

EXHIBIT 8

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

IN THE MATTER OF APPROVING SPECIFIC)	RESOLUTION NO. 92-239
AMENDMENTS TO THE COASTAL LAND USE)	CASE NO.92-GP-6
PLAN OF THE SANTA BARBARA COUNTY)	

_____)
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 a Coastal Land Use Plan for the County of Santa Barbara.

B. In 1988, the Board directed the preparation of a Community Plan for the community of Summerland to be prepared with the assistance of the Summerland Advisory Committee. Most of the Summerland Community Plan study area is within the Coastal Zone and subject to the Coastal Land Use Plan.

C. During 1988 and 1989, a community survey, community workshops and many public meetings were held to determine the appropriate level of residential and non-residential build out in Summerland.

D. Recognizing the narrowness of streets, steep slopes, limited resources and other constraints to development, the Summerland Community Plan proposes a reduction in the build out potential over that which had been allowed under the County's Coastal Land Use Plan and Comprehensive Plan, while giving priority to passive and active recreation and neighborhood and visitor serving commercial uses.

E. 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 the County to adopt the following amendments to the Coastal Land Use Plan:

1. Amend Section 4.3 of the Coastal Land Use Plan to remove the existing text as shown in Attachment 8-A and add the following text:

In 1992 the County adopted a Community Plan for Summerland area (see the "Summerland Community Land Use Map" for the Planning Area boundaries). This Plan describes the community and the relevant issues it faces, including land use, agriculture, recreation, coastal access, circulation, habitats, public services and visual resources. The Community Plan establishes land use designations and zone districts and includes development standards to guide future development. In addition, the Community Plan contains a number of policies as well as actions which implement the goals and objectives of the Plan. Finally, in addition to the adoption of the Community Plan, the Board of Supervisors also adopted Board of Architectural Review Guidelines for Summerland.

In addition to the policies of the Coastal Land Use Plan and applicable Comprehensive Plan policies, the goals, objectives, policies and actions of the Summerland Community Plan also apply. Where there are other goals, objectives, policies and actions in the Comprehensive Plan and/or Coastal Land Use Plan which address the same issues as the Summerland Community Plan, those of the Summerland Community Plan shall be applied.

See Appendix F for the complete Summerland Community Plan.

2. Amend "Appendix B," "Land Use Definitions," OVERLAY DESIGNATIONS, of the Coastal Land Use Plan, by adding the following:

Proposed Public or Private Park/Recreational Facility Overlay

This designation identifies by an overlay those lands suitable for future inclusion within the recreational designation defined above. These lands include the following: lands selected by the County Park Department from those sites designated as having the highest suitability for recreational use; areas designated by advisory committees, shoreline areas designated within the County coastal zone; and additional access along creeks and drainage ways.

3. Amend "Appendix B," "Land Use Definitions," RESIDENTIAL DESIGNATIONS, of the Coastal Land Use Plan, by adding the following:

Multiple (minimum land area per unit)

<u>5,000 sq. ft. or more</u>	<u>9.0/acre</u>
3,500 sq. ft. or more	12.3/acre
2,180 sq. ft. or more	20.0/acre
1,450 sq. ft. or more	30.0/acre

4. Amend "Appendix D," "Service System Data" to remove Table D-3, "Summerland County Water District: 1975-2000 Water Supply and Demand."

5. Amend "Appendix E," "Buildout Projections" to remove Table E-6, "Summerland -- Buildout Under Existing Zoning" and Table E-7, "Summerland -- Buildout Under The Land Use Plan."

6. Incorporate by reference the Summerland Community Plan as shown in attached Board of Supervisors' Exhibit 1 as Appendix F of the Coastal Land Use Plan.

7. Amend the "Montecito/Summerland Coastal Plan Land Use Map" and Overlay Map to delete Summerland from those maps and create a "Summerland Community Land Use Map" and Overlay Map as shown in the Summerland Community Plan.

8. Amend the "Summerland Community Land Use Map" by amending the designations for parcels in the Summerland Planning Area as follows:

a. Assessor's Parcel Numbers 005-03-40, 005-030-41, 005-080-17, 005-210-55, and 005-210-56 from A-I-10 to A-I-20.

b. All parcels currently designated as Residential 12.3 and Res 30 shall receive the Residential 4.6 Designation or Residential 9 (as shown on the "Summerland Community Land Use Map").

c. All parcels currently designated as Residential 4.6 at the west end of Lillie Avenue and the west end of Banner Avenue shall receive the Residential 3.3 Designation (as shown on the "Summerland Community Land Use Map").

d. Assessor's Parcel Number 005-110-02 (Nieman Property) shall receive the Residential 1.8 Designation.

e. Assessor's Parcel Numbers 005-210-01, -36 ("White Hole") shall receive the Rural Residential 0.2 Designation.

f. Assessor's Parcel Number 005-210-046 ("White Hole") shall receive a Residential 3.3 Designation.

g. Assessor's Parcel Numbers 005-110-01 (Josten's Property), 005-110-02 (Nieman Parcel), and 005-210-01, -36, -46 ("White Hole") shall receive the Proposed Public or Private Park/Recreational Facility Overlay Designation.

9. Amend the urban/rural boundary on the west end of Summerland and create the urban/rural boundary on the east end of Summerland as shown on the "Summerland Community Land Use Map."

F. Public officials and agencies, the Summerland Advisory Committee, civic organizations, and citizens have been consulted and have advised the Planning Commission on said proposed amendments in public hearings pursuant to Section 65353 of the Government Code, and the Planning Commission has sent its written recommendations to the Board pursuant to Section 65354 of the Government Code.

G. This Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code, 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. Pursuant to the provisions of Government Code Section 65356, the above-described change in the Comprehensive Plan is hereby adopted as an amendment to the above mentioned Plan Text and Maps.
3. This Board certifies that these amendments are intended to be carried out in a manner fully in conformity with the said California Coastal Act.
4. The Board submits these amendments to the Local Coastal Program to the California Coastal Commission for review and certification.
5. Pursuant to the provision of Government Code Section 65357, the Chair and the 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 show the above-mentioned action by the Board.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 27 day of April 1992, by the following vote:

AYES: Ochoa, Rogers, Wallace, Owens

NOES: None

ABSTAIN: None

ABSENT: Stoker

W.S. Wallace

Chairman, Board of Supervisors
County of Santa Barbara

ATTEST:

ZANDRA CHOLMONDELEY
CLERK OF THE BOARD OF SUPERVISORS

By: Robert Cohen

Deputy Clerk-Recorder

APPROVED AS TO FORM:

DAVID NAWI
COUNTY COUNSEL

By: [Signature]

Deputy County Counsel

[SumReso1LCP]

4.3 SUMMERLAND

4.3.1 CHARACTER OF THE PLANNING AREA

Summerland is a small, hillside beach community. Much of the town is perched on a steep, south-facing slope which gives residents a commanding view of the Pacific Ocean and the Channel Islands. The character of the community is compact and informal. Lots are very small, streets narrow, and architectural styles diverse. Homes in Summerland are a mix of single family and multiple, some well-preserved and others badly run-down. The commercial district is small and quiet, consisting of several gas stations, "mom and pop" markets, a boutique, a post office, etc. Along Summerland's main street, Lillie Avenue, commercial and residential uses merge into one another, adding to the informal quality of the community.

Summerland is physically isolated from its waterfront by U.S. 101, except for an underpass which provides pedestrian and vehicular access to the beach through a small County park. The shoreline area, like the community, is informally arranged. It is a narrow band of parkland, parking lots, abandoned warehouses, a smattering of residences, tightly backed by the Southern Pacific main line and U.S. 101.

North of Summerland's developed area are hillsides predominantly covered by native vegetation or planted to avocados and lemons. To the east are several large lemon orchards and oak woodlands which abut Toro Canyon Creek. Several residential enclaves also align Toro Canyon road in the rural area.

4.3.2 PLANNING ISSUES

Urban/Rural Boundary

Development in Summerland is now concentrated between Sears Street on the west, Whitney Avenue to the north, Greenwell Avenue to the east, and the Pacific Ocean to the south. Close to 400 housing units are now contained in this area and there is sufficient open land to accommodate additional units if supplemental water becomes available. However, the degree of infilling that will ultimately be possible within the existing urban area will be conditioned by prevailing geologic constraints, narrow streets, lack of parking, and the prevalence of unusually small lots (2,500 sq. ft. or less). Beyond the present urban boundaries, the character of the area is decidedly rural with over half of the acreage in agricultural use. The agricultural potential of the remaining acreage is severely limited by poor soils and steep slopes. Development of these lands at densities permitted under current zoning would be inconsistent with the rural character of the area and contrary to the Coastal Act goals of concentrating urban development and preserving agriculture.

Given Summerland's resource and geologic constraints and the need to minimize urban pressures on surrounding agricultural lands, delineation of an urban/rural boundary is necessary. The proposed urban/rural boundary shown on the land use plan map conforms to the existing urbanized area to

the west and north, delineated by Sears Street and Whitney Avenue, respectively. On the west, an agricultural parcel and adjacent residential enclave designated for half-acre and one-acre lots have been excluded from the urban area. To the north of the existing single family homes on Whitney Avenue, steep slopes and unstable soils render the area unsuitable for dense urban development; therefore, this area has also been excluded from the urban area and designated for Residential Ranchettes (five to twenty-acre minimum parcels).

To the east, the urban/rural boundary extends in a line running approximately east/west from Whitney Avenue, across Greenwell Avenue, and through the Roberts property (APN 5-210-01), to conform with the top of the existing knoll. The boundary then proceeds south along the eastern parcel lines of the Roberts and Bourgerie/Glenn properties (APN 5-210-01 and 36) to Via Real. This is a logical extension of the urban limit line given that further infilling within the present urban area will possibly be reduced because of existing geologic conditions and other constraints. In addition, the agricultural potential of the area is severely limited by the presence of non-prime soils and on-shore wind conditions. The entire area is located within the service areas of the Summerland County Water and Sanitary Districts. However, development over the foreseeable future may be hindered by the lack of an adequate water supply and insufficient wastewater treatment capacity (see Availability of Resources section below).

Agriculture

Although soils in the rural area are non-prime (Class III and IV) and the terrain is generally steep (slopes from 15 percent to 75 percent), an estimated 480 acres, or 58 percent of the rural lands, are currently in agricultural use. Given soil, slope, and erosion constraints, existing agriculture for the most part represents the agricultural potential of the area. Avocado and lemon orchards are the dominant agricultural land use, while a trend toward stabling of horses has been established in the heavily wooded areas along Toro Canyon Creek. Steep slopes and wind conditions are a deterrent to major greenhouse development in the area. At present, the remaining rural lands are in open space or partially developed neighborhoods.

A wide range of parcel sizes exists in the rural area; 50 percent of the parcels are ten acres or larger, accounting for 86 percent of the total rural acreage. Most of the agricultural parcels north of the town of Summerland are in holdings that exceed ten acres; smaller parcels are concentrated along Toro Canyon Road.

In recognition of the area's natural geologic limitations, resource constraints, and existing agriculture, land use designations for lower density residential ranchettes and larger minimum parcel sizes for agriculture are needed in the rural area.

The agricultural land use designations shown on the land use plan map are based on criteria contained in Policy 8-1 (Section 3.8). Policies 8-2 to 8-7 also apply to these agriculturally designated lands. In the Summerland planning area, a 10-acre minimum parcel size for agriculture is established, consistent with agricultural minimums established for the Carpinteria Valley. As stated above, 50 percent of the parcels (86% of the acreage) in the rural area would be conforming as to size under the 10-acre minimum. To reduce urban pressures on agricultural lands in the area, an urban/rural boundary is delineated on the land use plan map as described in the previous section.

Coastal Access and Recreation

The recreational carrying capacity of Summerland's beaches is limited. Lack of parking and beach access points, and the narrowness of the coastal belt between the railroad and the bluffs, pose constraints on beach use beyond its present level during the peak summer months. Lookout Park is currently the only publicly-owned recreational area. It has recently been expanded to 3.4 acres in size and has a parking capacity of 74 spaces. The park is used to capacity during warm weather. Potential additional vertical accessways are available via the County right-of-ways along Morris Place and Carey Place.

The beach area between the Summerland Sanitary District and Loon Point has been commonly used by the public for many years. Access is gained from Wallace Avenue and from a footpath at the western end of Padaro Lane. This informal access has contributed to problems of bluff erosion and litter due to lack of maintenance and facilities. Action by the County is needed to solve these problems.

General policies related to access and recreation are included in Section 3.7 along with specific recommendations for the Summerland area. Existing and proposed accessways and recreation areas are shown on the land use plan maps.

Habitat Areas

Habitat areas in the Summerland planning area include Toro Canyon Creek, which is bordered by dense stands of coast live oak, and the extensive kelp beds one-half mile offshore. The land use plan map reserves areas bordering Toro Canyon Creek for agriculture and low density residential land uses. These uses are consistent with the goal of habitat protection. Policies related to the protection of oak trees, streams, and kelp beds are contained in Section 3.9.

Hazards

Surrounding Summerland are steep, undeveloped hillsides; soil stability in many of these areas poses moderate to severe problems. Landslide potential is of high severity for most of Summerland proper, as well as for the hills to the north. The heavy winter rains of 1978 caused serious

erosion and landslide problems throughout the area. Subsidence to the Southern Pacific Railroad railbed west of Padaro Lane is a further indication of the instabilities that exist. In addition to geologic hazards, the narrow band of oak groves along Toro Canyon Creek presents a high fire hazard during the dry season. These hazards pose severe limitations to new development throughout the Summerland area; therefore, the pattern of new development should reflect these constraints.

The land use plan map for the Summerland area shows continuation of the pattern of fairly dense residential and commercial development for the existing community of Summerland. Some vacant parcels are subject to slope and soil stability constraints and may never be developed. All new development is subject to the hazards policies in Section 3.3. The land use plan maps show the existing rural areas surrounding the community of Summerland in a combination of Agriculture and low density Residential Ranchette uses. Such uses are consistent with the identified constraints.

Housing

The community of Summerland currently provides substantial housing opportunities for persons of low and moderate incomes. In 1974, the annual median income was \$8,250, 62 percent of the median income for Santa Barbara County residents. According to Federal guidelines, Summerland would be considered a low-income area. An estimated 42 percent of the residents who rented single family residences in the Summerland/Carpinteria Valley unincorporated area in 1974 paid more than 25 percent of their gross income for housing, as did 44 percent of the renters in two-to-four unit dwellings. Thus, overpayment for housing was a problem for a large number of residents. Also, almost half of the community's single family housing stock has been identified as being in need of major repair. These housing conditions and median income statistics have prompted the County to target the town of Summerland for a housing rehabilitation program financed by Community Development Block Grant funds.

In order to protect existing low and moderate income housing opportunities in the Summerland planning area and to provide for new opportunities, where feasible, residential development will be subject to the general housing policies contained in Section 3.5. A specific housing rehabilitation program for Summerland is called for in Policy 5-2. In addition, multiple residential densities which encourage the provision of new low and moderate income housing are designated on the land use plan maps. Under the land use plan, approximately 328 units of potential new housing units in Summerland would be in multiple-unit developments. An additional 82 multiple units could be provided by converting existing units to a higher density permitted under the plan.

Commercial Development

Commercial development is limited to the main street, Lillie Avenue, and primarily serves the town's shopping and service needs. Given the physical separation of the commercial area from the waterfront and the congestion in both areas, large scale visitor-serving commercial uses cannot easily be accommodated.

Most of the parcels along Summerland's main street, Lillie Avenue, are designated for a combination of Retail and Highway Commercial uses on the land use plan map. These designations are adequate to allow for development to serve visitors to the area.

Visual Resources

The visual resources of the area are the Pacific Ocean, beach area and bluffs, views to the Channel Islands, and the rural lands north of Highway 101. These visual resources which establish Summerland's spatial identity and provide a scenic corridor for travelers along U.S. 101 need to be protected.

Though physically separated from its waterfront area by U.S. 101, Summerland residents have a strong visual tie to the coastline below. This visual relationship is somewhat marred by the abandoned industrial structures that are scattered along the bluffs, and by the tangle of cars parked around Lookout Park and along the bluff area in the summertime. The Southern Pacific Railroad's massive rock revetment intrudes on views from the beach and also hampers lateral access along the beach during high tides. Landscaping and other design measures should be undertaken to upgrade the area's scenic resources.

The County Park Department removed some of the existing industrial structures at Lookout Park. However, several structures still remain. A recommendation for landscaping along Wallace Avenue is included in Policy 7-9. Other visual resources issues are addressed through policies contained in Section 3.4. Also, new development in the coastal area south of U.S. 101 between Fernald Point and Loon Point is subject to the policies associated with the View Corridor Overlay designation (Section 3.4).

Service System Capacities and Availability of Resources

Water Supply

The Summerland area is serviced primarily by the Summerland County Water District. The District's boundaries extend west to Ortega Ridge Road and to a line some 1,500 feet east of Greenwell Avenue, north beyond the coastal zone line, and south to the Pacific Ocean. The Montecito County Water District serves a portion of the area east of the Summerland County Water District bounds; this area is mostly in agricultural and large lot residential use.

The District is totally dependent on the Cachuma Project for its water supply. No groundwater formations underlie the Summerland County Water District; thus, there are no private wells in operation within the District at this time. A portion of the Carpinteria Groundwater Basin underlies the area serviced by the Montecito County Water District and some private wells are in operation in this area.

Since October 16, 1974, when water supply and demand reached approximate equilibrium, the Summerland County Water District has had a moratorium on new water hookups in effect. The District's existing and projected water balances for the years 1975-2000 are shown in Table D-3 (Appendix D). As shown, an estimated deficit of close to 200 AFY is projected for 1990, increasing to over 300 AFY by the year 2000. This deficit is due to the District's decreasing allotment from Lake Cachuma.

Under the land use plan, an additional 635 housing units could theoretically be constructed in the Summerland planning area; 497 of these additional units would be within the urban area as defined on the land use plan map (see Appendix E). Approximately 200 AFY of supplemental water would be necessary to accommodate additional development within the urban area, since the District's present water supply is totally committed.

Because of the District's existing moratorium on new hookups and the lack of groundwater resources, there will be little or no development in Summerland until such time as a permanent increase in the water supply is obtained. Should alternative sources of water become available, priorities for the use of this limited new supply will need to be implemented. Policies concerning these priorities and the adequacy of water resources to provide for them are found in Section 3.2.

Wastewater Treatment Capacity

The Summerland County Sanitary District boundaries run from Ortega Ridge on the west to the Water District boundary on the east, beyond the coastal zone on the north, and the Pacific Ocean to the south. Existing wastewater treatment capacity is rated at 150,000 gallons per day (gpd) against an estimated wastewater flow of 115,000 gpd. Assuming the plant can operate at its rated 150,000 gpd, there is capacity for approximately 318 additional residents (Table D-4, Appendix D). Sewer lines serve the existing community of Summerland but do not extend to the surrounding rural areas. Policies concerning the extension of sewer lines outside of existing urban areas are contained in the development section of the land use plan (Section 3.2).

4.3.3 SUMMARY OF LAND USE PLAN MAP

Several major zoning changes are proposed for the Summerland area in order to achieve consistency with the policies of the Coastal Act and to properly reflect limited development potential due to resource constraints. The most extensive changes would take place in the rural lands to the north of Summerland's existing urban boundary. Much of this area is presently zoned for one acre residential use (1-E-1). Under the land use plan, parcels in this area are designated for either agricultural use (10-acre minimum parcels) or residential ranchettes (5 to 20-acre minimum parcels).

In conformance with the extension of the urban/rural boundary to the east of Greenwell Avenue, the density of the parcels fronting Via Real is increased under the land use plan from the 8 units per acre permitted under existing zoning to 12.3 units per acre. The adjacent parcel to the north is designated for 3.3 units per acre on the southerly portion of the property that is located within the urban area and residential ranchettes (minimum 5 to 20-acre parcels) on the northern, rural portion.

Another large area that is proposed for rezoning lies in the vicinity of Lambert Road and Toro Canyon Creek. One acre residential use (1-E-1) is currently allowed. The land use plan would eliminate the residential zone and replace it with a 10-acre minimum agricultural designation (A-I-10). The basis for this proposed change is that these lands support viable orchards and are, therefore, classified as prime agricultural lands. According to the policies of the Coastal Act, prime agricultural lands are to be maintained in agricultural use unless they are needed for the logical completion of neighborhoods or to promote orderly growth. Since this area is neither part of an existing neighborhood nor necessary for urban growth, the agricultural designation is a more appropriate land use. Selection of a 10-acre minimum was based on agricultural acreage criteria set forth in the discussion of Carpinteria Valley agricultural parcel sizes (see Section 4.2).

An existing residentially zoned parcel west of Summerland bordered by Ortega Ridge and Ortega Hill Road is also proposed for A-I-10 agricultural zoning. Though nonprime, this parcel is in existing agricultural use and is not needed for urban growth in the foreseeable future.

Other zoning changes in the Summerland area relate to a proposed Recreation and Open Space designation for much of Summerland's waterfront area between U.S. 101 and the Pacific Ocean, the removal of a residential zone abutting the Josten's property in favor of industrial park zoning, and relatively minor density decreases in several of Summerland's multiple zones.

The magnitude of the proposed changes is most evident in the rural areas where existing zoning would theoretically permit some 640 additional residences compared with only 140 additional units under the land use plan. Within the urban boundary, the theoretical buildout under the land use plan is greater than that permitted under existing zoning because of the extension of the urban/rural boundary and corresponding increase in residential density. The land use plan would permit an estimated 497 units, compared to 423 units under existing zoning (refer to Tables E-6 and E-7, Appendix E).