

Implementation Matrix for the Toro Canyon Plan— February 14, 2002

Action Item or Program	Responsible Agency(ies)	Estimated Cost	Source of Funds	Estimated Time Frame
Land Use — Residential				
Action LUR-TC-1.1: The county shall consider the approval of Residential Second Units, which categorically are considered to be potentially affordable units, on appropriate sites in a manner consistent with applicable goals, policies, development standards, and ordinance provisions.	P&D	Average processing costs between \$840 (attached second unit) and \$2355 (detached second unit) per project	Approx. 2/3 permit fees, 1/3 General Fund	Ongoing (several permit applications per year are likely)
Action LUR-TC-1.2: The County shall work with interested property owners to develop appropriate farm employee housing, which shall be sited and designed in a manner consistent with the goals, policies, and development standards of this Plan.	P&D, Treasurer-Tax Collector	Covered through ongoing Affordable Housing Programs	General Fund, possible grants & housing subsidies	Ongoing
Action LUR-TC-1.3: At such time as the Housing Element may be amended to allow application of the Affordable Housing Overlay within Rural Neighborhood areas, the county shall consider applying this Overlay to part or all of the Via Real Company property between the Serena Park neighborhood and the Polo Club (APNs 005-270-17, -19, -29, -33, &- 34). Appropriate base and AHO densities shall be considered at such time.	P&D	Covered through ongoing Affordable Housing Programs including Housing Element Update	General Fund, possible grants & housing subsidies	Uncertain
Land Use — Commercial				
Action C-TC-2.1: County staff shall work with area residents and Santa Claus Lane property and business owners to discuss programs for additional parking, improved drainage and possible formation of a business improvement district to address landscaping, maintenance and other infrastructure needs.	Public Works-Roads, Public Works-Flood Control District, P&D	\$5,000	General Fund, possible grants	2 nd quarter FY 2002-03 and periodically thereafter as needed
Fire Protection/Hazards				
Action FIRE-TC-1.1: The County shall coordinate with the Carpinteria-Summerland Fire Protection District to ensure that fees for new development are adequate to cover the cost of required fire protection services.	P&D, Carpinteria-Summerland Fire Protection District (FPD)	\$3,000	General Fund, FPD funds	1 st quarter FY 2002-03
Action FIRE-TC-2.1: When the County updates the Comprehensive Plan Safety Element, the County, where applicable, shall update the policies and development standards in the Toro Canyon Plan Fire Protection/Hazards Section.	P&D, County Fire Dept., Carpinteria-Summerland and Montecito FPDs	Covered within est. \$750,000 total cost for Safety Element Update	General Fund, possible grants	Begin FY 2003-04, three-year duration

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<p>Action FIRE-TC-2.8: P&D shall encourage and work with the CSFPD, MFPD and the residents in the Planning Area to prepare a Toro Canyon Fire Protection Plan. Other affected departments and agencies, such as the County Public Works and Fire Department, the U.S. Forest Service, and the Fire Safe Council, a south coast multi-agency/community organization, should also be encouraged to participate. A component of the plan shall include a fire education program for the residents. The education program shall address roadside fuel management, including mowing of annual grasses within public road rights-of-way and selective pruning of trees and brush near such roads. The Plan shall maintain the aesthetic character of the area, while increasing roadway width and visibility, and controlling the “bottom rung of the fuel ladder.”</p>	P&D, County Fire Dept.	\$3,000	General Fund	2 nd quarter FY 2002-03
	Carpinteria-Summerland and Montecito FPDs, U.S. Forest Service	Unknown costs for other agencies	Agency funds, private funds, and possible grants	Ongoing
<p>Action FIRE-TC-2.9: P&D, in cooperation with Public Works and the CSFPD shall prepare a fee schedule for the Toro Canyon Fire Protection Plan. The fees assessed from new development on affected parcels shall help to fund implementation of this Toro Canyon Fire Protection Plan.</p>	P&D, Public Works-Roads, CAO, Auditor-Controller, County Counsel, Carpinteria-Summerland FPD	Unknown-depends upon the product of Action FIRE-TC-2.9	General Fund, FPD funds	FY 2003-04
<p>Parks, Recreation and Trails</p>				
<p>Action PRT-TC-1.1: The County shall conduct a fee study, to be completed by 6/30/2003, to determine if current fees are adequate to provide and maintain parks and other public recreational facilities.</p>	Parks, P&D, CAO, Auditor-Controller, County Counsel	\$25-40,000	General Fund	Commence 3 rd or 4 th quarter FY 2001-02
<p>Action PRT-TC-1.2: The County shall pursue siting a neighborhood park within the central area of residential development near Toro Canyon Road and Highway 101.</p>	Parks, P&D	Unknown at this time	Development impact fees, possible grants	Unknown

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<p>Action PRT-TC-1.3: The County shall pursue, to the extent feasible, developing a public beach access on Padaro Lane, provided the County Board of Supervisors finds, based on substantial evidence, that there are insufficient opportunities for public access to the beach elsewhere in the Plan area. The opening of any beach access shall be considered “development” subject to the provisions of this Plan, and shall be undertaken in a manner that protects public safety and the privacy and security of residents to the maximum feasible extent. The County shall include appropriate improvements in any project to open beach access, possibly including but not necessarily limited to signage, bicycle racks, parking, trash receptacles, sewer-connected sanitation facilities, and other appropriate features for the beach access. Planning for the scope, design and location of improvements shall be done in consultation with local residents and other affected parties. The siting of the beach access shall minimize removal of native trees and eucalyptus trees that are part of a monarch butterfly aggregation site.</p>	<p>Parks, Public Works-Roads, County Counsel</p>	<p>\$25-30,000</p>	<p>Development impact fees, possible grants</p>	<p>FY 2002-03</p>
<p>Action PRT-TC-1.4: Public access to the beach from Santa Claus Lane shall be formalized as soon as feasible by: securing and opening a vertical accessway between Santa Claus Lane and the beach; clarifying the status of lateral beach access rights and securing any easements that may be necessary and appropriate; developing one or more parking areas (also see Action CIRC-TC-4.3); constructing appropriate safety features; and installing any necessary signage, bicycle racks, parking, trash receptacles, landscape screening, restrooms and other appropriate features. A railroad crossing with armatures, lights, and bells and a stairway and/or access ramp over or around the seawall should also be considered. The opening of any beach access shall be considered “development” subject to the provisions of this Plan, and shall be undertaken in a manner that protects public safety and the privacy and security of residents to the maximum feasible extent. Access for jet ski and other motorized recreational activity shall be prohibited from any coastal access established at the Santa Claus Lane beach area, and signage indicating this prohibition shall be posted at the parking area(s) developed in support of this recreational access point. Planning for the scope, design and location of improvements shall be done in consultation with local residents and other affected parties. The County shall aggressively pursue funding for the design and implementation of beach access at Santa Claus Lane as the priority beach access for the Toro Canyon Plan area at the earliest feasible date.</p>	<p>Parks, P&D, Public Works-Roads, County Counsel, General Services-Real Property, Caltrans</p>	<p>Unknown at this time</p>	<p>Development impact fees, possible grants</p>	<p>Unknown</p>

Action Item or Program	Responsible Agency(ies)	Estimated Cost	Source of Funds	Estimated Time Frame
Action PRT-TC-1.5: The County should investigate all obstructions to dedicated public trails and property and take appropriate action to remove any such obstructions.	Parks, County Counsel, General Services-Real Property	Variable	General Fund	Ongoing
Action PRT-TC-1.7: The County shall actively pursue acquisition of interconnecting useable public trails within designated trail corridors through negotiation with property owners for purchase, through exchange for surplus County property as available, or through acceptance of gifts and other voluntary dedications of easements.	Parks, County Counsel, General Services-Real Property	Variable	Development impact fees, exactions and negotiated donations, possible grants	Ongoing as opportunities arise
Action PRT-TC-1.8: If either of the proposed alternative connections to the Romero Trail from Toro Canyon Road (2 or 2a on Figure 10) and/or the proposed connection between Toro Canyon Park and Toro Canyon Road (6a on Figure 10) are constructed, the County should consider the feasibility of siting low-intensity roadside parking on the western portion of parcel 155-020-004 (Figure 10). Also, appropriate “no parking” signs shall be located along Toro Canyon Road consistent with applicable County Road Division standards, and motor vehicle barriers shall be installed at trailheads per County Park Department standards. The staging area would feature a minimal amount of grading and clearing so as not to disturb existing trees.	Parks, P&D, County Counsel, General Services-Real Property	Unknown	Grants	Unknown
Action PRT-TC-1.9: Trailhead parking shall be sited and designed to minimize disruption to existing neighborhoods.	Parks	No incremental cost-part of design process	N/A	Unknown
Action PRT-TC-1.10: The County shall support the efforts of volunteer trail organizations and encourage their efforts to clear trails. County support may include, but not be limited to: coordinating volunteer efforts, designating a liaison between volunteer groups and the County Park Department, providing information on grant opportunities, and facilitating communication between trail organizations.	Parks	Unknown	Unknown	Ongoing
Action PRT-TC-2.3: The County should explore the feasibility of routing trail 2 from Toro Canyon Road to connect with the Romero Trail south of the Edison Catway (see trail route 2a on Figure III.B-1). Property owners, the Park Department and Planning & Development should work together to determine trail siting feasibility.	Parks, P&D	Unknown	Unknown	Ongoing

Action Item or Program	Responsible Agency(ies)	Estimated Cost	Source of Funds	Estimated Time Frame
Circulation				
<p>Action CIRC-TC-1.1: When the County adopts a Transportation Improvement Plan (TIP) for the Montecito-Summerland-Carpinteria area, it shall include the Toro Canyon Plan area. The TIP shall address any necessary long-term improvements to roadways and alternative transportation facilities, including any appropriate traffic calming measures, designed to maintain public safety and acceptable levels of service on roadways and intersections within the Toro Canyon Plan area. The TIP shall be an integrated plan for capital improvements of roads and intersections as well as alternative transportation facilities. The TIP shall contain a list of transportation projects to be undertaken and include projected costs for each funded and unfunded improvement. The County shall also revise the Transportation Impact Fee based upon the projected cost of transportation system improvements identified in the TIP.</p>	Public Works-Roads, P&D	Unknown at this time	Unknown	Unknown (not programmed)
<p>Action CIRC-TC-1.2: The TIP shall be updated as necessary by the Public Works Department, in consultation with P&D, and presented to the Board of Supervisors for review. At such time, the Transportation Impact Fee shall be re-evaluated and modified as necessary to account for changes to the TIP.</p>	Public Works-Roads, P&D	Unknown at this time	Development impact fees (the cost of updates will be included in the TIP's fee program)	Annually after TIP adoption
<p>Action CIRC-TC-1.3: The County Public Works Department shall submit current traffic count and intersection level of service data to the Planning Commission and Board of Supervisors with each TIP update.</p>	Public Works-Roads, P&D	Unknown at this time	Development impact fees, private traffic studies	Periodically (every 2-3 years), as warranted by pace of development and overall traffic increases
<p>Action CIRC-TC-1.4: The TIP shall include a comprehensive neighborhood traffic management program to address problems related to increased vehicular traffic and/or vehicular speeds in residential areas. Identified improvements shall be funded through collection of traffic mitigation fees and/or grants, and implemented through the TIP. (Also see Action PS-TC-2.1.)</p>	Public Works-Roads, P&D	Unknown at this time	Development impact fees, private funds (e.g., speed humps and signs funded by Padaro Assn.)	To be completed with the TIP

Action Item or Program	Responsible Agency(ies)	Estimated Cost	Source of Funds	Estimated Time Frame
<p>Action CIRC-TC-2.1: Through the TIP or other means, the Public Works Department shall regularly monitor the operating conditions of designated roadways and intersections in Toro Canyon. If traffic on any roadway or intersection is found to exceed the acceptable capacity level defined by this Plan, the County should re-evaluate and, if necessary, amend the Plan in order to reestablish the balance between allowable land uses and acceptable roadway and intersection operation. This re-evaluation should include, but not be limited to:</p> <ul style="list-style-type: none"> • Redesignating roadways and/or intersections to a different classification; • Reconsidering land uses to alter traffic generation rates and circulation patterns; and • Changes to the TIP, including re-evaluation of alternative modes of transportation. 	Public Works-Roads, P&D	Unknown at this time	Development impact fees, General Fund (Plan updates)	Periodically, as warranted by the pace of development and overall traffic increases
<p>Action CIRC-TC-2.2: Through the TIP or other means, the County Public Works Department and Planning and Development shall work with Caltrans to investigate the source of elevated collision rates experienced at Route 192/Cravens Lane and to implement appropriate corrective action, if necessary. The design and scale of intersection improvements shall be consistent with the rural character of the area to the greatest extent feasible.</p>	Public Works-Roads, Caltrans, P&D	Unknown at this time	Development impact fees, grants	Unknown (not programmed)
<p>Action CIRC-TC-4.1: The County shall work with the MTD and the City of Carpinteria to improve transit services.</p>	Public Works-Roads, MTD, City, P&D	Unknown at this time	Development impact fees, grants	Ongoing, as needs and opportunities arise
<p>Action CIRC-TC-4.3: The County shall coordinate with Caltrans to incorporate appropriate park-and-ride facilities (including bike lockers, transit stops and benches) near planned freeway interchange improvement projects.</p>	Public Works-Roads, P&D	Unknown at this time	Development impact fees, grants	Periodically, as Caltrans projects may be scheduled
<p>Action CIRC-TC-9.1: Through the TIP or other means, the county shall consider implementing appropriate traffic calming measures on lower Toro Canyon Road, when consistent with the county's adopted Neighborhood Traffic Management Policy (as it may be amended from time to time).</p>	Public Works-Roads, P&D	Unknown	Development impact fees, private funds (e.g., speed humps and signs funded by Padaro Assn.)	To be completed with the TIP, or sooner if requested by citizens and funding is available
<p>Action CIRC-TC-9.2: The county shall work with Caltrans to investigate possible ways to calm traffic and minimize vehicle movement conflicts on Santa Claus Lane. This investigation shall include the possible relocation of the southbound Hwy. 101 on-ramp to a more northwesterly location, in order to avoid commercial parking areas and the access for the Sand Point Road and Casa Blanca residential developments.</p>	Public Works-Roads, Caltrans, P&D	Unknown	Development impact fees, state/federal highway funds, grants, private funds	Unknown (not programmed)

Action Item or Program	Responsible Agency(ies)	Estimated Cost	Source of Funds	Estimated Time Frame
Public Services				
Action PS-TC-1.1: The County shall work with the local waste hauler to continue with education programs which provide information on conservation, recycling and composting techniques, and the awards campaign that recognizes significant local waste reduction achievements.	Public Works-Solid Waste	Included in ongoing program costs	Solid Waste Enterprise Fund, grants	Ongoing
Action PS-TC-1.2: The County shall encourage developers to use recycled building materials such as composites, metals, and plastics to the greatest extent feasible, through programs such as the Innovative Building Review Program.	Public Works-Solid Waste, P&D	Included in ongoing program costs	Solid Waste Enterprise Fund, grants	Ongoing
Action PS-TC-2.1: The County Public Works Department and Sheriff's Department shall work with the California Highway Patrol to address speeding concerns on problem streets, and to encourage the reporting of non-injury accidents so that a better record of traffic hazards may be compiled for improving traffic safety and law enforcement. (Also see Action CIRC-TC-1.4.)	Public Works-Roads, CHP	Unknown	Unknown	Unknown
Action PS-TC-3.1: Upon the request of the School District, the County shall consider participation in a joint task force comprised of representatives of the County and District for the purpose of identifying suitable future school sites within the District.	P&D	Included in ongoing program costs	General Fund	Unknown (at School District's initiative)
Wastewater and Water				
Action WW-TC-1.4: The County shall work with the Montecito Sanitary District and Local Agency Formation Commission to extend sewer lines to serve residents on the east side of Ladera Lane, west of Toro Creek, within the Urban Boundary.	P&D, Montecito Sanitary District, LAFCO	Unknown	General Fund, grants, agency funds	Unknown
Action WW-TC-1.5: The County shall work with the Carpinteria Sanitary District and Local Agency Formation Commission to extend sewer lines within designated Rural Neighborhoods (RNs) when consistent with Coastal Plan Land Use Policy 2-10.	P&D, Carpinteria Sanitary District, LAFCO	Unknown	General Fund, grants, agency funds	Unknown
Action WW-TC-2.6: The County should mail the Environmental Health Services brochure "Your Septic System: A Reference Guide for Homeowners" to all Toro Canyon properties with septic systems.	Environmental Health Services	Included in ongoing program costs	Permit fees	Underway 4 th quarter FY 2000-01, ongoing thereafter
Action WW-TC-3.1: The County Water Agency shall work with the MWD and the CVWD to promote educational programs that encourage efficient water use.	Public Works-Water Agency	\$9,000 per year for these service areas, included in ongoing program costs	General Fund and grants	Ongoing-no new costs would be associated with the Plan

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Biological Resources				
<p>Action BIO-TC-1.1: The following biological resources and habitats, as identified and generally described by the Plan (see <i>Description of Natural Habitats</i> section beginning on page 103), shall be presumed to be “environmentally sensitive,” provided that the biological resource(s) or habitat(s) actually present on a project site meet the Coastal Act’s definition of “environmentally sensitive habitat” (PRC §30107.5) within the Coastal Zone, or satisfy one or more of the criteria listed in Action BIO-TC-7.1 for inland areas. These resources and habitats shall be identified on the Toro Canyon Plan ESH Map to the extent that their general or specific locations are known, and resources and habitats that qualify as being “environmentally sensitive” shall be protected and preserved on development project sites through the Local Coastal Program’s existing Environmentally Sensitive Habitat (ESH) Overlay within the Coastal Zone or through the new Environmentally Sensitive Habitat Area-Toro Canyon (ESH-TCP) Overlay for inland areas:</p> <ul style="list-style-type: none"> • Southern Coast Live Oak Riparian forest corridors; • Streams and creeks; • Wetlands; • Rocky intertidal (coastal zone only); • Coastal Sage Scrub; • Sensitive native flora; • Coast Live Oak forests; • Scrub oak chaparral; • Native grassland; • Critical wildlife habitat/corridors; and • Monarch butterfly habitat. <p>The scale of the overlay maps precludes complete accuracy in the mapping of habitat areas. In some cases, the precise location of habitat areas is not known and is therefore not mapped. In addition, the migration of species or discovery of new habitats may result in the designation of new areas. In order to address these issues, the County shall periodically update the boundaries of the designations in order to incorporate new data through the County rezone process.</p>	P&D	Included within current budget and ongoing program costs	General Fund	Initial effort concluded with Plan adoption; some ongoing effort to keep maps current

Action Item or Program	Responsible Agency(ies)	Estimated Cost	Source of Funds	Estimated Time Frame
<p>Action BIO-TC-1.2: The Rural Neighborhoods of Torito Road, Serena Park, La Paquita and Ocean Oaks shall be designated on the Toro Canyon Plan ESH Overlay Map as areas of potential biological merit requiring further biological study for ESH delineation during an application for development.</p>	P&D	Included within current budget and ongoing program costs	General Fund	Initial effort concluded with Plan adoption; some ongoing effort to keep maps current
<p>Action BIO-TC-7.1: The Article III Zoning Ordinance shall be amended to include an Environmentally Sensitive Habitat Area overlay district for the Toro Canyon area (ESH-TCP). Locations of biological resources/habitat areas shall be depicted on ESH Overlay Maps. The following general criteria are used to determine which resources and habitats in the inland Toro Canyon Planning Area are identified as environmentally sensitive.</p> <ul style="list-style-type: none"> • Unique, rare, or fragile communities which should be preserved to ensure their survival in the future; • Habitats of rare and endangered species as protected by State and/or Federal law; • Outstanding representative natural communities that have values ranging from particularly rich flora and fauna to an unusual diversity of species; • Specialized wildlife habitats which are vital to species survival; • Areas structurally important in protecting natural landforms that physically support species (e.g., riparian corridors protecting stream banks from erosion, shading effects of tree canopies); • Critical connections between separate ESH areas and/or migratory species' routes; and • Areas with outstanding educational values that should be protected for scientific research and educational uses now and in the future, the continued existence of which is demonstrated to be unlikely unless designated and protected. 	P&D	Included within current budget and ongoing program costs	General Fund	Initial effort concluded with Plan adoption; some ongoing effort to keep maps current
<p>Action BIO-TC-12.3: The County shall pursue funding for protection and restoration of significant biological resources in the Toro Canyon Planning Area.</p>	P&D	Unknown	Grants, private donations	Ongoing (as opportunities arise)

Action Item or Program	Responsible Agency(ies)	Estimated Cost	Source of Funds	Estimated Time Frame
Flooding and Drainage				
<p>Action FLD-TC-1.5: In order to address drainage issues along the southeastern portion of Padaro Lane, the county shall initiate an investigation of feasible engineering and maintenance solutions involving all affected parties, including but not necessarily limited to residents and upstream property owners, the County Public Works Department including the Flood Control District, Caltrans, and the Union Pacific Railroad. This investigation shall consider the preliminary engineering study commissioned by the Padaro Lane Association in the 1990s. Local drainageways and culverts should be cleared annually or as necessary.</p>	Public Works-Roads, Public Works-Flood Control, P&D, Caltrans	Unknown at this time	General Fund, grants, private funds	Unknown (not programmed)
<p>Action FLD-TC-2.4: As part of any Master Drainage Plan that may be developed for all or part of the Toro Canyon area, the Flood Control District should review the Master Drainage Plan to ensure that:</p> <ol style="list-style-type: none"> 1. Drainage on shoreline and bluff-top properties shall be conveyed to the nearest acceptable drainage facility; 2. Diversion of natural flow is avoided, unless adequate drainage facilities exist downstream to the point where the diversion ceases; 3. The plan does not propose improvements that are inconsistent with modern flood plain management goals and environmental protection goals. 	Public Works-Flood Control	Unknown at this time	General Fund, grants, private funds	None (no Master Drainage Plan is programmed at this time)
Geology, Hillsides and Topography				
<p>Action GEO-TC-3.4: County Grading Ordinance Standard 14-6.(b)(5) does not apply to roadways constructed to provide access for geologic, geotechnical, and septic system testing. The County shall consider amending the grading ordinance so that if construction of such a roadway involves more than fifty cubic yards of grading and/or is located on any area where natural grade is twenty percent or greater, then a grading permit shall be required.</p>	P&D, County Counsel	\$50,000 (if Ordinance Amendment drafted and processed for countywide application)	General Fund	Unknown-this Action is not a firm commitment to process an Ordinance Amendment, only to "consider" one
History and Archaeology				
<p>Action HA-TC-1.3: The Board should consider either funding creation of a sensitive archaeological resources map for the Toro Canyon Area or allocating funds for a full-time County archaeologist.</p>	P&D, CAO, Board of Supervisors	\$20,000 (map); unknown (ongoing staff assignment)	General Fund	First consideration in FY 2002-03 budget

Action Item or Program	Responsible Agency(ies)	Estimated Cost	Source of Funds	Estimated Time Frame
Action HA-TC-2.1: The County Historic Landmarks Advisory Commission shall evaluate structures of historical significance in Toro Canyon.	P&D, Historical Landmarks Advisory Commission, County Counsel	Covered in ongoing program costs	General Fund	Ongoing
Action HA-TC-2.2: To encourage the preservation of historic resources, the County shall pursue potential funding from federal, state and local sources to provide monetary assistance for applicants undertaking preservation and renovation projects for historic structures.	P&D, Historical Landmarks Advisory Commission	Unknown-will vary as opportunities arise	Grants and private sources	Ongoing, as opportunities arise
Action HA-TC-2.4 The County shall work with Caltrans to place a sign along Highway 101 which recognizes the commemorative value of the historic memorial oak trees. The sign could be located near a cluster of the oaks in the median strip and could read, "Oaks planted in memory of WWI soldiers, 1928."	P&D, Historical Landmarks Advisory Commission, Public Works-Roads, Caltrans	\$2,000	General Fund, Caltrans and possible other agency funds	Unknown
Visual and Aesthetic Resources				
Action VIS-TC-2.4: In carrying out the Visual & Aesthetic Resources policies and development standards of this Plan and the TCP Overlay District, the County shall work with project applicants and designers, the Carpinteria-Summerland Fire Protection District, and the Montecito Fire Protection District to minimize excessive road/driveway construction and reduce or redesign fire buffers to minimize the removal of natural vegetation and related visual effects.	P&D, Montecito & Carpinteria-Summerland FPDs, Board of Architectural Review	Varies by project type and complexity (also see Action FIRE-TC-2.9 regarding preparation of a Fire Protection Plan to provide extra guidance)	Approx. 2/3 permit fees, 1/3 General Fund	Ongoing

Actions Completed Through Plan Adoption (marked in Board of Supervisors Final Draft Plan, November 2001, by an asterisk)

Action LUG-TC-3.1: Revise the Urban/Inner-Rural/Rural Boundaries as depicted on Figure II.A-1 [Fig. 3 in adopted Plan].
Action LUG-TC-4.1: Adopt revised Land Use and Zoning designations as depicted on Figures II.A-1 [Fig. 3] and II.A-2 [Fig. 5], including the new MT-Toro designation.
Action C-TC-1.1: The County shall rezone Santa Claus Lane properties from Highway Commercial (CH) to Limited Commercial (C-1) and include the Lane within a designated Rural Neighborhood to allow for a mix of commercial uses serving both highway travelers and residents.
Action C-TC-1.2: Planning and Development shall create a zoning overlay for Toro Canyon to be included in the Coastal Zoning Ordinance and include the following provisions. All uses listed in the C-1 Zone District of this article shall be allowed in the C-1 Zone District of Toro Canyon except: <ul style="list-style-type: none"> • Lodges shall only be allowed with a major conditional use permit, rather than as a permitted use; • Residential structures and general practitioner's/professional offices only as secondary to a primary commercial retail use. Retail uses shall be located in the more prominent locations of buildings such as on first floors fronting on pedestrian pathways, and/or where ocean views are available. Residential and professional office uses should be located on second floor but if on the first floor, then not on the street-facing part of the building. Office uses shall be in less prominent locations than retail uses on the same site; • Seafood processing and video arcades shall be allowed only as secondary uses to a primary use such as a restaurant and only when conducted entirely within an enclosed building.
Action C-TC-3.1: The zoning overlay for Toro Canyon to be included in the Coastal Zoning Ordinance shall include the following definition of "Western Seaside Vernacular Commercial." [Remainder of text, giving examples of style characteristics, has been omitted here for brevity.]
Action FIRE-TC-2.1: As part of the Toro Canyon Plan, the County shall consider reducing potential foothill development to reduce fire hazards, consistent with reasonable use of affected properties.
Action PRT-TC-1.5: The County shall revise the current County Parks, Recreation and Trails map as depicted on Figure III.B-1 [Fig. 10].
Action PRT-TC-2.1: The County shall adopt the trail development guidelines in Appendix E which address land use compatibility; biological, agricultural, and archaeological concerns; access control; and trail maintenance/construction. The County shall follow the guidelines in developing the trail system.
Action BIO-TC-1.1: The locations of biological resources/habitat areas shall be identified on the Toro Canyon Plan ESH Overlay Map [Fig. 17].
Action BIO-TC-2.3 Planning and Development shall develop a list [included as Appendix H in the Final Toro Canyon Plan] of invasive non-native species that should be removed from such sites and avoided in restoration and landscape plan requirements for future development projects.
Action BIO-TC-6.1: The Article II zoning ordinance shall be amended as necessary to allow for reconstruction of nonconforming structures in the Plan area as provided by Policy BIO-TC-6.
Action BIO-TC-10.1: The Article III zoning ordinance shall be amended as necessary to allow for reconstruction of nonconforming structures in the Plan area as provided by Policy BIO-TC-10.
Actions VIS-TC-2.5 & -6: The TCP Overlay shall include specified design standards and guidelines and shall require local noticing of projects' initial BAR hearings, and the Design Overlay District shall apply to the Toro Canyon Plan Area.