

BOARD RESOLUTION FOR COASTAL LAND USE PLAN AMENDMENT

PRELIMINARY DRAFT
SANTA BARBARA COUNTY

SANTA BARBARA RANCH PROJECT

**RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF APPROVING) RESOLUTION NO.: 08- _____
AMENDMENTS TO THE SANTA BARBARA) CASE NO.: 03GPA-00000-00006
COUNTY LOCAL COASTAL PROGRAM)
INCLUDING CHANGES TO THE TEXT AND)
MAPS OF THE COASTAL LAND USE PLAN)
REGARDING THE NAPLES TOWNSITE AREA.)

WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Land Use Plan; and,
- B. It is now deemed in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to amend the Coastal Land Use Plan as follows:

1. Text Amendments.

- a. Add the following policies to the end of Section 3.2 – Development:

“NAPLES TOWNSITE POLICIES

Policy 2-25 Development within the Naples Townsite designation shall be compatible with the preservation of adjacent and adjoining agricultural lands through the establishment of conservation easements, buffer areas and similar measures that impede the conversion of agricultural lands elsewhere along the Gaviota coast.

Policy 2-26 Development within the Naples Townsite designation shall include an Open Space and Habitat Management Plan (OSHMP) for conservation, restoration and enhancement of environmentally sensitive habitat (ESH) and maintaining areas for open space.

- Policy 2-27 Development within the Naples Townsite designation shall be sited so as to minimize its visibility from prominent public viewing areas and shall incorporate design features to screen or otherwise blend the development into its natural setting.
- Policy 2-28 Development within the Naples Townsite designation shall provide for the continuation of agricultural uses in those areas best suited for existing agricultural activities and where such activities are compatible with both adjoining residential uses and identified habitat and open space enhancement/restoration areas.
- Policy 2-29 Development within the Naples Townsite designation shall incorporate design flexibility in the siting of dwellings and other development features in order to minimize the disturbance of rural landscape elements, habitat areas, scenic quality, and overall aesthetic value of the landscape.
- Policy 2-30 Utilities and services established within the Naples Townsite designation shall be the minimum necessary to serve only the development as permitted in an approved Development Plan.
- Policy 2-31 Development within the Naples Townsite designation may be allowed to utilize a wastewater (STP) system only if: (i) it can be demonstrated that such a system would be self contained and have no impact on ground water quality; and (ii) the system is restricted in capacity in compliance with Policy 2-30.
- Policy 2-32 Any public access stairways to the beach shall be designed in bulk, mass and scale to be subordinate to the surrounding beach, bluff and coastal area. Stairway connection to the bluff face may be allowed if the structure results in better visual integration with the site (as opposed to a free standing structure that protrudes from the bluff), and if fully effective erosion control devices are incorporated into the final design.
- Policy 2-33 New development within the Naples Townsite designation shall be encouraged to utilize sustainable design and green building techniques. Renewable energy sources such as solar and geothermal shall not be subject to the limitations of Policy 2-30 provided that all such facilities shall comply with the development standards applicable to the land on which such facilities are constructed.”

- b. Amend Figure 4-9 of the Coastal Land Use Plan to incorporate the following Naples Townsite designation appearing in attached Exhibit A. The boundaries of the Coastal Naples Townsite encompass Assessor Parcel Nos. 079-160-019, 079-160-032, 079-160-040, 079-160-041, 079-160-045, 079-160-067, 079-180-022,

079-190-001, 079-190-007, 079-150-007, 079-160-008, 079-160-011, 079-160-050, 079-160-051, 079-160-056, 079-172-001, 079-180-003, 079-150-019, 079-140-015, 079-140-016, 079-140-023, 079-140-034, 079-150-002, 079-150-006, 079-150-007, 079-150-009, 079-150-011, 079-150-015, 079-150-022, 079-150-023, 079-150-025, 079-150-026, 079-150-027, 079-150-030, 079-150-031, 079-150-032, 079-150-036 and 079-150-041.

- c. Add the following language to the end of Appendix B - Land Use Definitions:

“SPECIAL PURPOSE

Naples Townsite - In recognition of the Official Map of Naples (Official Map) adopted by the County of Santa Barbara on October 2, 1995, and the Local Coastal Plan direction of Policy 2-13 for land use at the townsite of Naples, the purpose of the Naples Townsite designation is to achieve a balance that provides for low density residential units, public access and recreation opportunities, preservation of the scenic and rural character of the Naples area, conservation of open space and biological resources, and is compatible with the surrounding agricultural uses of the Gaviota Coast.

Consistent with Local Coastal Plan Policy 2-13, any future re-designation of parcels shown on the Official Map from agricultural to Naples Townsite shall require a feasibility study for transfer of development rights before or concurrently with the processing of an application to apply the Naples Townsite designation. The determination of feasibility shall precede the re-designation of land use to Naples Townsite and all other governmental approvals which follow. The Naples Townsite designation shall: (i) only be applied upon a determination that transferring development rights is not feasible, or if only a partial transfer of existing lots can be achieved; and (ii) be limited to parcels depicted on the Official Map.

Uses permitted within the Naples Townsite designation include single-family residential, recreation uses, agriculture, including buildings and structures incidental to light agriculture, and open space. All development within the Naples Townsite designation shall remain subordinate to the rural and agrarian character of the land, with particular attention to preserving scenic, open space and biological resources of the Gaviota Coast.”

2. Map Amendment.

Amend the Gaviota Coast Rural Region Map of the Coastal Land Use Plan to change the land use designation from A-II-100 to Naples Townsite (NTS) as shown on Exhibit A, attached.

- a. The boundaries of the Coastal Naples Townsite (NTS) encompass Assessor Parcel Nos. 079-160-019, 079-160-032, 079-160-040, 079-160-041, 079-160-045, 079-160-067, 079-180-022, 079-190-001, 079-190-007, 079-150-007, 079-160-008, 079-160-011, 079-160-050, 079-160-051, 079-160-056, 079-172-001, 079-180-003, 079-150-019, 079-140-015, 079-140-016, 079-140-023, 079-140-034, 079-

150-002, 079-150-006, 079-150-007, 079-150-009, 079-150-011, 079-150-015, 079-150-022, 079-150-023, 079-150-025, 079-150-026, 079-150-027, 079-150-030, 079-150-031, 079-150-032, 079-150-036 and 079-150-041 shall not become effective until Coastal Land Use Plan Amendment Case No. 03GPA-00000-00006 received final certification from the California Coastal Commission.

3. Implementing Actions

Amend the text and map of the Land Use and Development Code by adoption of Ordinance No. _____ concurrent herewith to create a new Naples Townsite (NTS) zone district with boundaries to coincide with the NTS land use designation.

- C. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the County Planning Commission on the said proposed amendments in duly noticed public hearings pursuant to Section 65353 of the Government Code, and the County Planning Commission has sent their written recommendations to the Board pursuant to Section 65354 of the Government Code.
- D. This Board has held a duly noticed public hearing, as required by Section 65355 and 65856 of the Government Code, on the proposed amendments, at which hearing the amendments were explained and comments invited from the persons in attendance.
- E. These amendments to the Local Coastal Program are consistent with the provisions of the Coastal Act of 1976, the Santa Barbara County Coastal Plan, and the requirements of State Planning and Zoning laws as amended to this date.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. Pursuant to the provisions of Section 65356 and 65857 of the Government Code and Section 30514 of the Public Resources Code, the above described changes are hereby adopted as amendments to the Santa Barbara County Coastal Land Use Plan of the Local Coastal Program.
- 3. The Board of Supervisors certifies that these amendments are intended to be carried out in a manner fully in conformity with the California Coastal Act.
- 4. The Board shall submit these Local Coastal Program amendments to the California Coastal Commission for review and certification.
- 5. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this Resolution to reflect the above described action by the Board of Supervisors.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2008, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

SALUD CARBAJAL, Chair
Board of Supervisors, County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

APPROVED AS TO FORM:

DENNIS MARSHALL
County Counsel

By: _____
Deputy County Counsel

Attachment: Exhibit A

Exhibit A

