and protect archaeological resources on the site.
 4. All road crossings of Toro Canyon, Lambert and Garrapata Creeks shall be by bridges designed to minimize disturbance of the creek channel and associated riparian/wetland vegetation. Additionally, maintenance of the creek channel for the purpose of maintaining flood flow capacity shall utilize hand methods wherever possible, and limit disturbance of the creek habitat to the minimum necessary to maintain flow capacity.
 5. The preferred septic disposal method shall be by dry wells. Any drywells shall be excavated at least 15 feet away from oak tree driplines. If drywell construction is not possible based on unsatisfactory performance tests as judged by Environmental Health Services, all leachline septic system area shall be excavated outside the oak tree driplines.
 6. All construction activities shall avoid the period between May 1 to August 1 to avoid the Yellow-Breasted Chat breeding season.
- C. The Planning Commission of the County of Santa Barbara, after holding a duly noticed public hearing on the above-described items, has endorsed and transmitted to this Board said recommended change by this Resolution, pursuant to Government Code Section 65354.
- D. This Board has held a duly noticed public hearing on the above-described items, pursuant to Government Code Section 65355.
- E. This amendment to the Local Coastal Program is consistent with the provisions of the Coastal Act of 1976, as amended to this date.
- F. This Board now wishes to submit this amendment to the California Coastal Commission for certification.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Government Code Section 65356, the above-described change is hereby adopted as an amendment to the text of the Coastal Land Use Element of the Santa Barbara County Comprehensive Plan.
3. This Board certifies that this amendment is intended to be carried out in a manner fully in conformity with the California Coastal Act.
4. This Board submits this amendment to the California Coastal Commission for review and certification.
5. The Chairman and Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents, and other material in accordance with this Resolution to reflect the above-described actions.

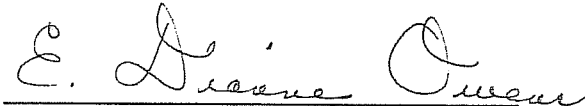
PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 16th day of July, 1991, by the following vote:

AYES: Ochoa, Rogers, Wallace, Owens, Stoker

NOES: None

ABSTAIN: None

ABSENT: None



E. DIANNE OWENS
CHAIR, BOARD OF SUPERVISORS

ATTEST:

ZANDRA CHOLMONDELEY
CLERK OF THE BOARD

APPROVED AS TO FORM:

DAVID NAWI
COUNTY COUNSEL

By:

Robert Cohen
Deputy

By:

Colleen Prout Beall
Deputy County Counsel