

An aerial photograph of a valley with a river winding through it. The hills are covered in green and yellow vegetation. The sky is blue with some clouds.

# GAVIOTA COAST PLAN LCP AMENDMENT COASTAL COMMISSION CERTIFICATION WITH MODIFICATIONS



Board of Supervisors Hearing  
October 16, 2018

# Purpose of Today's Hearing

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- Consider California Coastal Commission's (CCC) Certification with Modifications
- Summary of CCC Modifications
- CCC Response to County Requests

# Background

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- November 8, 2016
  - Plan approved
- April 24, 2018
  - CCC staff report with suggested modifications
- July 3, 2018
  - BOS ad-hoc subcommittee workshop
- July 17, 2018
  - BOS hearing
  - Comment letter to CCC
- August 10, 2018
  - CCC certified GCP with 13 modifications

# Board of Supervisors Options

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- Accept Certification with Modifications
- Amend and Re-Submit as New LCP Amendment
- Reject the Modifications
- Take No Action, Allow Certification to Expire

# Modifications Summary

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- 13 Modifications Grouped by Issue
- Article II Coastal Zoning Ordinance Revisions

# CCC Response to County Requests (1)

<b>County Letter Request Number</b>	<b>Request Summary</b>	<b>Resolution</b>
<b>1a</b>	Exempt new cultivation & grazing, if it complies with several defined standards.	Not granted.
<b>1b</b>	Increase the historic timeframe for ongoing agricultural exemption to 20 years.	Granted.
<b>1c</b>	Clarify historic/ongoing agriculture exemption activities, incentivize regenerative agriculture.	Granted in alternative way.
<b>1d</b>	Clarify distinction between historic and new agricultural cultivation and grazing.	Granted.

# CCC Response to County Requests (2)

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<b>County Letter Request Number</b>	<b>Request Summary</b>	<b>Resolution</b>
<b>2a</b>	Policy NS-2 – Add low impact campground and regenerative agriculture.	Low impact campgrounds added, regenerative agriculture not added.
<b>2b</b>	Add definition of low impact campground.	Granted.
<b>3</b>	Policy NS-4 – Restore “Rare” regarding chaparral, provide clarifying criteria to identify when chaparral would be ESH.	Not granted.
<b>4 part 1</b>	Remove detailed biological study requirements or relocate to appendix.	Granted. Relocated to appendix.
<b>4 part 2</b>	Permit requirement modifications to: a. Allow County discretion to determine when biological study is required. b. Limit biological study to area of proposed disturbance. c. Not require biological study in areas of historic or ongoing grazing and cultivation.	Granted.

# CCC Response to County Requests (3)

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<b>County Letter Request Number</b>	<b>Request Summary</b>	<b>Resolution</b>
5	Dev Std NS-2 – Restore full discretion to adjust riparian habitat buffers downward.	Not granted.
6	Identify ancillary residential accessory structures and home occupations as “principal permitted uses.”	Granted.
7	Delete economically viable use determination.	Granted.
8	Policy REC-8 – Restore “to the extent feasible” and strike implied dedications and prescriptive rights.	Granted.

# New Modifications

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- Revised Dev Std REC-3 Hollister Ranch Public Access
  
- Granted Request of El Capitan Canyon Campground and Resort
  - ▣ Recognizing existing creek and riparian setbacks as approved under its Conditional Use Permit

# Staff Recommendation Summary

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- Receive Notice of CCC Certification with 13 Modifications
- Adopt a Resolution
  - ▣ Acknowledging receipt
  - ▣ Accepting and agreeing to the modifications
  - ▣ Agreeing to issue CDPs for area within LCP
  - ▣ Adopting LCP amendment with the modifications
- Determine Board Action Not Subject to CEQA
- Direct P&D to Transmit Resolution to CCC