

Attachment B

SANTA BARBARA COUNTY PLANNING COMMISSION
Coastal Zone and Government Code Section 65402 Consistency Determination
Staff Report for Baron Ranch Trail Improvements

Hearing Date: June 28, 2017
Staff Report Date: June 8, 2017
Case No's: 16CUP-00000-00029, 16CDP-00000-00105, 17GOV-00000-00002
Environmental Document: County Parks Mitigated Negative Declaration, 17NGD-00000-00007

Deputy Director: Jeff Wilson
Division: Development Review
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APPLICANT:

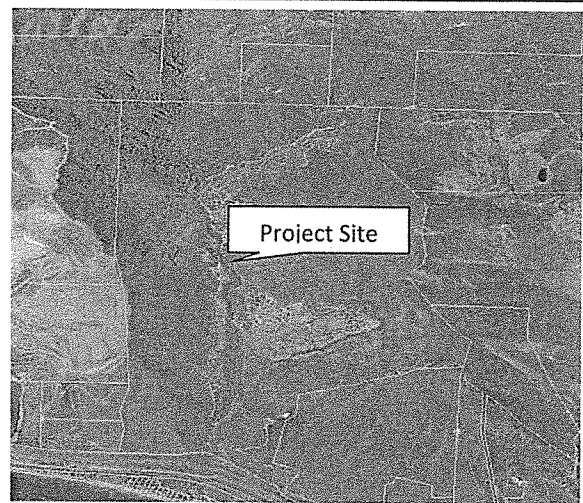
County Community Services Department
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OWNER:

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This site is identified as Assessor Parcel Numbers 081-150-032 and 081-100-005, located at 14550 Calle Real, in the Gaviota area, 3rd Supervisorial District.

CUP Application Complete: December 28, 2016
CDP Application Complete: December 15, 2016

Processing Deadline: 60 days from adoption of ND

1.0 REQUEST

Hearing on the request of Rita Bright (AMEC Foster Wheeler) agent for the applicant, County of Santa Barbara Community Services Department-Parks Division, to consider the following:

1.1

- a) **Case No: 16CUP-00000-00029** [application filed on December 28, 2016] for a Conditional Use Permit allowing improvements to Baron Ranch Trail including realignment of portions of the trail, construction of a pedestrian bridge, and construction of a vehicle turnaround in compliance with Section 35-69.4 of the Article II Coastal Zoning Ordinance, on property zoned AG-II-320;
- b) **Case No: 16CDP-00000-00105** [application filed on December 13, 2016] for a Coastal Development Permit in compliance with Section 35-169 of Article II, the Coastal Zoning Ordinance, on property zoned AG-II-320 to allow improvements to Baron Ranch Trail including realignment of portions of the trail, construction of a pedestrian bridge construction of a vehicle turnaround, and erection of signs;

- 1.2 Hearing on the request of County of Santa Barbara Community Services Department-Parks Division to consider Case No. 17GOV-00000-00002 [request received on June 16, 2017] for a determination that the proposed trail realignment, bridge, fencing, and vehicular turnaround construction are in conformance with the Comprehensive Plan, including the Coastal Land Use Plan and Gaviota Coast Plan, pursuant to Government Code Section 65402(a); and,

to adopt the Mitigated Negative Declaration (17NGD-00000-00007) prepared by the County of Santa Barbara Community Services Department-Parks Division under the California Environmental Quality Act pursuant to the Guidelines for the implementation of CEQA. As a result of this project, potentially significant but mitigable effects on the environment are anticipated in the following categories: Biological Resources, Fire Protection, Noise. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara and online at

<http://sbcountyplanning.org/environmental/Documents/Baron%20Ranch%20Trail%20Realignment%20Draft%20IS-MND.pdf>. The application involves AP No. 081-150-032 and 081-100-005, located at 14550 Calle Real, in the Gaviota area, 3rd Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case No's. 16CUP-00000-00029, and 16CDP-00000-00105 marked "Officially Accepted, County of Santa Barbara (June 28, 2017) County Planning Commission Attachments-A-G," based upon the project's consistency with the Comprehensive Plan, including the Coastal Land Use Plan, and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Make the required findings for approval of the project specified in Attachment-A of this staff report, including CEQA findings.
2. Adopt the Mitigated Negative Declaration (17NGD-00000-00007) included as Attachment-C of this staff report and adopt the mitigation monitoring program contained in the conditions of approval;
3. Approve the project (16CUP-00000-00029 and 16CDP-00000-00105) subject to the conditions included as Attachments B1 and B2;
4. Determine that the proposed trail realignment, bridge, fencing, and vehicular turnaround construction, as shown on Attachment-E of this Staff Report, conforms with the Comprehensive Plan including the Coastal Land Use Plan; and
5. Direct staff to transmit the conformity report required by Government Code Section 65402(a) to the County of Santa Barbara Community Services Department-Parks Division and the Board of Supervisors. The County Planning Commission Staff Report dated June 8, 2017 and the letter reflecting the County Planning Commission's action shall constitute the required report.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

This project is being considered by the County Planning Commission based on the following:

1. Article II, Section 35-57C, Table 1-1 which identifies the County Planning Commission as the decision-maker for Major Conditional Use Permits.

2. Article II, Section 35-169.4.3b (Coastal Development Permit processed in conjunction with a discretionary permit application) which states:

“The decision-maker for the associated application described in Subsection 3.a, (Coastal Development Permits processed in conjunction with a discretionary permit application) . . . shall be the decision-maker for the Coastal Development Permit . . .”

3. California Government Code Section 65402(a) requires that before a County acquires, disposes of, or constructs upon real property to which the County’s general plan applies, the location, purpose, and extent of such acquisition, disposal, or construction must be submitted to and reported on by the County’s “planning agency” as to conformity with the County’s general plan. As provided by Article V, Chapter 2 of the County Code, the County Planning Commission is designated as the “planning agency” for the unincorporated portion of the County located outside of the Montecito Community Plan Area.

4.0 ISSUE SUMMARY

The proposed project is a request by the County Community Services Department Parks Division for improvements to, and expansion of use at, the Baron Ranch Trail, and for a Government Code Section 65402(a) determination of consistency with the County’s general plan. The trail is located on County-owned property just north of Highway 101 on the Gaviota Coast, partly within the Coastal Zone, and partly within the Inland Area. A resolution (Attachment-F) was adopted by the County Board of Supervisors on March 15, 2016 to modify the location and use of the trail in order to provide further separation between trail users and agricultural operations, and to expand operation of the trail. The resolution identified the County Community Services Department Parks Division as the party responsible for obtaining the necessary permits for the expansion identified in the resolution, which is satisfied by the permit request discussed herein.

The proposed project addresses existing issues of demand for additional public trail opportunities on the Gaviota Coast, and of agricultural/recreational conflicts such as public trespass on the existing avocado orchards. The proposed improvements would increase the accessibility of the trail by providing a vehicular turnaround area suitable for horse trailers and larger vehicles, installing a pedestrian bridge at Arroyo Quemado Creek, and re-aligning a 1.65 mile segment of the trail. The project would also increase trail-use opportunities by opening the trail for multiple-use by equestrians, mountain bikers, hikers, dog walkers, and trail runners during the daylight hours, seven days a week, as compared to the current three-day-a week/hikers only limitation. The improvements would increase safety and protection of agricultural resources by providing better separation between the recreational and agricultural uses at Baron Ranch through the use of fencing, signage and trail realignment.

A Mitigated Negative Declaration (17NGD-00000-00007) prepared by the County Community Services Department Parks Division found potentially significant but mitigable impacts in the areas of Biological Resources, Fire Protection, and Noise. The project is within an area designated as having a High and Very High Fire Severity rating, noise-sensitive receptors are located within 1,200 feet of the proposed project, riparian Environmentally Sensitive Habitat (ESH) is located on-site along Arroyo Quemado Creek, and a number of special status plant and animal species are present on-site, including California Red-Legged Frog. The project includes a new pedestrian bridge that would extend through the riparian corridor. However, potential impacts associated with these issue areas would be mitigated to less than significant, as discussed in the Mitigated Negative Declaration.

As discussed in Sections 6.2 and 6.3, below, the proposed project would be consistent with all applicable requirements of the Article II Coastal Zoning Ordinance, County Land Use and Development Code, and of the Comprehensive Plan, including the Coastal Land Use Plan (CLUP) and Gaviota Coast Plan. The project has been analyzed for consistency with both the Article II Coastal Zoning Ordinance and the County Land Use and Development Code (LUDC) because a Conditional Use Permit and Coastal Development Permit are required for project components within the Coastal Zone, and a Government Code Section 65402(a) determination is required for project components located within both the Inland Area and Coastal Zone. The Gaviota Coast Plan has not yet been adopted within the Coastal Zone, but is applicable within the Inland Area. Therefore, the project has also been analyzed for consistency with the Gaviota Coast Plan.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	A-II-100 (Inland) A-II-320 (Coastal Zone) and U.S. Highway 101 Transportation Corridor
Zone	Coastal: AG-II-320, 320 acre minimum lot size Inland: AG-II-100, 100 acre minimum lot size
Site Size	723 acres (081-150-032) 280 acres (081-100-005)
Present Use & Development	Agricultural Orchards, Recreational Open Space
Surrounding Uses/Zones	North: Agriculture Commercial, LPNF Lands South: Transportation Corridor, Rural Residential East: Agriculture Commercial, Single Private Residence

Site Information	
	West: Agriculture Commercial, Tajiguas Landfill
Access	U.S. Highway 101, Baron Ranch via Calle Real
Public Services	Water Supply: On-site wells Sewage: On-site septic system Fire: Santa Barbara County Fire Department, LPNF U.S. Forest Service (during high fire season) Police Services: Santa Barbara County Sheriff

5.2 Setting

The project is situated along the Gaviota Coast in the Arroyo Quemado Canyon approximately 2.5 miles west of Refugio State Beach on U.S. Highway 101. The Tajiguas Landfill is located to the west. Baron Ranch is owned by Santa Barbara County and is managed by the County Public Works Department's Resource Recovery & Waste Management Division. The primary use of Baron Ranch is currently agricultural, including avocado and cherimoya orchards. However, 50 acres of the ranch have been restored with native plant communities as a part of the biological mitigation program for the Tajiguas Landfill Reconfiguration Project. The Baron Ranch Trail was opened to the public in December 2010, and is currently use-restricted to foot traffic only; mountain bikes, dogs, and equestrians are currently prohibited. As discussed in detail in the Mitigated Negative Declaration (Attachment-C) the project area includes riparian Environmentally Sensitive Habitat (ESH) along Arroyo Quemada Creek which provides habitat for a number of sensitive animal species including California Red-legged Frog (CRLF). The project site also has the potential to support Plummer's baccharis and Santa Barbara honeysuckle.

5.3 Description

The proposed project comprises a Conditional Use Permit and a Coastal Development Permit for the following:

- Construction of a 3,320 square foot vehicle turnaround to accommodate all trail users (including trucks with horse trailers, within a disturbed area) along Calle Real within County right-of-way. Turnaround improvements include grading with a finish surface of compacted road base. Grading would include 40 CY of cut and 150 CY of fill. Graded slopes would be hydro-seeded with appropriate native species for the area;
- Installation of a new 65-foot-long by 8-foot-wide prefabricated bridge, situated upon creek-side concrete abutments at the canyon entrance of Arroyo Quemado, restoration of

impacted native riparian vegetation (100-200 SF) at a ratio of 3:1. Replacement of impacted trees at a ratio of 10:1;

- The lower reach of the existing Baron Ranch Trail would be relocated from the east to west side of the creek along an existing ranch road for a distance of approximately 1.35 miles. It would then reconnect with the existing trail approximately 1.2 miles upstream and north of the agricultural production area, crossing the creek at-grade at a location with shallow slopes and extending to the east side on existing dirt roads, and ultimately connecting with the Los Padres National Forest;
- Increased usage of the entire Baron Ranch Trail as a 7-day/week multiple-use trail for equestrians, mountain bikers, hikers, dog walkers, and trail runners 8 a.m. to sunset, seven days a week; and,
- Installation of entry gates, fencing, and trail signage. All gates and fencing would use earth-tone colors and materials compatible with the agricultural/rural nature of the area and would be wildlife-friendly.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

A Mitigated Negative Declaration (17NGD-00000-00007) (Attachment-C) was prepared for the proposed project by the Community Services Department Parks Division. The MND was circulated from February 9, 2017 to March 10, 2017 and found potentially significant but mitigable impacts in the areas of Biological Resources, Fire Protection, and Noise. The Mitigated Negative Declaration may be used to fulfill environmental review requirements for the proposed project. All mitigation measures have been included as a part of the conditions of approval (Attachments B1 and B2).

6.2 Comprehensive Plan Consistency & Government Code §65402 Conformity Analysis

The project improvements are located within both the Inland Area and Coastal Zone. The requested Conditional Use Permit and Coastal Development Permit are required for just the portion of the project located within the Coastal Zone. The 65402(a) determination is required for project components within both the Coastal Zone and Inland Area. Consequently, the policy analysis below includes policies applicable to both the coastal and inland areas, providing a conformity analysis in accordance with the requirements of Government Code 65402(a).

The Gaviota Coast Plan has not yet been adopted within the Coastal Zone, but is applicable within the Inland Area. Therefore, in the discussion below, the project has also been analyzed for consistency with the Gaviota Coast Plan. There was no community plan applicable to the Gaviota Area prior to the Gaviota Coast Plan.

REQUIREMENT	DISCUSSION
Aesthetics/Visual Resources	
<p>Coastal Act Policy 30251: The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.</p> <p>Gaviota Coast Plan Policy VIS-2: Development shall be visually subordinate to the natural and agricultural environment as seen from public viewing places. Visual subordination shall be achieved through adherence to the Site Design Hierarchy and Design Guidelines. "Visually subordinate" is defined as development that is partially visible but not dominant or disruptive in relation to the surrounding landscape as viewed from a public viewing place.</p> <p>Gaviota Coast Plan Policy VIS-8: Walls and Fencing. Walls and fencing shall not be visually dominant or disruptive in relation to their surroundings. Highly reflective or bright materials or colors shall not be permitted, and use of natural materials such as unfinished wood allowed to weather shall be encouraged.</p> <p>Gaviota Coast Plan Policy REC-15: Development of recreational facilities shall conform with Plan visual policies, that are designed to minimize grading, removal of</p>	<p>Consistent: Implementation of the proposed project would result in improvements to the access and usability of the Baron Ranch Trail. The project would include placement of a 65-foot-long by 8-foot-wide pre-fabricated bridge over Arroyo Quemado Creek. The bridge would be constructed of earth-tone colors and materials compatible with the agricultural/rural nature of the area and would be consistent with similar pedestrian bridges used for trail access in rural areas of Santa Barbara County. Gates and fencing are also proposed to use similar earth-tone colors and materials compatible with the agricultural/rural nature of the area. Where possible, the trail will utilize natural barriers (i.e., poison oak, blackberry hedges) to control access along the trail.</p> <p>The proposed turnaround area would require limited grading and removal of primarily weedy vegetation within the County right-of-way along Calle Real. Aside from the improved parking area and new gates located at the proposed turnaround, project components would not be visible from Highway 101, the primary public viewing area. No views to the ocean would be obstructed by the proposed development and only limited grading is proposed to create the vehicle turnaround area. All aspects of the proposed development would be visually subordinate to the existing landscape and the existing visual character of the area would be maintained.</p>

<p>vegetation, and paving, and shall be compatible with the rural character of the area. Existing natural features shall remain undisturbed to the maximum extent possible, and landscaping shall consist of native drought-tolerant species.</p>	
Agriculture	
<p>Gaviota Coast Plan Policy AG-I.A: Protect and Support Agricultural Land Use. Land designated for agriculture shall be preserved and protected for agricultural use; the integrity of agricultural operations shall not be violated by non-compatible uses.</p> <p>Gaviota Coast Plan Policy AG-1.D.1: Where trails are proposed or required, they shall be sited to minimize the impacts to prime soils, agricultural operations, public safety, and environmentally sensitive areas.</p>	<p>Consistent: The project would not interfere with agricultural production on the property. The proposed trail realignment, bridge, fencing and gates would provide for further separation between the agricultural and recreational activities on-site, thereby protecting the integrity of the agricultural operation on-site.</p>
Archaeology	
<p>Coastal Act Policy 30244: Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.</p> <p>CLUP Policy 10-1: All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.</p> <p>CLUP Policy 10-2: When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.</p>	<p>Consistent: A Phase I Archaeological Investigation was prepared by Amec Foster Wheeler in April of 2016 and is incorporated herein by reference. In addition, a subsequent study of the turnaround area, dated November 3, 2016 was completed by Jesse York, registered professional archaeologist (RPA) with Amec Foster Wheeler, and is incorporated herein by reference. Pursuant to the archeological investigations, a total of six sites and two isolates have been documented within a half-mile radius of the project and at least 700 feet from the proposed turnaround site. However, these sites are located outside the project's area of proposed disturbance. In addition, the area of the proposed turnaround has been subject to extensive prior disturbance associated with the installation of existing</p>

CLUP Policy 10-3: When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.

CLUP Policy 10-5: Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.

Gaviota Coast Plan Policy CS-1: Preserve and protect significant cultural, archaeological and historical resources to the maximum extent feasible.

Gaviota Coast Plan Action CS-4: Native American Consultation. The County shall continue its consultations with the tribes identified by the Native American Heritage Commission (NAHC) pursuant to Assembly Bill 52 and Senate Bill 18 to ensure that cultural resources of concern to Native Americans are identified and taken into account in future development planning.

Gaviota Coast Plan Dev Std CS-1: A Phase 1 archaeological survey shall be performed when identified as necessary by a County archaeologist or contract archaeologist. The survey shall include all areas of the project that would result in ground disturbance. The content, format, and length of the Phase 1 survey report shall be consistent with the nature and size of the project and findings of

roadways and utility lines. Based upon the Phase I Archaeological Investigation and the subsequent study by Jesse York, RPA, no adverse impact to archeological resources is anticipated as a result of the proposed project and no construction would occur on an archeological or cultural site.

Although no impacts would occur to significant archaeological or cultural sites, the project applicant and P&D staff initiated consultation efforts with local Native American Tribes. Included as part of the Phase 1 Archaeological Investigation, six cultural representatives from four regionally significant Native American Tribes were contacted by AMEC Foster Wheeler for information regarding any potential for additional cultural resources to be located near the site. The results of this research found no additional cultural resources recorded near the site. In addition, in compliance with Assembly Bill 52, a notification of consultation opportunity was sent on December 21, 2016 to the Chair of the Barbareño/Ventureño Band of Mission Indians. No requests for consultation were received in association with the AB 52 notification.

the survey.	
Biological Resources	
<p>CLUP Policy 9-1: Prior to issuance of a development permit, all projects on parcel shown on the land use plan and/or resource maps with a Habitat Area overlay designation or within 250 feet of such designation or projects affecting an environmentally sensitive habitat area shall be found to be in conformity with the applicable habitat protection policies of the land use plan. All development plans, grading plans, etc., shall show the precise location of the habitat(s) potentially affected by the proposed project. Projects which could adversely impact an environmentally sensitive habitat area may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the applicant.</p> <p>CLUP Policy 9-36: When sites are graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and erosion on native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees.</p> <p>Gaviota Coast Plan Policy NS-2: Environmentally Sensitive Habitat (ESH) areas and important or sensitive biological and natural resources shall be protected to the maximum extent feasible. Where special-status plant and animal species are found pursuant to the review of a discretionary project, the habitat in which the sensitive species is located</p>	<p>Consistent: Riparian Environmentally Sensitive Habitat is located on-site along Arroyo Quemado Creek. As discussed in detail below, the proposed project would be in conformity with the habitat protection policies of the Coastal Land Use Plan (as required by CLUP Policy 9-1) and with the Gaviota Coast Plan (GCP). In addition, consistent with CLUP Policy 9-1, MM BIO-03 (Condition 7) requires that a project biologist be onsite throughout all grading, construction, and vegetation clearing/trimming activities associated with the trail development within 100 feet of Arroyo Quemado Creek.</p> <p>Consistent with CLUP Policy 9-36, and GCP Policy NS-11 native vegetation would be preserved to the maximum extent feasible during grading and construction activities. Grading for the proposed vehicular turnaround would impact a small area of vegetation. However, the impacted vegetation is a mix of non-native invasive species and chaparral species and does not represent a sensitive habitat type. The proposed turnaround and trail realignment would not be paved and grading/compaction is limited to the vehicular turnaround area. Consistent with GCP Policies NS-7, NS-9, and NS-11, only minor clearing of vegetation is required for installation of the bridge and trail segments leading up to the bridge and vegetation would be restored at a ratio of 3:1 using local native plants. With the exception of this vegetation clearance and installation of the bridge, the Arroyo Quemado stream channel would be maintained in a</p>

shall be preserved to the maximum extent feasible. Within the Coastal Zone, Environmentally Sensitive Habitat (ESH) areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. Development in areas adjacent to ESH areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Gaviota Coast Plan Policy NS-7: Riparian vegetation shall be protected to the maximum extent feasible. Riparian vegetation shall not be removed except where clearing is necessary for the maintenance of existing roads and/or free flowing channel conditions, the removal of invasive exotic species, stream/creek restoration, or the provision of essential public services. Any unavoidable riparian vegetation removal conducted in compliance with the activities identified by this policy shall be conducted in compliance with the Environmentally Sensitive Habitat and resource protection policies and provisions of the Gaviota Coast Plan, the Comprehensive Plan, and the Local Coastal Program.

Gaviota Coast Plan Policy NS-9: With the exception of local, state, or federal resource agency permitted activities, natural stream channels and conditions shall be maintained in an undisturbed state to the maximum extent feasible in order to protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts.

natural state. Temporary removal of vegetation to install the pedestrian bridge is unavoidable. However, the minor vegetation removal is necessary to complete the pedestrian bridge and provide the public trail amenity and all development within the stream corridor would be carried out in a manner that would minimize vegetation removal and that would minimize impacts from increased runoff, sedimentation, etc.

Conditions of approval 15-18 require revegetation of graded areas, use of hydroseed, straw blankets, or other geotextile binding fabrics to stabilize slopes, designation of an equipment storage and construction staging areas at least 100 feet from waterbodies and sensitive biological resources, and stabilization of construction entrances. Therefore, all development would be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and erosion on native vegetation.

A number of special status plant and animal species are present on-site, and are discussed in further detail below. Arroyo Quemado Creek supports a healthy riparian forest and provides habitat for several sensitive species, as well as the federally threatened California red-legged Frog (*Rana draytonii*). The project area is federally designated as critical habitat for the California red-legged frog (CRLF) and frogs have been observed within the project area. A total of 15 pools suitable for CRLF breeding habitat were identified within Arroyo Quemado Creek. One pool is located within close proximity to the proposed bridge installation area. During bridge installation,

Gaviota Coast Plan Policy NS-11: Biological impacts shall be avoided to the maximum extent feasible. In cases where adverse impacts to biological resources cannot be avoided after impacts have been minimized, restoration shall be required. A minimum replacement ratio shall be required to compensate for the destruction of native habitat areas or biological resources. The area or units to be restored, acquired, or dedicated for a permanent protective easement shall exceed the biological value of that which is destroyed. Where onsite restoration is infeasible or not beneficial with regard to long-term preservation of habitat, an offsite easement and/or alternative mitigation measures that provide adequate quality and quantity of habitat and will ensure long-term preservation shall be required.

Gaviota Coast Plan Dev Std NS-3. Where appropriate and feasible, as determined by County staff, if potentially suitable habitat exists for sensitive plant species, prior to approval of Coastal Development or Land Use Permits for any projects in the Gaviota Coast Plan Area, rare plant surveys focused on the area to be disturbed and/or affected by the project shall be conducted during the appropriate time of year to optimize detection of potentially occurring rare plants. Surveys shall be conducted in accordance with the County's Environmental Thresholds and Guidelines Manual and applicable resource agency survey protocols to determine the potential for impacts resulting from the project on these species.

Gaviota Coast Plan Dev Std NS-4: Where

riparian and aquatic species may be disturbed during the short term due to such construction activities, however, following construction, this area would continue to provide suitable habitat for riparian and aquatic species. Consistent with Gaviota Coast Plan (GCP) Policy NS-2, and GVP Dev Std NS-4, potential impacts to CRLF and other riparian and aquatic species would be mitigated to less than significant through mitigation measures MM BIO-1 (Conditions 4 and 5), MM BIO-3 (Condition 7), and MM BIO-05 (Condition 9) applied as a part of the MND. These measures include preconstruction surveys to ensure avoidance of CRLF during construction, preconstruction training of construction personnel, monitoring during construction by a USFWS approved biologist, placement of protective devices such as silt fencing, minor re-routing of stream flows as necessary, and restrictions on construction scheduling.

Raptors (such as Cooper's hawk) and songbirds (such as Yellow Warbler) have the potential to nest on-site. Consistent with Gaviota Coast Plan (GCP) Policy NS-2, and GVP Dev Std NS-4, MM BIO-04 (Condition 8) requires preconstruction surveys for nesting birds and implementation of a 300 foot buffer in the event that nests are found in order to protect nesting habitat and to avoid impacts to nesting birds.

A number of bat species have potential to be present in the project area. Consistent with Gaviota Coast Plan (GCP) Policy NS-2, and GVP Dev Std NS-4, MM BIO-01 (Conditions 4 and 5) requires preconstruction surveys and implementation of a 500 foot buffer in the

appropriate and feasible, as determined by County staff, if potentially suitable habitat or critical habitat exists for sensitive wildlife species on or adjacent to a project site, prior to approval of Coastal Development or Land Use Permits for any projects in the Gaviota Coast Plan Area, presence/absence surveys focused on the area to be disturbed and/or affected by the project shall be conducted in accordance with the County's Environmental Thresholds and Guidelines Manual to determine the potential for impacts resulting from the project on these species.

event that active maternity colonies are found.

Sensitive native plants with the potential to occur within the project area include Plummer's baccharis and Santa Barbara honeysuckle. Consistent with GCP Policies NS-2, NS-11, and GVP Dev Std NS-3, impacts to these species would be reduced to less than significant through implementation of MM BIO-01 (Conditions 4 and 5), which includes pre-construction surveys, rerouting of the trail to avoid impacts to the species, and relocation of individuals along with 3:1 restoration in the event that individual plants cannot be avoided. Installation of the abutments for the proposed bridge could result in the need for limbing of a single mature sycamore (*Platanus* spp.). Tree and trail connections at the upper creek crossing would require limbing of several mature coast live oaks (*Quercus agrifolia* ssp.). However, the proposed project would include planting of a minimum of 10 trees for every mature tree affected by the proposed project. In addition, MM BIO-3 (Condition 7) requires that a County-approved arborist shall observe bridge installation and establishment of the upper creek crossing and oversee tree limbing activities to ensure substantial damage to these trees is avoided. Therefore, adverse impacts to on-site trees would be mitigated to the maximum extent feasible.

CLUP Policy 9-37: The minimum buffer strip for major streams in rural areas, as defined by the land use plan, shall be presumptively 100 feet, and for streams in urban areas, 50 feet. These minimum buffers may be adjusted upward or downward on a case-by-case basis.

Consistent: The project includes a new pedestrian bridge over Arroyo Quemado Creek. The bridge and portions of the trail would necessarily be located less than 100 feet from the Creek. However, pursuant to Coastal Plan Policy 9-38 and Gaviota Coast Plan Dev Std NS-2, public trails are among the limited

CLUP Policy 9-38: No structures shall be located within the stream corridor except: public trails, dams for necessary water supply projects, flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development; and other development where the primary function is for the improvement of fish and wildlife habitat. Culverts, fences, pipelines, and bridges (when support structures are located outside the critical habitat) may be permitted when no alternative route/location is feasible. All development shall incorporate the best mitigation measures feasible.

CLUP Policy 9-41: All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.

Gaviota Coast Plan Dev Std NS-2: ESH Setbacks and Buffers. (INLAND) Mapped riparian ESH-GAV overlay areas shall have a development area setback buffer of 100 feet from the edge of either side of the top-of-bank of creeks or the existing edge of riparian vegetation, whichever is further. Development within other ESH areas shall be required to include setbacks or undeveloped buffer zones from these areas as part of the proposed development, except where setbacks or buffers would preclude reasonable use of the parcel. In determining the location, width and extent of setbacks and/or buffer areas, the County's biological resources and/or vegetation maps and other available data shall be used (e.g.,

types of development allowed within stream corridors. The supports for the bridge would be located on the stream banks and outside of the stream channel. The bridge is necessary to provide pedestrian access to the proposed trail realignment and to maintain separation between the recreational and agricultural uses on the subject property. Therefore, no alternative route is feasible.

In order to protect the biological quality of coastal waters, including the on-site stream, the project includes conditions (15-18) which require revegetation of graded areas, use of hydroseed, straw blankets, or other geotextile binding fabrics to stabilize slopes, designation of equipment storage and construction staging areas at least 100 feet from waterbodies and sensitive biological resources, and stabilization of construction entrances. These measures would minimize any potential impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.

<p>maps, studies, or observations). Appropriate public recreational trails may be allowed within setbacks or buffer areas. Required buffers for ESH-GAV may be adjusted upward or downward on a case-by-case basis but shall not preclude reasonable use of a parcel. The buffer shall be established based on an investigation of the following factors and, when appropriate, after consultation with the Department of Fish and Wildlife and Regional Water Quality Control Board, if required, in order to protect the biological productivity and water quality of streams: • Demonstration of a net environmental benefit; • Existing vegetation, soil type and stability of stream corridors; • How surface water filters into the ground; • Slope of the land on either side of the stream; • Location of the 100 year flood plain boundary; and • Consistency with adopted Gaviota Coast Plan and Comprehensive Plan policies.</p>	
<p align="center">Geologic Resources</p>	
<p>CLUP Policy 3-14: All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soils, geologic, flood, erosion, or other hazards shall remain in open space.</p> <p>CLUP Policy 3-15: For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time</p>	<p>Consistent: The project would include 40 cubic yards of cut and 150 cubic yards of fill in order to construct the vehicle turnaround portion of the project. Bridge installation would cumulatively require less than 50 cubic yards of grading. Trail realignment would require brushing and minor surface scarification, but would not require grading. No trees are proposed for removal. All grading and development activities have been designed to keep site preparation to a minimum and to preserve natural features.</p> <p>The project area is subject to potential soil liquefaction and landslide activity. However, pursuant to the Preliminary Geologic Study</p>

<p>during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.</p> <p>CLUP Policy 3-16: Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained throughout the development process to remove sediment from runoff waters. All sediment shall be retained onsite unless removed to an appropriate dumping location.</p> <p>CLUP Policy 3-17: Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized immediately with planting of native grasses and shrubs, appropriate nonnative plants, or with accepted landscaping practices.</p>	<p>(Bengal Engineering, August 21, 2015), <i>“Globally, the overall slope is considered stable for the service life of the project.”</i> In addition, the bridge is proposed to be designed with deep caissons to ensure that it remains stable in the event of liquefaction or landslide activity. Condition 4 requires that the final engineered design of the bridge and of the vehicle turnaround comply with the recommendations of the project engineer, Bengal Engineering. This will include the use of appropriately designed deep caissons and final grading plans that provide for stable slopes in the area of the vehicle turnaround.</p> <p>While grading and earth disturbance would be minimal, measures to remove sediment and stabilize slopes are required by conditions 6-9. These conditions require immediate revegetation of graded areas, use of hydroseed, straw blankets, or other geotextile binding fabrics to stabilize slopes, designation of equipment storage, washout, and construction staging areas at least 100 feet from waterbodies and sensitive biological resources, and stabilization of construction entrances. These measures would minimize any potential impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.</p>
Noise	
<p>Noise Element Policy 1: In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.</p>	<p>Consistent : The proposed project would result in construction related noise activities anticipated to exceed a Day-Night Average Sound Level of 65 dB. Proposed bridge installment and circulation improvements are located within 1,200 feet of noise-sensitive residential dwellings. Mitigation measures NOI-1 and NOI-2 (Conditions 12 and 13)</p>

	<p>would require shielding and limiting of construction activities so as to limit noise generation and reduce noise levels at the surrounding residential units. With implementation of these mitigation measures/conditions, noise related impacts to nearby sensitive receptors would be reduced to a less than significant level, and the project would be consistent with this policy.</p>
Recreation	
<p>Land Use Element Policy P/R 4: Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses.</p> <p>Gaviota Coast Plan Policy REC-1: Substantially increase opportunities for provision of public trails and open space within the Gaviota Coast Plan Area, including completion of the California Coastal Trail, provision of well-planned coastal vertical access points and foothill trails located on both public and private lands.</p> <p>Gaviota Coast Plan Policy REC-2: The County shall actively promote expansion of public trails, coastal access and recreational opportunities within the Gaviota Coast Plan Area, using its regulatory authority, incentives and other tools to acquire and develop trails, coastal access and recreational facilities, and to encourage provision of lower cost recreational overnight accommodations. For all pending private and public development projects with planned or existing recreational uses, the County shall fully explore options for new trails, coastal access and parking, lower cost overnight accommodations, and ways to</p>	<p>Consistent: The proposed project would result in the development of beneficial recreational facilities, including a multi-use bridge crossing over Arroyo Quemado Creek and a vehicle turnaround supporting access for equestrian trailers. Use of the trail will be expanded to allow use by bikers and equestrians in addition to the existing use by hikers. The trail will be open 7 days a week instead of 3. Therefore, the project will promote the expansion of trails and recreational opportunities on public lands within the Gaviota Coast. As discussed further in the biological resources section of this consistency analysis, the trail realignment has been designed to be as low impact as possible, utilizing existing ranch roads and pre-disturbed areas to minimize impacts to native vegetation. Realignment of the trail would minimize the potential for conflicts between recreational and agricultural uses by relocating the lower reach of the existing trail (approximately 1.35 miles long, located on existing dirt roads) from the east to west side of the creek. The trail is shown as existing entirely on the east side of the creek on the Gaviota Coast Plan Parks Recreation and Trails (PRT) maps, but would still follow an alignment in close proximity to the mapped PRT location. As discussed within</p>

promote their acquisition and development through the environmental and planning review processes.

Gaviota Coast Plan Policy REC-3:

Opportunities to establish and enhance public trails, access, and recreation shall be pursued as they arise on: 1) public lands, 2) private lands of willing landowners, and 3) lands exacted as a result of the discretionary development process or eminent domain, subject to state and federal law.

Gaviota Coast Plan Policy REC-5: Trail siting, design and/or maintenance should be low impact and foster sustainability. Planning for the location and intensity of use of public trails, access, and recreational opportunities within the Gaviota Coast Plan Area shall be conducted in accordance with the following: 1. Trail alignments as indicated on the PRT map(s) represent suggested alignments that provide connectivity to the planned trails system. These suggested alignments should not be construed as final trail alignments for construction due to the coarse scale of the mapping, and the lack of detailed, site-specific information. Precise trail alignments require detailed site review, balancing of public access requirements with protection and preservation of sensitive resources, the rights and privacy of private property owners, and agricultural viability, and analysis and approval in accordance with the principles and policies of this Plan. 2. All trails shall address sensitive agricultural, cultural and natural resources including wildlife corridors and both public projects and trails and physical aspects of trails, carrying capacity study of the impacts of

various sections of this consistency analysis (Section 6.2) the trail improvements have been designed to address agricultural, cultural and natural resources. The proposed trail improvements were designed with consideration given to keeping recreationists on the trail. The trail realignment and bridge installation provide for better separation between recreational and agricultural uses on-site, minimizing conflicts between the two uses. The vehicular turnaround has been designed to accommodate equestrian trailers, thereby providing a clear and designated area for such use. Condition 11 requires that construction comply with the requirements for grading and bridge installation specified by the project engineer. In addition, as discussed in the biological and geologic portions of this consistency analysis, erosion and sediment control measures (Conditions 15-18) would be employed during construction activities.

The trail improvements are proposed by County Parks, but the Santa Barbara Trails Council has provided advisory assistance in the development of the trail improvements, has assisted in raising funds for the trail improvements, and will be involved in ongoing trail maintenance activities. As required by MM FP-1 (Condition 11), County Parks will develop a Fire Management and Emergency Response Plan in consultation with the County Fire Department on the appropriate timing, methods and tools to be used in trail maintenance activities. Finally, the project does not require or propose an at-grade railroad crossing as it is located north of HWY 101 and the project would not reduce existing free roadside parking.

public uses with regard to supporting infrastructure, and impacts anticipated from climate change, including sea level rise and bluff erosion. 3. Planning for the location and intensity of use of public trails shall consider siting and design features to keep hikers, bicyclists and equestrians on the designated cleared pathways and to minimize impacts to sensitive habitat areas and environmental resources. 4. Planning for trails within the Gaviota Coast Plan Area shall consider trail user safety by discouraging at grade crossings of the railroad, and utilizing existing Highway 101 interchange crossings to provide north/south trail connectivity. 5. Planning for trails within the Gaviota Coast Plan Area shall consider the potential impacts of trail development from the landowner perspective, and seek to avoid or minimize conflicts with surrounding land uses. 6. Proposed trail alignments shall seek to avoid areas that are highly geologically unstable or especially prone to erosion. Trails along the coastal bluff should be established as easements with adequate width to provide for landward movement of permanent trail access in response to bluff retreat. 7. When new trails or segments are established, determine for each new trail or segment the appropriate uses to allow under the County's multiple use policy. The appropriate use determination will depend on the trail setting, whether the trail is a primary trail or provides a loop or connection to other trails in the system, the terrain over which the trail crosses, and the potential effect of the trail upon agriculture and sensitive resources. Trail design shall reflect the uses determined to be appropriate for the particular trail or segment. 8. Community and non-profit

<p>organization involvement in the maintenance and interpretation of public trails and access areas should be actively encouraged. 9. Trail maintenance crews shall consult with Santa Barbara County Fire Department and/or Los Padres National Forest Service prior to beginning any trail maintenance within the Plan Area so that the appropriate timing, methods and tools to be used may be determined.</p> <p>Gaviota Coast Plan Policy REC-13: Existing free roadside parking on county roads and U.S. Highway 101 are key to public use and enjoyment of the Gaviota Coast and shall be protected.</p>	
Water Quality/Drainage	
<p>CLUP Policy 30231: The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of wastewater discharges and entrainment, controlling runoff, preventing depletion of groundwater supplies and substantial interference with surface waterflow, encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.</p> <p>CLUP Policy 3-18: Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil</p>	<p>Consistent: Proposed grading activities and installation of the proposed bridge over Arroyo Quemado Creek would have the potential to disturb sediments. In order to protect the biological quality of coastal waters, including the on-site stream, the project includes conditions (6-9) which require revegetation of graded areas, use of hydroseed, straw blankets, or other geotextile binding fabrics to stabilize slopes, designation of equipment storage and construction staging areas at least 100 feet from waterbodies and sensitive biological resources, and stabilization of construction entrances. These measures would prevent the degradation of water quality and would protect the biological productivity of coastal waters.</p> <p>The proposed trail realignment and turnaround would consist of natural and graveled surfaces and would not contain any pavement or other impermeable surfaces. Therefore, additional</p>

<p>and surface conditions as result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</p> <p>CLUP Policy 3-19: Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</p>	<p>surface runoff would not occur as a result of the proposed project. The trail would be realigned along an existing dirt ranch access road which would not impact surface runoff rates as only minimal surface scarification/vegetation removal would be required for realignment and maintenance activities. Runoff from the proposed turnaround would follow existing patterns, flowing downslope towards Calle Real to the southeast.</p>
Services	
<p>CLUP Policy 2-6: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan. Where an affordable housing project is proposed pursuant to the Affordable Housing Overlay regulations, special needs housing or other affordable housing projects which include at least 50% of the total number of units for affordable housing or 30% of the total number of units affordable at the very low income level are to be served by entities that require can-and-will-serve letters, such projects shall be presumed to be consistent with the water and sewer service requirements of this</p>	<p>Consistent: The project consists of realignment of portions of an existing trail, construction of a pedestrian bridge and construction of a vehicular turnaround area, and therefore does not require sewer or water service. The property is accessed via Calle Real off of Highway 101, both of which currently, and would continue to, provide adequate access to the site. The property is currently, and would continue to be, served by the Santa Barbara County Sheriff and the Santa Barbara County Fire Department . The project is within an area designated as having a High and Very High Fire Severity rating. However, MM HAZ-1 (Condition 10) would ensure adequate protection and prevention of fire threats throughout implementation of the project. With implementation of MM HAZ-1 (Condition 10), the project would be consistent with this policy.</p>

policy if the project has, or is conditioned to obtain all necessary can-and-will-serve letters at the time of final map recordation, or if no map, prior to issuance of land use permits. (amended by 93-GP-11).	
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6.3 Zoning: Article II Coastal Zoning Ordinance

Pursuant to Article II, Section 35-69.4, rural recreation including low-intensity recreational development such as hiking trails, public riding stables, recreational camps, campgrounds, etc. are permissible with a Major Conditional Use Permit within the AG-II Zone under certain criteria which require that the development:

- a. Is in character with the rural setting;
- b. Does not interfere with agricultural production on or adjacent to the lot on which it is located;
- c. Does not include commercial facilities open to the general public who are not using the recreational facility; and,
- d. Does not require an expansion of urban services which will increase pressure for conversion of the affected agricultural lands.

The project would be in character with the rural setting, as it is an existing use within the area, and has been designed such that all structural elements are appropriate to the rural and agricultural nature of the area. The project would not interfere with agricultural production elsewhere on the lot and has been proposed, in part, to specifically provide for further separation between the agricultural and recreational activities. No commercial facilities are proposed and the trail will be open to the public free of charge. No expansion of urban services is required. Therefore, the proposed project would be consistent with all of the requirements discussed above.

6.4 Subdivision/Development Review Committee

The project was reviewed by the Subdivision and Development Review Committee (SDRC) on April 20, 2017. The representative from Building and Safety indicated that a grading permit, building permit and soil study would be required. The remaining members had no comments or conditions. SDRC minutes are included as Attachment-G.

7.0 APPEALS PROCEDURE

The action of the Planning Commission may be appealed to the Board of Supervisors within ten (10) calendar days of said action. No appeal fee is required in the event of an appeal because the project is appealable to the Coastal Commission under Section 35-182.6.

The action of the Board of Supervisors may be appealed to the Coastal Commission within ten (10) working days of receipt by the Coastal Commission of the County's notice of final action.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval
 - B-1. Conditions of Approval for Case No. 16CUP-00000-00029
 - B-2. Conditions of Approval for Case No. 16CDP-00000-00105
- C. Proposed Final Mitigated Negative Declaration 17NGD-00000-00007
- D. Site Plan and Coastal Zone Boundary Map
- E. Project Plans
- F. Board Resolution
- G. SDRC Minutes