

RESOLUTION OF THE PLANNING COMMISSION 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. 91-5
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 Planning Commission 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 Commission 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 traversed by two creeks: Toro and Garrapata. The mixed Coastal Oak Woodland/Riparian community is highly valued in Southern California because it is slow-growing and 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 which forms an extensive and continuous corridor between the mountains and the ocean. 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:

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 Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this Commission.
3. A certified copy of the revised Coastal Land Use Element, hereby approved by this Commission, and a certified copy of this Resolution shall be transmitted to the Board of Supervisors.
4. The Chairman of this Commission is 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 Planning Commission of the County of Santa Barbara, State of California, this 26th day of June, 1991, by the following vote:

AYES: Commissioners Benedict, Brown, Schizas and Quandt


NOES: None

ABSTAIN: None

ABSENT: Commissioner Maschke

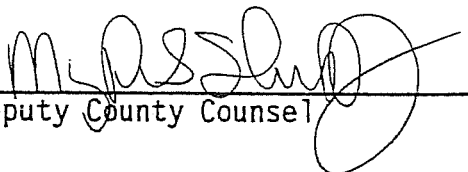

MICHAEL BENEDICT
CHAIRMAN OF THE COMMISSION

ATTEST:


ALBERT J. McCURDY
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM:

DAVID NAWI
COUNTY COUNSEL

By: 
Deputy County Counsel