

A photograph of a rural landscape. In the foreground, there is a green field with some dry branches. A wire fence runs across the middle ground. In the background, there are rolling green hills, a few buildings, and a clear blue sky. Power lines are visible at the top of the image.

LAS VARAS RANCH PROJECT

05TPM-00000-00002, 05LLA-00000-00005, 05LLA-00000-00006,
07RZN-00000-00005, 07RZN-00000-00006, 07CUP-00000-00057,
11COC-00000-00001, 11CDP-00000-00078

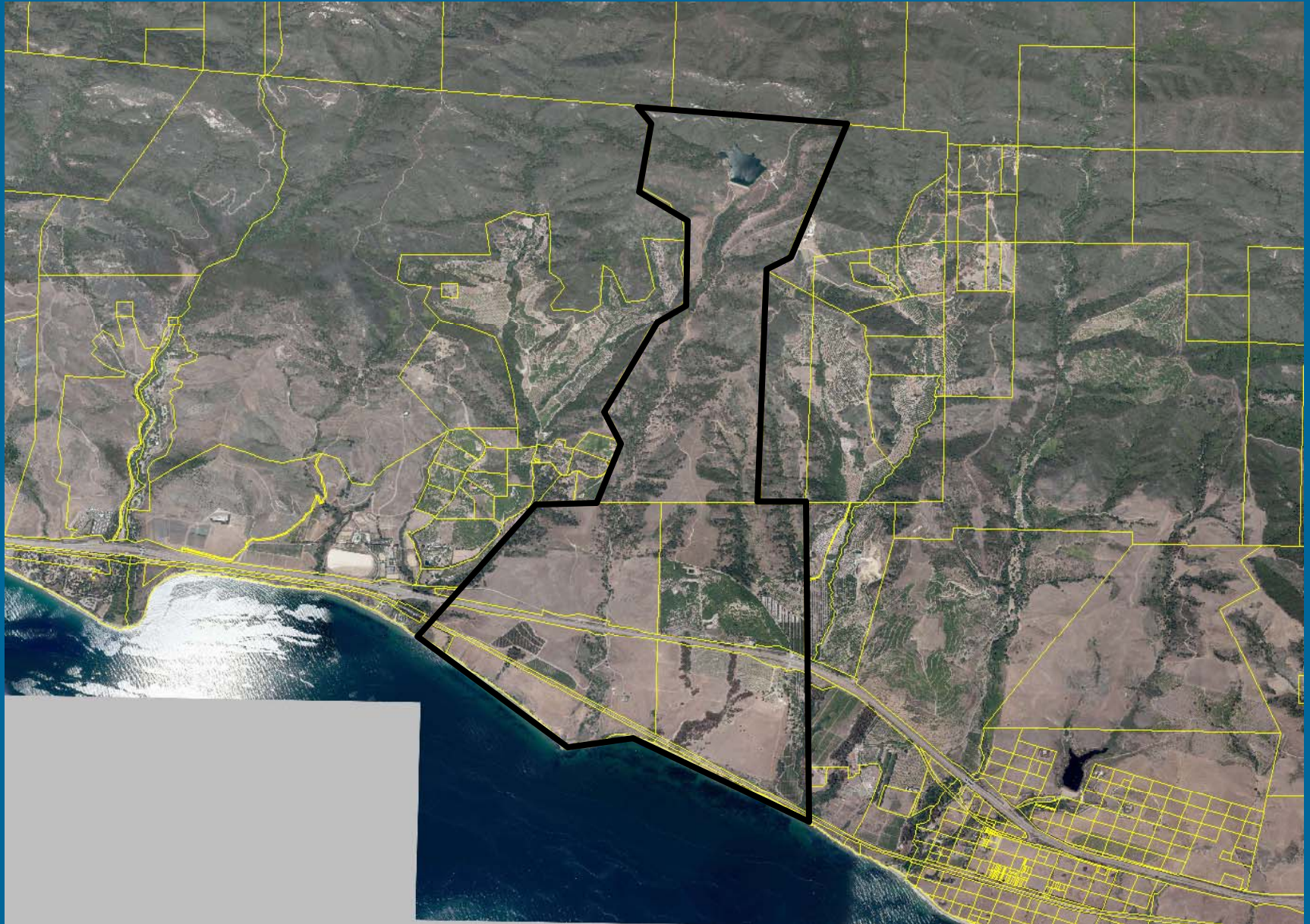
**SANTA BARBARA COUNTY
BOARD OF SUPERVISORS**

April 17, 2012

Purpose of Hearing

- Determine whether the burden imposed by the project applications warrants exaction of a coastal trail south of the highway
- If exaction is warranted, direct staff to prepare additional environmental review and return to PC for full recommendation on the project applications
- If exaction is not warranted, refer the project to the PC for a full recommendation on the project applications

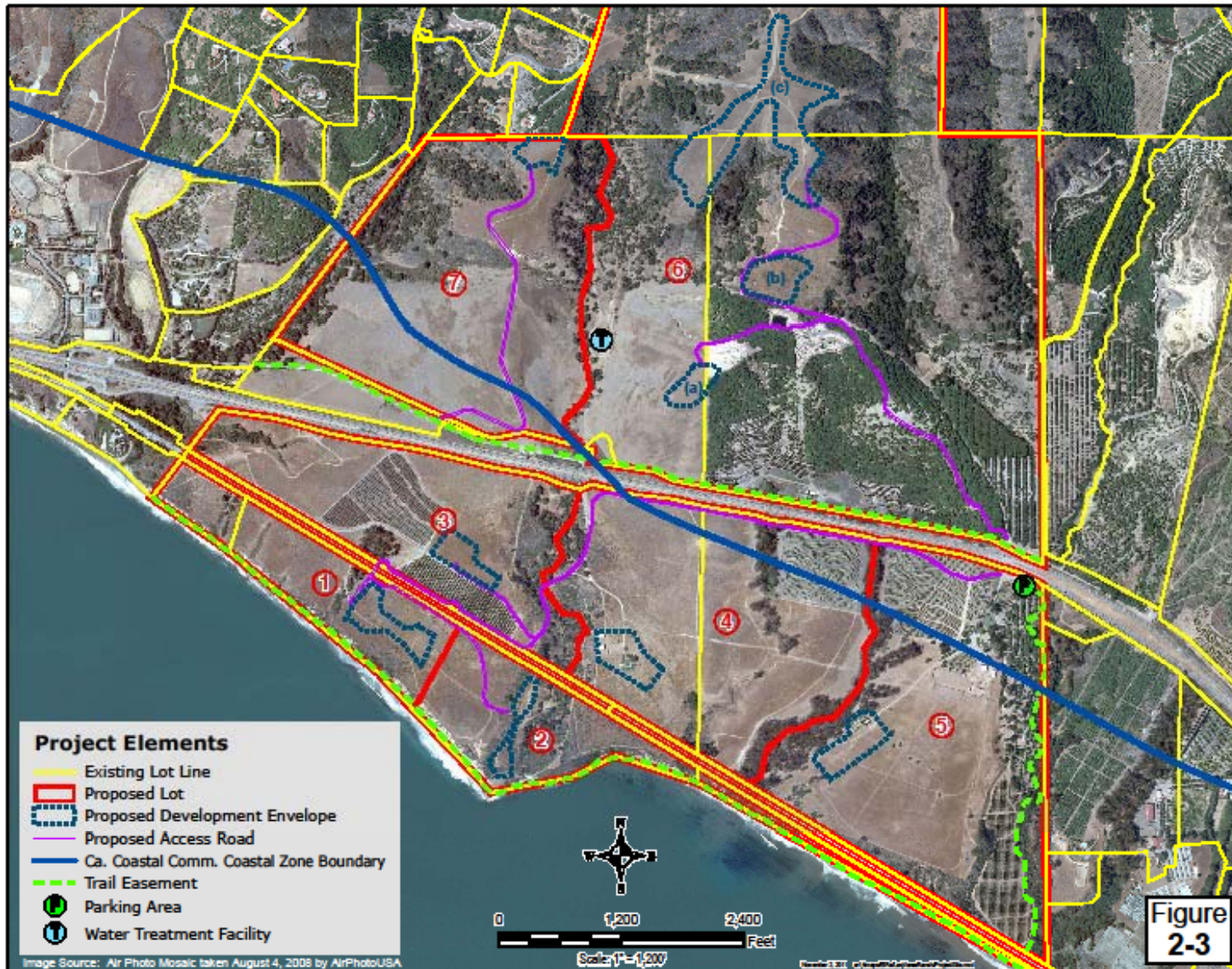
Project Site



Background

- 1,800-acre ranch extends from Pacific Ocean to US Forest Service land
- Zoned AG-II-100 in coastal zone, Unlimited Agriculture (Ord. 661) inland
- Ranch bisected by Highway 101 and Union Pacific Railroad
- Ranch operates as combined grazing operation and contains 200 acres of orchards

SITE PLAN



TRAILS MAP



Key Issues

- Project increases number of developable lots south of highway from 4 to 5
- No established public recreational facilities or trails would be affected by project
- Unauthorized access through ranch to Edwards Point would be impacted by future development on Lots 1 and 2
- Proposed public access improvements would expand recreational opportunities
- Vertical trail easement would remove significant barrier to establishing formal beach access

Key Issues

- Proposed coastal trail is located north of the highway and disconnected from vertical beach access
- Designed to connect with coastal trail segment further west between Las Varas and El Capitan State Beach
- Trails coalition has proposed alternative coastal trail closer to shoreline
 - Consider trail north of highway to be inconsistent with local public access and State Coastal Trail policies
- Applicant does not support alternative coastal trail location
- Alternative trail would require additional impact analysis
- Challenges associated with trail crossing railroad tracks

Recommendations

- Determine whether the burden imposed by the project applications warrants exaction of a coastal trail south of the highway
- If exaction is warranted, direct staff to prepare additional environmental review and return to PC for full recommendation on the project applications
- If exaction is not warranted, refer the project to the PC for a full recommendation on the project applications
- Provide other direction to staff and/or the Planning Commission concerning the project.