

## RECORD PACKET COPY

STATE OF CALIFORNIA--THE RESOURCES AGENCY

PETE WILSON, Governor

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
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W22a

June 20, 1996

**TO:** Commissioners and Interested Persons

**FROM:** Steve Scholl, South Central Coast District Director  
Gary Timm, Assistant District Director  
Rebecca Richardson, Coastal Program Analyst

**SUBJECT:** Proposed Minor Amendment (1-96) to the City of San Buenaventura Local Coastal Program to be reported at the July 10-12, 1996 Commission Meeting at Waterfront Hilton Beach Resort, 21100 Pacific Coast Highway, Huntington Beach.

**Amendment Description**

The proposed amendment request is to amend the City's Land Use Designation and Policy Statements, Land Use Plan Map and Comprehensive Plan Amendment Procedures contained in the City's Land Use Plan. The proposed amendment was approved on November 7, 1995 by the voters of the City of San Buenaventura as a ballot initiative and, as proposed, will extend the date when Agriculturally designated land may be reconsidered for redesignation and development from the year 2010 to 2030. Additionally, the amendment provides specific criteria, findings and procedures for the City Council to follow before considering removing such land from the Agricultural designation. The addition of the proposed Limitations on General Plan Amendments Relating to "Agriculture Use" insure that unless the new criteria are met changes in designation are not allowed. Such criteria include, in part, that agriculture, open space or watershed lands are not prematurely converted to non-agricultural or non-open space uses without public debate and a vote of the people. The Taylor Ranch/Ventura River and Olivas communities are the only areas within the Coastal Zone that contain Agricultural Uses. Approximately five parcels are contained within these areas that will be subject to the revised land use provisions. None of these five parcels are ocean front, nor do they provide public access to the coast and therefore, the amendment will have no impact on public access.

**Procedures**

Pursuant to Section 30254(c) of the Coastal Act and Section 13554(d) of the Commission's Regulations, the Executive Director has determined that the proposed amendment is "minor" in nature. Section 13554(d)(3) defines a minor amendment for land

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use plans as additions or revisions to certified policies which impose further conditions, restrictions or limitations on any use which might adversely affect the resources of the coastal zone.

Section 13554(d)(3) specifies that a minor amendment to a land use plan must not be in conflict with any Chapter 3 policy of the Coastal Act. As defined in Section 30242 of Chapter 3 of the Coastal Act, lands suitable for agricultural use shall not be converted to nonagricultural uses unless such use is not feasible or unless the conversion would preserve prime agricultural land. Further, any permitted conversion must be compatible with continued agricultural use on surrounding lands. As stated above, the proposed amendment involves the retention of Agriculturally designated land until the year 2030. Additionally, the amendment requires the City Council to follow specific criteria and procedures before considering the remove land from the Agricultural designation. While the new language provides that only agricultural uses may be permitted on designated parcels, an exception is provided to allow permits for public open space and recreational uses, where appropriate. As proposed by this amendment, permitted conversions of lands to public open space or recreational uses would be compatible with continued agricultural uses on any remaining agricultural parcels. Therefore, the amendment is consistent with the Chapter 3 policies of the Coastal Act.

The purpose of this report is to describe the proposed amendment and provide notice of the Executive Director's determination that the amendment is minor. Since the amendment was approved as a voter initiative, this amendment will be effective upon the City's adoption of a resolution that certifies that the LCP amendment is intended to be carried out consistent with the Coastal Act, pursuant to §30510(a) of the Coastal Act and §13551 of the California Code of Regulations.

### **Objections Received**

The above cited Section of the Regulations allow a ten working day objection period from the date of determination notices. The notices will be mailed June 24, 1996. The objection period will therefore terminate on July 9, 1996, after writing of this report. The Commission will be notified at the July 10, 1996 meeting of any objections.