



County of Santa Barbara Board of Supervisors

Appeal of Myers Bridge Denial

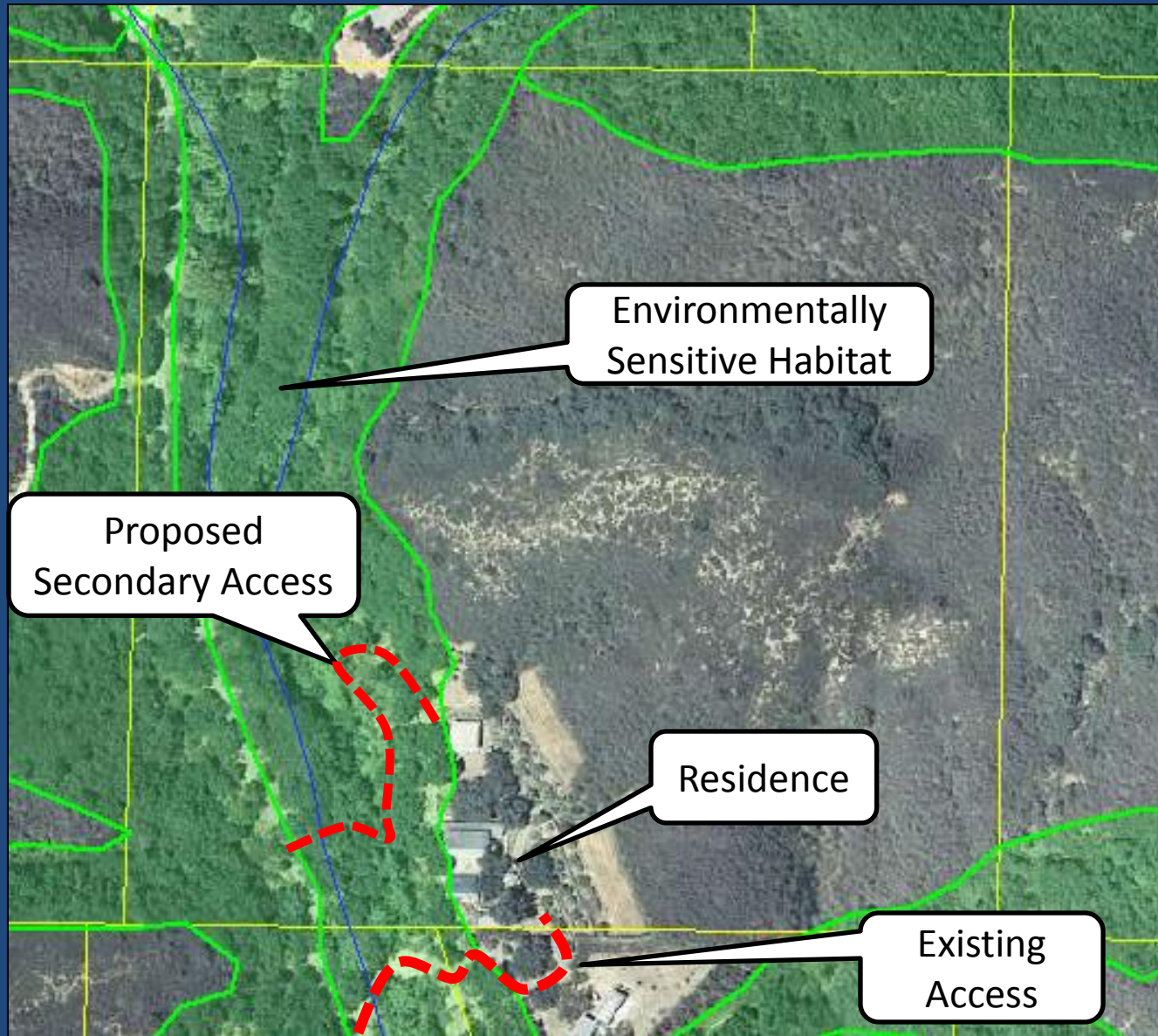
16APL-00000-00021

16LUP-00000-00109

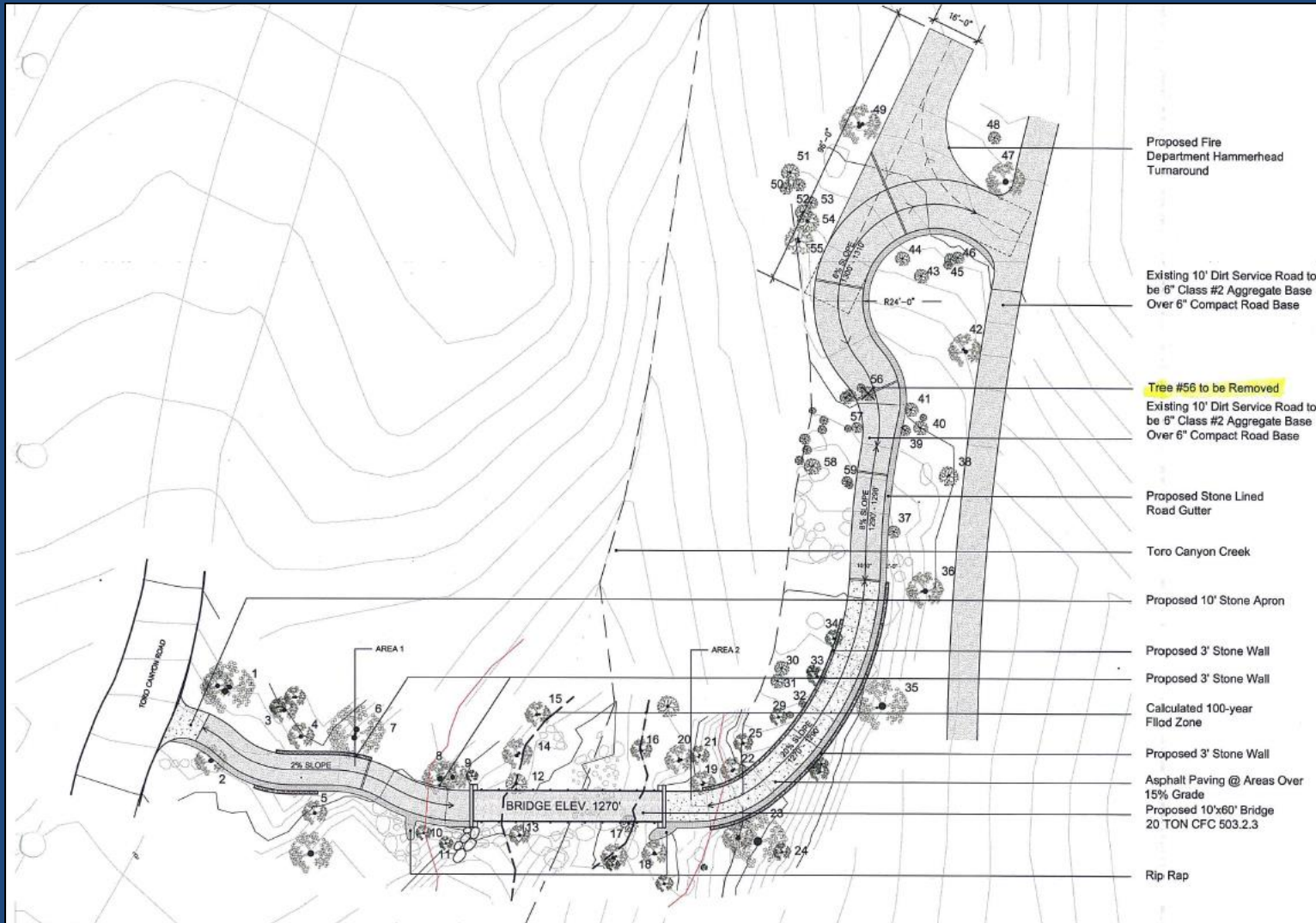
November 8, 2016

Sean Herron, Planner

Issue Summary



Site Plan



Appeal Issues # 1 – 6

Secondary Access Requirement for Fires

- Fire officials concluded secondary road is not necessary
- Fire code does not require secondary road
- Not consistent with Local, County, and State requirements
- Not designed or sufficient for emergency fire access
- Fire officials confirmed adequate access prior to permits for existing structures



Appeal Issues # 7 – 8

Secondary Access Requirement for Agriculture

Policy BIO TC-8 in the Toro Canyon Community Plan:

New or expanded cultivated agricultural uses shall be prohibited within ESH areas and avoided to the maximum extent feasible in ESH buffer areas, except on agriculturally zoned parcels (i.e., AG-I or AG-II) subject to Policy BIO-TC-9.



Appeal Issues # 9 – 11

Consistency with County Policies and Development Standards

- County policies and development standards restrict development within ESH and protect native trees
- Proposed project conflicts with these policies
- Since existing access is adequate, there is no justification to allow proposed development in conflict with ESH policies



February 2016

Area of Disturbance

Toro Canyon Rd



Google Streetview 2012 (above)



Site Visit 2015 (right)



Staff Recommendation

Your Commission's motion should include the following:

- Deny the appeal, Case No. 16APL-00000-00012;
- Make the required findings for denial of the project (Case No. 16LUP-00000-00109) included as Attachment A;
- Determine the denial is exempt from CEQA pursuant to State CEQA Guideline Section 15270, as specified in Attachment B; and
- Deny *de novo* Case No. 16LUP-00000-00109.

