

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
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Agenda Number:
Prepared on: 10/28/04
Department Name: Planning & Development
Department No.: 053
Agenda Date: 11/9/04
Placement: Administrative
Estimate Time: N/A
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Val Alexeeff, Director
Planning & Development

STAFF CONTACT: Greg Mohr, Comprehensive Planning Division
568-2080

SUBJECT: California Coastal Commission Certification of the Local Coastal Plan Amendment with suggested modifications for the Toro Canyon Plan

RECOMMENDATION:

That the Board of Supervisors:

- 1) Receive notice of the California Coastal Commission's certification of the Toro Canyon Plan Local Coastal Program Amendment (MAJ-I-04) with suggested modifications;
- 2) Adopt the attached Resolution to acknowledge receipt of the California Coastal Commission's certification and county action to adopt the LCP Amendment with the suggested modifications, and authorize Planning & Development to transmit the adopted Resolution to the Coastal Commission.

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with Goal No. 1. An Efficient Government Able to Respond Effectively to the Needs of the Community; Goal No. 2. A Safe and Healthy Community in Which to Live, Work, and Visit; Goal No. 4. A Community that is Economically Vital and Sustainable; and Goal No. 5. A High Quality of Life for All Residents; and actions required by law or by routine business necessity.

Executive Summary and Discussion:

The Toro Canyon Plan has been prepared in the interests of improving the quality of future development to the enduring benefit of the area's property owners, protecting and enhancing both the natural and built environments, as well as protecting and improving the overall quality of life in this part of Santa Barbara

County. The Plan was adopted by the Santa Barbara County Board of Supervisors in February 2002 and was submitted to the Coastal Commission in May 2002 as a proposed amendment to the county's certified Local Coastal Program (LCP). The Coastal Commission acted on November 6, 2003 to certify the Toro Canyon Plan with 47 separate suggested modifications to the Plan that was approved by the county.

On April 27, 2004 the Board approved a revised LCP Amendment submittal that incorporated some of these modifications as suggested, and others with further modifications. The California Coastal Commission certified the LCP Amendment on October 15, 2004, with two suggested modifications to the Program to ensure compliance with the California Coastal Act. These modifications involved the Land Use Plan and zoning designations for a group of seven lots at the intersection of Foothill and Toro Canyon Roads. The Board's revised submittal proposed changes in land use and zoning designations from Agriculture I, 40-acre minimum lot size to designations of Residential, two-acre minimum lot size. However, the Board also approved an alternative designation of Agriculture I, ten-acre minimum lot size, in anticipation of Coastal Commission objection to the residential designation. The Commission indeed rejected the two-acre residential designation and instead suggested modifications to incorporate the Board-approved alternative 10-acre agricultural designation.

Therefore, by its action of April 27, 2004 the Board has already agreed to the latest suggested modifications by the Coastal Commission. However, before the Toro Canyon Plan and related Coastal Zoning Ordinance amendments become effective in the coastal zone, the County must transmit acknowledgement and acceptance of the LCP modifications to the Coastal Commission for final review and approval of the County's action.

Fiscal and Facilities Impacts:

Work on the Coastal Commission certification phase of the Toro Canyon Plan was funded in the latter part of fiscal year 2002-03 and in part of fiscal year 2003-04 through a \$40,000 Coastal Impact Assistance Program (CIAP) grant, a program administered by the federal National Oceanic and Atmospheric Administration (NOAA). This grant was exhausted during FY 2003-04, due to the extensive amount of effort involved in reviewing and responding to the Coastal Commission's initially proposed changes. Additional costs to date for staff time, travel, mailing, and materials have been absorbed by P&D within the department's adopted budgets.

P&D's adopted budget for FY 2004-05 does not include these additional costs. The department will request that NOAA approve the reallocation of CIAP grant funds to cover the extra unanticipated costs of pursuing certification. If P&D's request to reallocate CIAP grant funds is denied, then funding will be shifted from another work effort in the Comprehensive Planning Division, resulting in some delay of that work effort.

There would be no facilities impacts.

Special Instructions:

P&D will transmit the adopted Board Resolution to the Coastal Commission.

Concurrence:

County Counsel.

Attachment:

- Board Resolution to Adopt Certified LCP Amendment with Modifications