

Local Coastal Program Amendment

Highway 101: Carpinteria to Santa Barbara

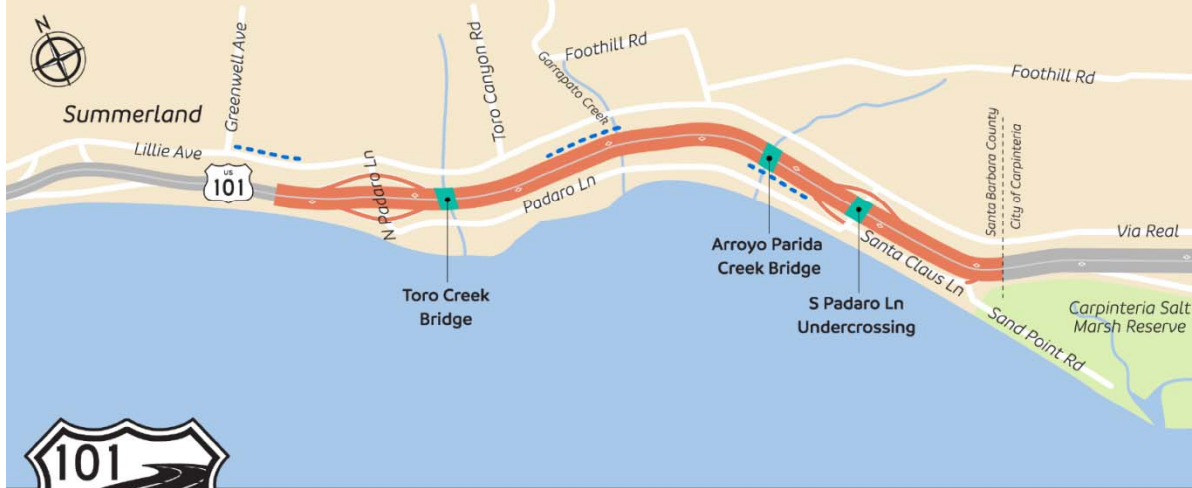
Case Nos. 17GPA-00000-00003 & 18ORD-00000-00004

Board of Supervisors
July 3, 2018



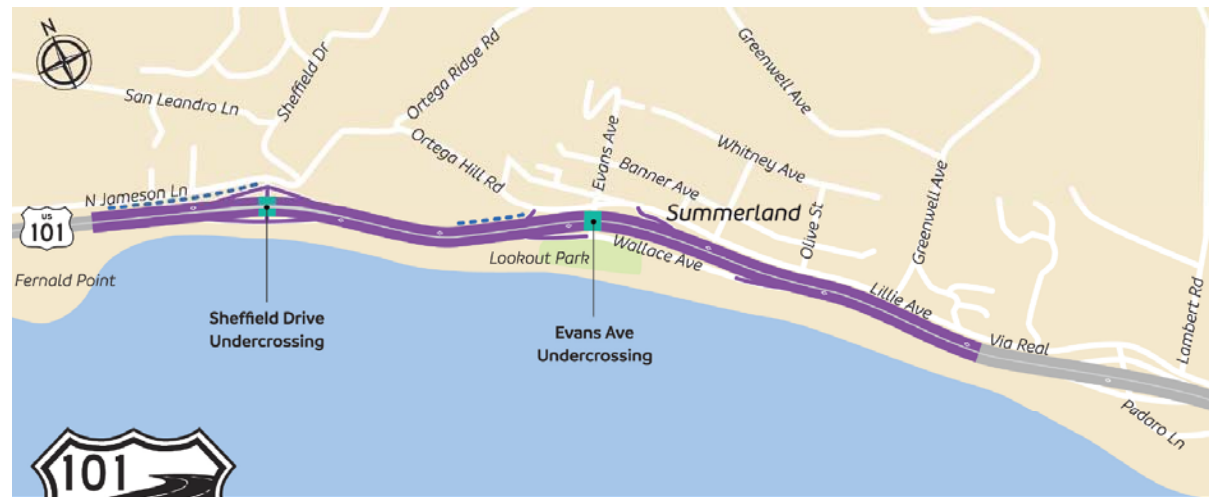
County of Santa Barbara
Planning and Development
Tess Harris, Planner

Highway 101: Phases 4B and 4C



PHASE **4B** PADARO

- - - - Sound Walls
- Phase 4B 3rd Lane & Roadway Improvements
- Bridges



PHASE **4C** SUMMERLAND

- - - - Sound Walls
- 3rd Lane & Roadway Improvements
- Bridges

Wetland Encroachment

Highway 101: Carpinteria to Santa Barbara

- 0.084 acres of wetlands and 0.33 acres of wetland buffer strip impacted

Santa Claus Lane Bikeway

- 0.57 acres of wetland and 0.93 acres of wetland buffer strip impacted

Santa Claus Lane Beach Access and Streetscape Improvements

- 0.40 acres of wetland and 0.50 acres of wetland buffer strip impacted

Impacted Wetlands



Policy Conflict

CLUP Policy 9-9: *A buffer strip, a minimum of 100 feet in width, shall be maintained in natural condition along the periphery of all wetlands... In no case, however, shall such a boundary be closer than 100 feet from the upland extent of the wetland area, nor provide for a lesser degree of environmental protection...*

Public Resources Code

PRC Section 30007.5

...Conflicts may occur between policies of the division. In carrying out the provisions of this division such conflicts can be resolved in a manner which on balance is the most protective of significant coastal resources.

PRC Section 30515

... The commission may, after public hearing, approve and certify the proposed amendment if it finds, after a careful balancing of social, economic, and environmental effects, that to do otherwise would adversely affect the public welfare, that a public need of an area greater than that included within the certified local coastal program would be met, that there is no feasible, less environmentally damaging alternative way to meet such need, and that the proposed amendment is in conformity with the policies of this division.

Proposed CLUP Text Amendment

- Allows transportation improvement projects to encroach into wetlands or wetland buffer strips
- Identifies coastal access improvement projects
- Encourages non-motorized travel and connectivity of California Coastal Trail

Balancing Projects

- Santa Claus Lane Bikeway
- Santa Claus Lane Beach Access and Streetscape Improvements
- California Coastal Trail Signage on Padaro Lane
- Vertical Beach Access Signage on Padaro Lane
- North Padaro Lane Interchange Sidewalk
- Restroom Facilities at Loon Point Beach Parking Area

Proposed CLUP Text Amendment

CDP Projects

- South Padaro Lane Undercrossing Enhancements
- Via Real Multi-Use Pathway: Greenwell to North Padaro Lane
- Finney Road Coastal Access Enhancements
- Lookout Park Enhancements
- Wallace Avenue Coastal Parking and Sidewalk
- Evans Avenue Undercrossing Enhancements
- Eucalyptus Lane Sidewalk Extension
- San Ysidro Road Roundabout
- Olive Mill Road Roundabout (Shared Jurisdiction)

Proposed Ordinance Amendment

Transportation Corridor Wetland Overlay District

- Limits the area where an encroachment could be permitted into a wetland and/or wetland buffer strip
- Designates specific transportation-related projects that would be eligible to encroach
- Development standards for wetland encroachment
 - Avoid or minimize fill
 - Mitigation measures (wetland restoration, establishment, enhancement)
 - Drainage and stormwater management
 - Coastal access and recreation enhancements

County Planning Commission

Reviewed the LCP Amendment on:

- **May 2, 2018**
 - Requested that staff return with analysis on potential for project package to be modified
 - Requested that staff conduct additional outreach to the Summerland community
- **June 6, 2018**
 - Recommended that your Board take staff's recommended actions as proposed

Recommended Actions

1. Make the findings for approval of the LCP Amendment, including CEQA findings;
2. Determine the LCP Amendment is exempt from CEQA;
3. Adopt a resolution amending the Coastal Land Use Plan to add and modify wetland protection and recreation policies; and,
4. Adopt an ordinance amending Article II to establish a Transportation Corridor Wetland Overlay District.

Questions?