



2825 Padaro Ln
12TPM-6,
11CDH-6,
11CDH-54

July 8, 2014



B. PARKS, RECREATION, AND TRAILS/OPEN SPACE

1. Existing Conditions and Issues

The public park and recreation facilities located in the Summerland Community Plan Area are shown on Figure 15 (PRT Map) and include the following:

1. Lookout Beach Park
2. Loon Point Beach
3. Greenwell Avenue Park (though undeveloped at this time, this vacant, approximately 5 acre property has been declared suitable for park purposes and management by the Board of Supervisors)
4. Wallace Avenue beach access and parking
5. 1.54 miles of existing off-road trails and 1.67 miles of on-road trails

The general parks and recreation demand level equation employed by the County is 4.7 acres of parks per 1,000 population. Currently, the Study Area's park land/population ratio is well within the County's criteria.⁴ However, the vast majority of the community's park land is located south of the freeway and the overwhelming majority of the residences are north of the freeway. Therefore, the community would benefit from additional park areas north of the freeway.

Parks, Recreation and Trails

- PRT-S-2: “In **compliance with applicable legal requirements**, all opportunities for public recreational trails... shall be protected, preserved and provided for...
- One net new dwelling is **always** interpreted by the County as a less than significant impact to recreation.

Parks, Recreation and Trails

- County PRT Guidelines. Placement of trails must take into account:

“the terrain of the area, privacy of the property owner and neighbors, safety of trail users, and environmental constraints often influence the ultimate placement of a trail. Given these considerations, the Park Department exercises discretion when determining the location of a trail.”

- **“the terrain of the area**, privacy of the property owner and neighbors, **safety of trail users**, and environmental constraints often influence the ultimate placement of a trail. Given these considerations, the Park Department exercises discretion when determining the location of a trail.

“the terrain of the area must have reasonable grades and stable soils characteristics.” – County PRT Guidelines

38°53'18" N 372.92'

-00000-00006
SED PARCEL B
PART EXCEPT
R RESOURCE
CAPPING

APN 005-260-016

- “the terrain of the area, privacy of the property owner and neighbors, safety of trail users, **and environmental constraints** often influence the ultimate placement of a trail. Given these considerations, the Park Department exercises discretion when determining the location of a trail.

Ongoing Habitat Restoration - Parcel B

- Habitat Restoration to date
- Additional restoration yet to complete
- Demo existing structures
- Protect and enhance Toro Canyon Creek
- Protect archeological resources

[illegible]

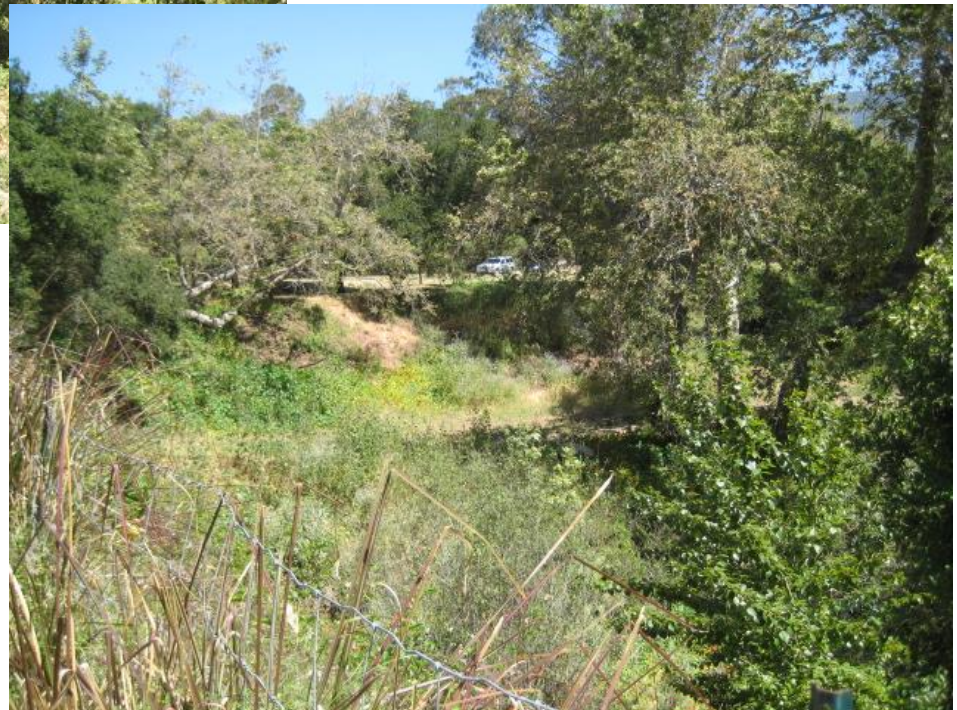
WATER TREATMENT AND REUSE
 FOR THE 2000-2001 FISCAL YEAR, THE
 CITY OF LOS ANGELES HAS A
 BUDGET OF \$1.1 BILLION.

ALL WORK SHALL COMPLY WITH COUNTY APPROVED BEST PRACTICES
WHENEVER.





May 2009



Feb 2010



May 2012



April 2013



Recreation/Conservation

- **Coastal Act of 1976 - 30240. (a)**

Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

Recreation/Conservation

- **Coastal Plan Policy 3.9.3** “In Santa Barbara County, recreational uses, agricultural practices, and development pose the greatest threats to habitats because existing County regulations do not provide adequate protection.”
- “Impacts from recreational uses include off-road vehicle (DRV) trespass, trampling or alteration of vegetative cover, disturbance of wildlife, collection of specimens, and harvesting for food.

Archeology

- **SCP Policy HA-S-1:**

“Significant cultural, archaeological and historical resources in the Summerland area shall be protected and preserved”

- **Open Space Element p.15**

“Archaeological sites can **only** be preserved by preventing public access, except in the few instances where the artifacts are displayed in outdoor museums.”... “Such sites should be administered much like natural preserves where access is permitted for scientific study only.”

Archeology

- **Conservation Element**
- “Indirect Threats to Sites: One of the most significant indirect threats for the destruction of archaeological sites is public access. Vandalism has always been a source of destruction to sites, and it becomes greater with increased access to areas of archaeological significance.”

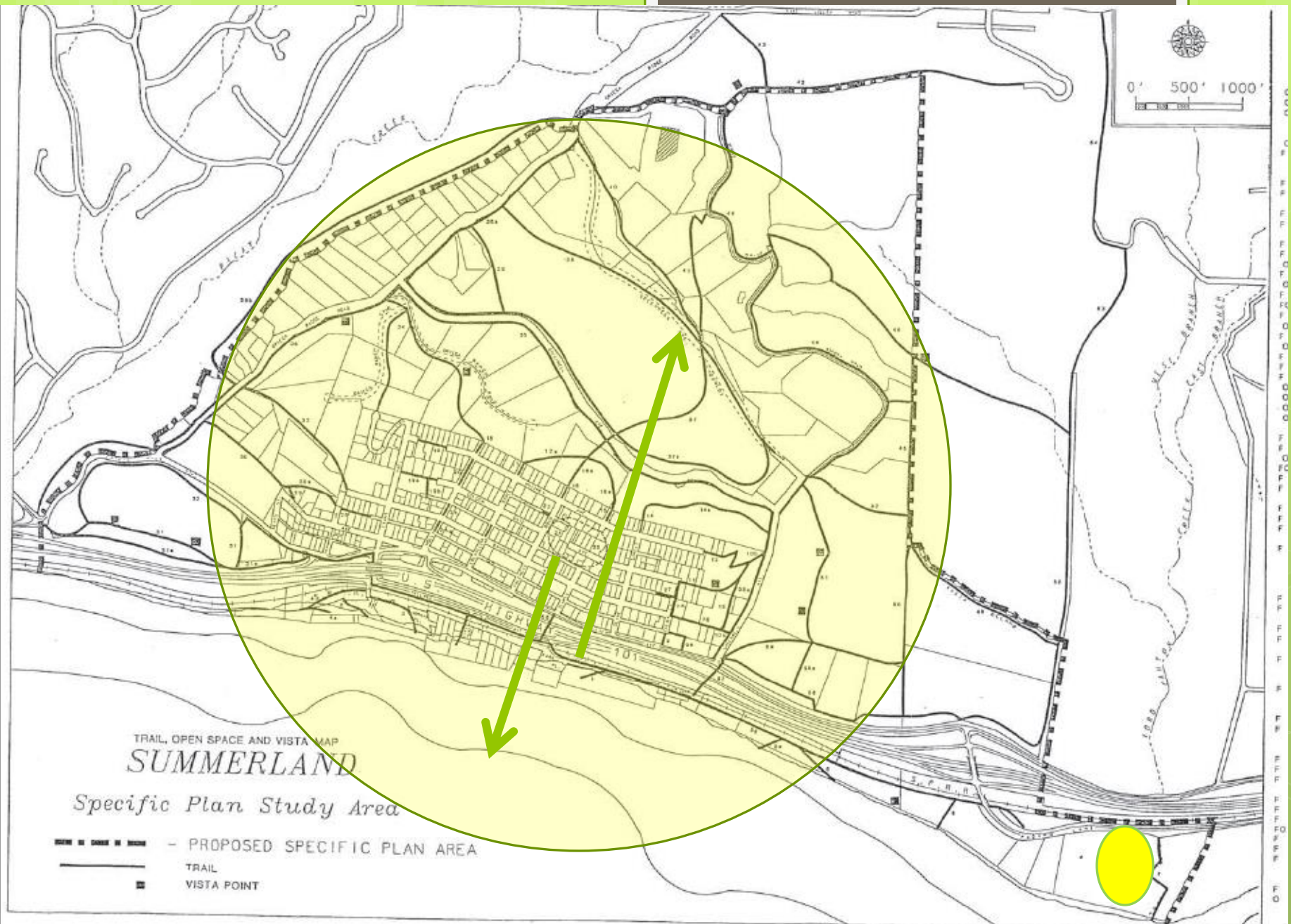
- “the terrain of the area, **privacy of the property owner and neighbors**, safety of trail users, and environmental constraints often influence the ultimate placement of a trail. **Given these considerations, the Park Department exercises discretion when determining the location of a trail.**

“It should affect the privacy of the property owner and neighbors as little as possible.”

-County PRT Guidelines

Visual Resource Protection

- Vis-S-3: “Public views from Summerland to the ocean, and from the highway to the foothills.”



Visual Resource Protection

- As noted and discussed at the Planning Commission hearing, no other property on Padaro Lane has been restricted from installing fencing at the property line. The hedge is currently continuous from the freeway down to the bridge at the east edge of this property.

Distance: 0.1016 miles

☒ english ☐ metric

☒ automatically (for runners)

☐ automatically (for cyclists)

☐ manually (straight lines)

Turn [off](#) name and description

Route name: [Click to enter text]

Description: [Click to enter text]

Turn [off](#) mile markers

Turn [on](#) calorie counter

Elevation: off [small](#) [large](#)

[Complete](#) there and back route

[Save route](#)

[Tweet](#)

[Share](#)

[Clear points and start over](#)

[Print map](#)

[Export as GPX](#) (external link)



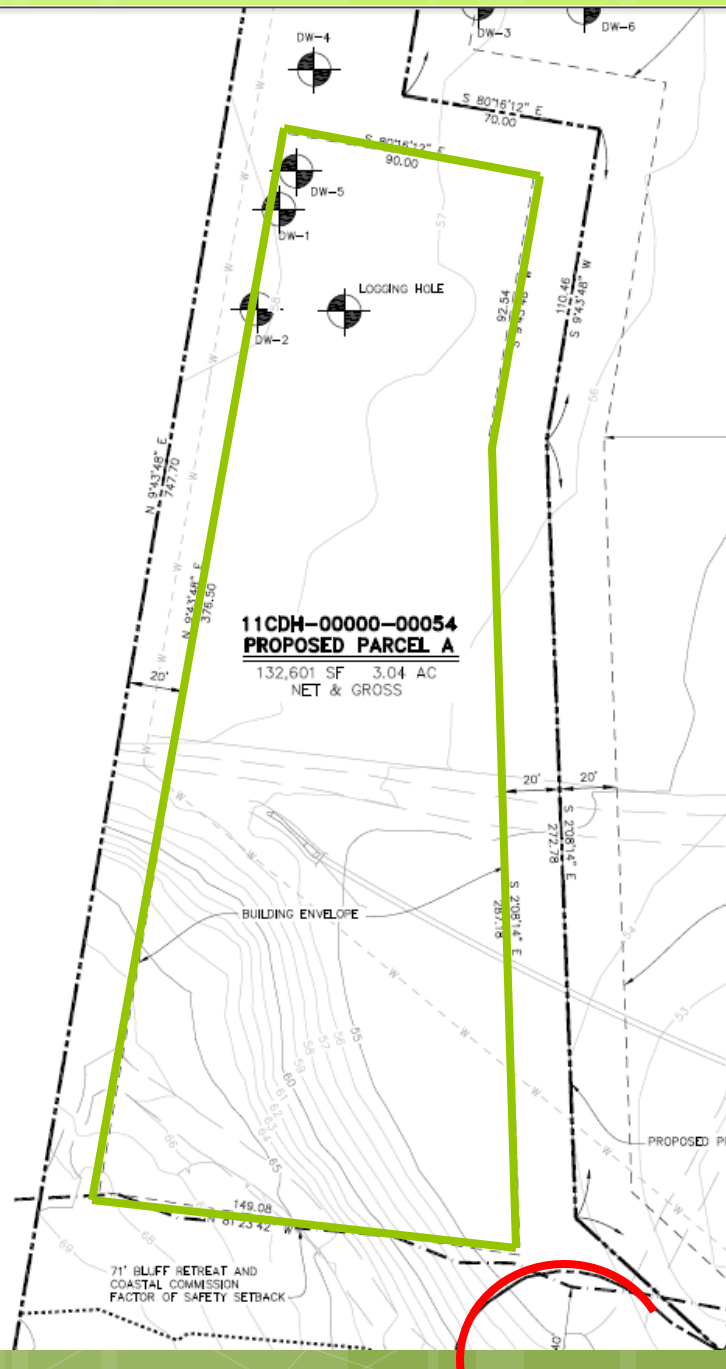




Subdivision (12TPM-6)

Protection of Resources

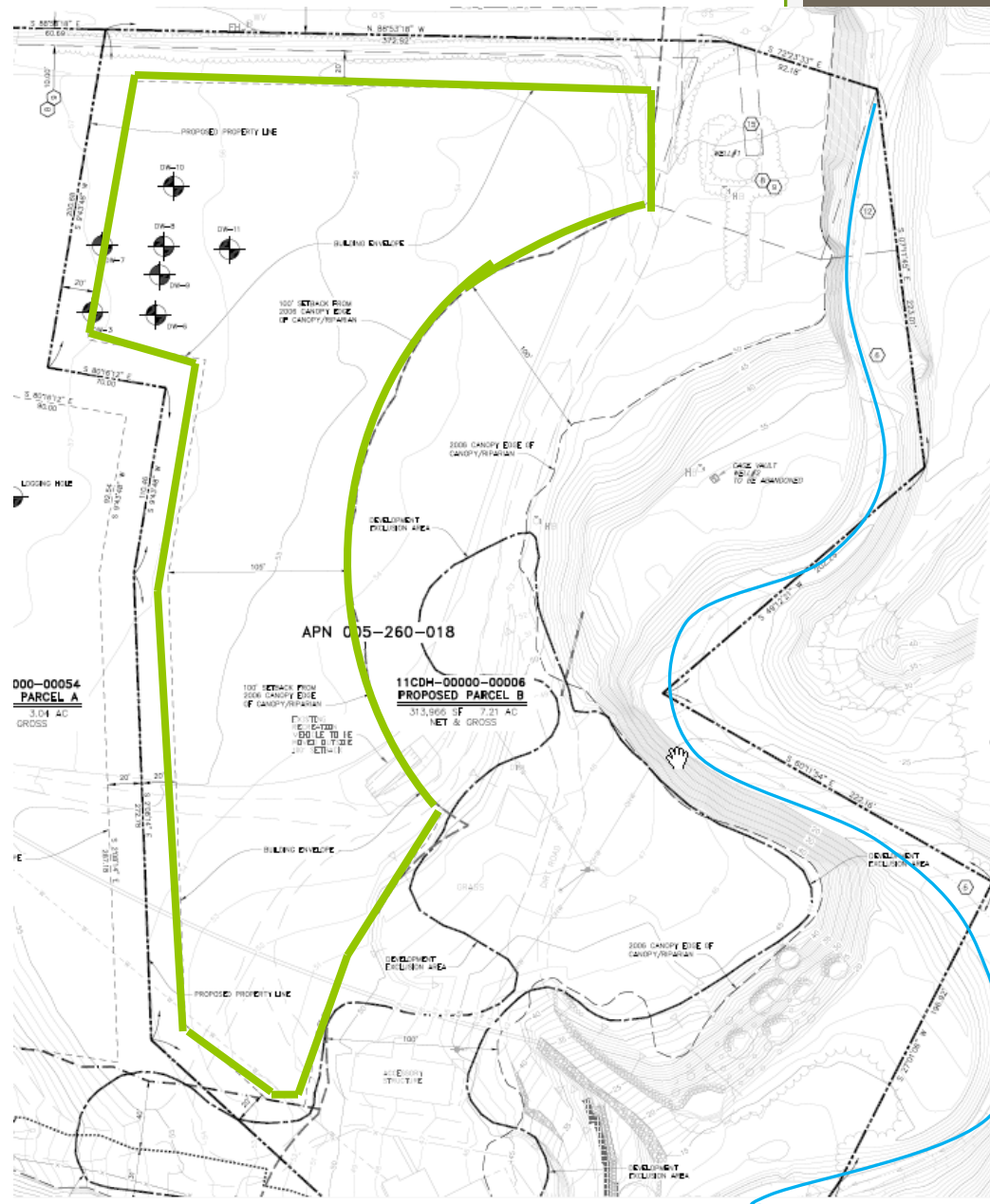
- Establish Building Envelopes that
 - Respect and protect in-tact Archeological Resources
 - Allow for the 100' setback from Toro Canyon Creek Riparian Habitat
 - Address Coastal Bluff setback
 - Conform to the property Line setbacks



Proposed Parcel A –
3.04 acres

Building envelope –
42,139 sf





Proposed Parcel B –
7.21 acres

Building envelope –
89,084 sf (2.04 ac)

In Summary

- Your denial of the appeal would uphold the Planning Commission's 4-0 approval of a legal, compatible, and reasonable private use of private property