

County and/or may also be dedicated to an applicable non-profit entity, and shall remain in open space and be ensured as such by conditions of approval. A gap shall be allowed in the "Constrained" area shown on Figure 340-2 which will allow access to Area B through Area D off Via Real and to Area C off Greenwell. All areas designated as "Constrained" on the White Hole Knoll/Trails Map shall remain natural and undeveloped except for the following: (LU-S-WH-5.1)

- a. Pedestrian/equestrian trails, benches and scenic lookout points;
 - b. Small scattered areas of landscaping (intent: primarily native landscaping);
 - c. In general, fences shall not be allowed along property lines, fences shall only be allowed to delineate public vs. private areas and immediately surrounding the residence and its associated private yard; and
 - d. Small directional/informational signs.
- 9. Trail design.** The following criteria shall be used in the design of public trails within the White Hole areas identified by the Summerland Community Plan:
- a. Trails shall accommodate pedestrians and equestrians;
 - b. Trails shall be a minimum of four feet wide and a maximum of 10 feet wide;
 - c. Trails shall be made of dirt, decomposed granite, or other unpaved and un-oiled surface;
 - d. Trail heads shall be located at public access areas along Via Real and/or Greenwell Avenue;
 - e. Signs shall be provided which indicate that vehicular use of the trails is prohibited and physical obstacles to motor vehicles shall be installed; and
 - f. Consistent with County Code Chapter 26, no structures or landscaping shall be placed within trail easement without specific approval by the County. Low growing native grasses may be acceptable for planting within the easement. (LU-S-WH-5.2)

Part 7 - Toro Canyon Plan Area Development Standards

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Subdivisions - Coastal zone
Visual Resources
Water Quality

Purpose

This Chapter provides development standards from the Toro Canyon Plan and the Coastal Land Use Plan.

Applicability

The provisions of this Chapter apply to subdivisions, development, and land uses within the boundaries of the Toro Canyon Plan, in addition to all other applicable requirements of this Development Code. These requirements apply both within and outside of the Coastal Zone, unless otherwise noted in a specific requirement.

Agricultural Preservation

- A. Non-agricultural uses on agricultural land.** Development of nonagricultural uses (other than residential uses and appropriately sited public trails) on land designated for agriculture, including land divisions and changes to a non-agricultural land use/zoning designation, shall only be permitted subject to all of the following findings: (LUA-TC-2.1)
1. Continued or renewed agricultural use of the property is not feasible;
 2. Nonagricultural use shall be compatible with continued agricultural use on adjacent lands;
 3. Nonagricultural use shall preserve prime agricultural land or concentrate development contiguous with or in close proximity to existing developed areas able to accommodate the use, including adequate public services;
 4. Nonagricultural use shall not have a significant adverse impact on biological resources, visual resources and coastal resources (public access, recreation and coastal dependent uses);
 5. Land divisions outside the Urban Boundary shall be permitted only where 50 percent of the usable parcels in the urban area have been developed and the proposed parcels would be no smaller than the average size of the surrounding parcels. Land divisions proposed in the Coastal Zone shall be consistent with Coastal Plan Policy 8.4;
 6. For properties located in the Coastal Zone, the proposed nonagricultural use shall be consistent with Coastal Plan Policies 8.2 and/or 8.3.
- B. Limitation on impervious surfaces.** To the maximum extent feasible, hardscaped areas associated with agricultural and greenhouse development (i.e., parking lots, loading bays, interior walkways in greenhouses, and accessory building footprints) shall be minimized in order to preserve the maximum amount of prime agricultural soils. Minimizing the covering of soils shall be accomplished through efficient site and building design and the use of pervious surfaces wherever feasible. (LUA-TC-2.2)
- C. Agricultural buffers.** New non-agricultural development adjacent to agriculturally zoned property shall include appropriate buffers, including trees, shrubs, walls, and fences, to protect adjacent agricultural operations from potential conflicts and claims of nuisance. The size and character of the buffers shall be determined through parcel-specific review on a case-by-case basis. (LUA-TC-3.1)
- D. Right-to-farm notice - Inland areas.** As required by the County's Right-to-Farm Ordinance, a Notice to Property Owner (NTPO) shall be recorded with the final tract and/or parcel map for a property located outside of the Coastal Zone within 1,000 feet of agriculturally zoned land. The NTPO shall inform the buyer that:

The adjacent property is zoned for agriculture and is located in an area that has been planned for agricultural uses, including permitted oil development, and that any inconvenience or discomfort from properly conducted agricultural operations, including permitted oil development, shall be allowed consistent with the intent of the Right to Farm Ordinance. For further information, contact the Santa Barbara County Planning and Development Department. (LUA-TC-3.2)

Agricultural Soils - Coastal Zone

Within the coastal zone, in areas with prime agricultural soils, structures, including greenhouses that do not rely on in-ground cultivation, shall be sited to avoid prime soils to the maximum extent feasible.

Air Quality

- A. Dust control.** For any construction project that includes earth moving activities, the construction contractor shall implement Air Pollution Control District dust control measures. (GEO-TC-5.1)
- B. Construction equipment emissions.** Prior to land use clearance, the applicant shall agree to comply with any conditions recommended by the Air Pollution Control District to reduce emissions of reactive organic compounds (ROC) and oxides of nitrogen (NOx) from construction equipment during project grading and construction. (GEO-TC-5.2)

Architectural Review Standards

- A. Notice of Board of Architectural Review hearing.** Notice of a project's initial Board of Architectural Review hearing (e.g. conceptual or preliminary review) shall be mailed to the owners of the affected property and the owners of the property within 500 feet of the exterior boundaries of the affected property at least 10 calendar days prior the BAR hearing, using for this purpose the name and address of the owners and occupants as shown on the current County Assessors tax roll.
- B. Board of Architectural Review project review criteria.** The following criteria shall be applied for the approval of any non-agricultural structure by the Department and the Board of Architectural Review.
 - 1. Height limit.**
 - a. Maximum height.** A residential structure shall not exceed a height of 25 feet unless further restricted by other requirements of this Development Code (for example, the Ridgeline and Hillside Development Guidelines). A nonresidential structure shall not exceed the height limit established by the primary zone.
 - b. Documentation of exemptions.** Where height exemptions under Ridgeline and Hillside Development Guidelines are allowed for rural properties, Board of Architectural Review minutes and the Department project file shall include a written discussion of how the project meets the applicable exemption criteria.
 - 2. Roof design.** Building rake and ridgeline shall conform to or reflect the surrounding terrain.
 - 3. Understories and retaining walls.** Large understories and exposed retaining walls shall be minimized.
 - a.** Retaining walls shall be colored and textured (e.g., with earth tone and split faces) to match adjacent soils or stone, and visually softened with appropriate landscaping.
 - b.** The visible portion of a retaining wall above finished grade shall not exceed six feet. (See Figure 360-1 and Figure 360-2)

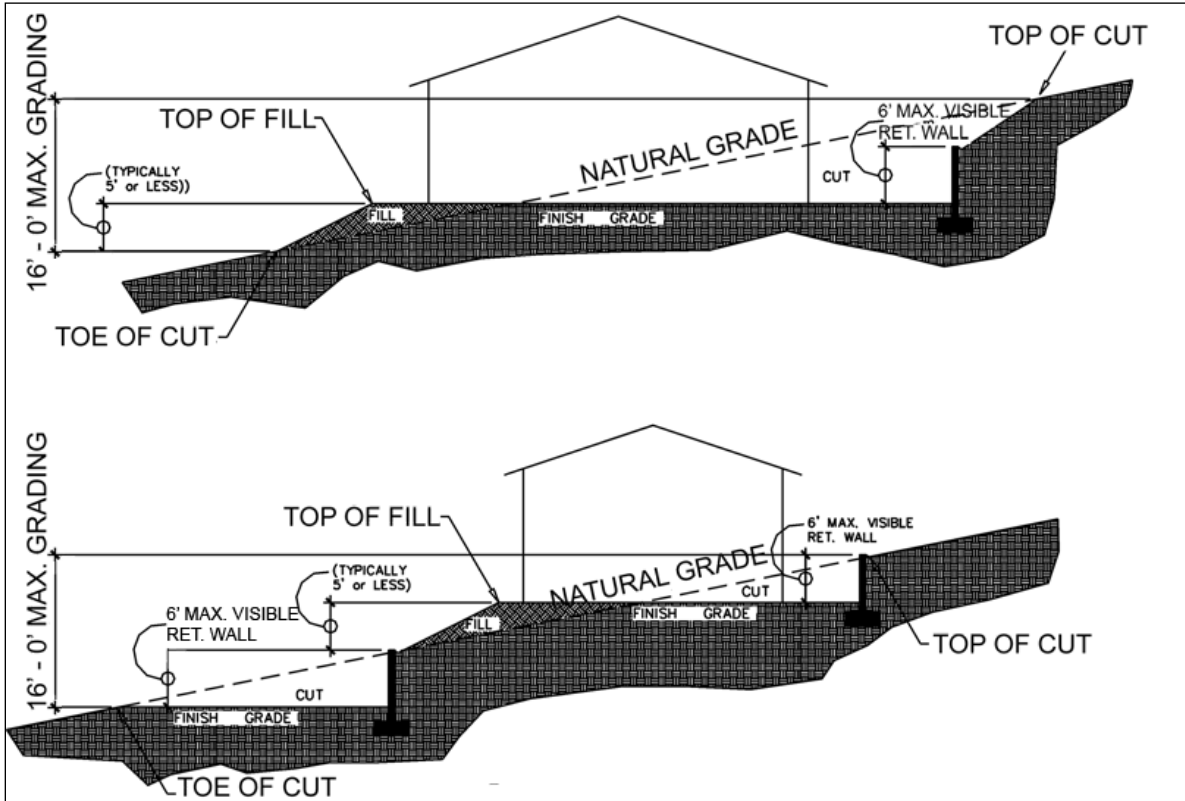


Figure 2-2 - Total height as measured from the natural toe of the lowest fill slope

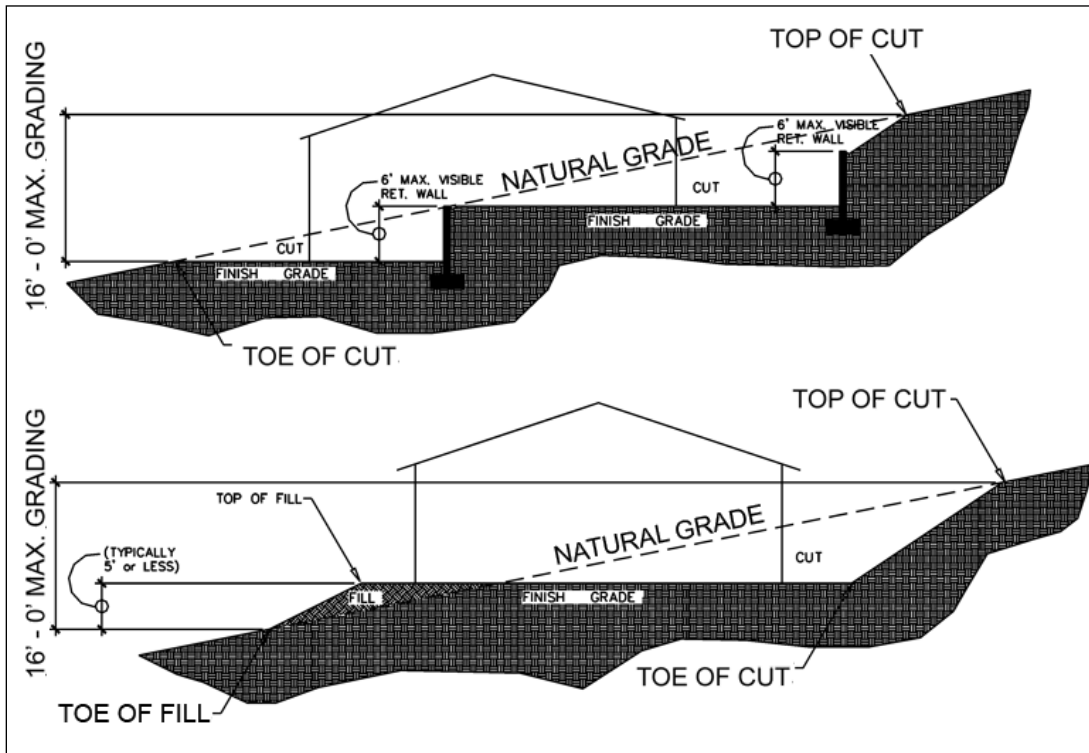


Figure 2-3 - Total height as measured from the natural toe of the lowest cut slope

4. **Landscaping.** Landscaping is used to integrate the structures into the site and its surroundings, and is compatible with the adjacent terrain.
 5. **Exterior materials and paint.** The exterior surfaces of structures, including water tanks, walls and fences, shall be non-reflective building materials and colors compatible with surrounding terrain (including soils, vegetation, rock outcrops). Where paints are used, they also shall be non-reflective.
 6. **Outdoor lighting.** Outdoor lighting shall be minimized. Outdoor lighting shall be shielded, downward-directed low-level lighting consistent with Toro Canyon's rural and semi-rural character.
 7. **Cut and fill height.** The total height of cut slopes and fill slopes, as measured from the natural toe of the lowest fill slope (see Figure 360-1) or the natural toe of the lowest cut slope (see Figure 360-2) to the top of the cut slope, shall be minimized. The total vertical height of any graded slope for a project, including the visible portion of any retaining wall above finished grade, shall not exceed 16 vertical feet.
- C. **Exemptions.** Upon recommendation by the Board of Architectural Review, the Department may grant exemptions to criteria C.3.b and C.7 if written findings are made that the exemptions would allow a project that: 1) furthers the intent of protecting hillsides and watersheds, 2) enhances and promote better structural and/or architectural design, and 3) minimizes visual or aesthetic impacts.

Biological Resources Preservation

A. Environmentally Sensitive Habitat (ESH) buffer requirements - Inland areas.

1. **Extent of buffer required.** Development shall be required to include the following buffer areas from the boundaries of Environmentally Sensitive Habitat.
 - a. Southern Coast Live Oak Riparian Forest corridors - 100 feet in Rural areas and 50 feet in Urban, Inner-Rural areas, and Existing Developed Rural Neighborhoods, as measured from the top of creek bank. When this habitat extends beyond the top of creek bank, which is the recognized geologic top of slope, the buffer shall extend an additional 50 feet in Rural areas and 25 feet in Urban, Inner-Rural areas, and Existing Developed Rural Neighborhoods from the outside edge of the Southern Coast Live Oak Riparian Forest canopy;
 - b. Coast Live Oak Forests - A minimum of 25 feet from edge of canopy;
 - c. Monarch butterfly habitat - A minimum 50 feet from any side of the habitat;
 - d. Native grassland - A minimum one-fourth acre in size - 25 feet;
 - e. Coastal Sage - A minimum of 20 feet;
 - f. Scrub oak chaparral - A minimum of 25 feet from edge of canopy;
 - g. Wetlands - A minimum of 100 feet; and
 - h. Buffer areas from other types of ESH areas shall be determined on a case-by-case basis.
2. **Adjustments to buffer requirements.** The buffer areas required by Subsection A.1 above, except for Monarch butterfly habitat, wetlands and Southern Coast Live Oak Riparian Forests, may be adjusted upward or downward on a case-by-case basis given site specific conditions.
 - a. Adjustment of the buffer shall be based upon site-specific conditions such as slopes, biological resources, and erosion potential, as evaluated and determined by The Department and other County agencies, such as Environmental Health Services and the Flood Control