

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA

9 SOUTH CALIFORNIA ST., SUITE 200

VENTURA, CA 93001

(805) 641 - 0142



November 17, 1999

TO: Commissioners and Interested Persons

FROM: Chuck Damm, Senior Deputy Director
Gary Timm, District Manager
Mark H. Capelli, Coastal Program Analyst

RE: SANTA BARBARA COUNTY LCP Amendment 3-98 A and B.
Public Hearing and Action at the California Coastal Commission
Hearing of December 7-10, 1999 Marin County Board of
Supervisors Chambers, Administrative Building, Room 322, Marin
County Civic Center, San Rafael.

Background and Amendment Description

The County of Santa Barbara submitted Local Coastal Program (LCP) Amendment 3-98 on November 24, 1998 consisting of two parts: Part A consists of adopting a new land use designation entitled Agriculture-Commercial (AC) and applying it to 400 parcels currently designated as either Agriculture I or Agriculture II. Part B consists of applying the existing AG-II-100 coastal zoning designation (rural agriculture, 100-acre minimum parcel size) to a single parcel with an Agricultural II land use designation which had been inadvertently left without a coastal zoning designation when the County's Local Coastal Program was originally certified in 1981.

This staff report and recommendation deals with both Parts A and B. The submittal was deemed complete and filed on January 8, 1999. At its February 1998 Commission meeting, the Commission extended the 90-day time limit to act on Local Coastal Program Amendment 3-98 for a period not to exceed one year. The Commission must therefore act upon the amendment by its January 2000 Commission meeting.

Summary of Staff Recommendation

The staff is recommending denial of Part A of the amendment (redesignation of parcels from Agriculture-I and Agriculture-II to AC) and approval of Part B (rezoning of a single parcel as AG-II-100) of the amendment as submitted by the County of Santa Barbara.

Additional Information

For further information about the amendment request, this report, or the amendment process, contact Mark H. Capelli at the South Central Coast Area Office, 89 South California Street, Ventura, CA (805) 641-0142.

Exhibits

1. Proposed Land Use Designations Changes Maps
2. Resolution 98-407
3. Ordinance No. 4339

II. STAFF RECOMMENDATION

Part A

Denial of the Land Use Plan amendment as submitted.

Staff recommends the adoption of the following Motion and Resolution:

Motion I.

I move that the Commission certify Land Use Plan Amendment 3-98-A to the Santa Barbara County LCP as submitted.

Staff recommends a **NO** vote on the motion and adoption of the following resolution and related findings. An affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

Resolution I.

The Commission hereby denies Amendment 3-98-A to the Santa Barbara County Local Coastal Program Land Use Plan as submitted and finds for the reasons discussed below that the amended Land Use Plan does not meet the requirements of and is not in conformity with the policies of Chapter 3 (commencing with section 30200) of the California Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act, and the certification of the amendment does not meet the requirements of Sections 21080.5(d)(2)(A) of the California Environmental Quality Act, as there are further feasible mitigation measures or feasible alternatives which could substantially lessen significant adverse effects to lessen any significant effects which the approval of the proposed amendment may have on the environment.

Part B

Approval of the Implementation Ordinance amendment as submitted.

Staff recommends the adoption of the following motion and resolution:

Motion II.

I move that the Commission reject the Implementation Ordinance amendment 3-98-B to the Santa Barbara County LCP as submitted.

Staff recommends a **NO** vote on motion II and the adoption of the following resolution and related findings. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

Resolution II.

The Commission hereby approves certification of the Implementation Ordinance amendment 3-98-B on that ground that it does conform with and is adequate to carry out the provisions of the Land Use Plan as certified. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impacts, which the approval of the Implementation Program would have on the environment.

II. RECOMMENDED FINDINGS

Part A.

1. Standard of Review

The standard of review of an amendment to the certified LCP Land Use Plan is whether the proposed amendment is consistent with and adequate to carry out the applicable policies of Chapter 3 of the Coastal Act.

2. Amendment Description

The proposed amendment to the LCP Land Use Plan would create a new agricultural land use designation known as Agriculture Commercial (AC) and apply the new land use designation to 400 parcels in the coastal zone which are currently designated either Agriculture-I (Urban) or Agriculture-II (Rural), and which are currently enrolled in the Williamson Act Contract Program. This program provides tax advantages to landowners that agree to maintain their lands in agricultural for specified periods, usually 10 years. Additionally, the Land Use Plan Policies 8-4 and 8-10 would be amended to include a reference to this new Land Use Plan designation. No new zoning designation is proposed to

specifically implement the new land use plan designation. (See Exhibits 1 and 2.)

3. Coastal Issues

PRC Section 30241 provides, in part, that:

The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the area's agricultural economy, and conflicts shall be minimized between agricultural and urban land uses

This policy identifies a number of strategies and techniques to achieved the basic objective of preserving agricultural lands (e.g., establishing stable urban rural boundaries, limiting the conversion of agricultural lands to non-agricultural uses around the periphery of urban areas, concentrating new development in already developed areas, controlling the expansion of public services to limit increased assessment costs or degradation of air or water quality, etc.)

PRC Section 30242 provides, in part, that:

All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any permitted conversion shall be compatible with continued agricultural use on surrounding lands.

The proposed amendment would create a new agricultural land use designation known as Agriculture Commercial (AC) and apply this designation to 400 parcels throughout the coastal zone within Santa Barbara County. Currently, these parcels are designated either Agriculture-I or Agriculture-II and are either subject to Williamson Act Contract, with either prime or non-prime soils. The effect of this proposed amendment is to establish a distinction between those parcels that are currently Agriculture-I and Agriculture-II and those that would be designated AC. However, because the proposed amendment dos not include any implementing ordinance provisions (or other policy guidance), the significance of this distinction is unclear.

A review of the administrative record for this amendment suggests that the intent of the new AC land use designation was to recognize the importance of commercially farmed lands, and to assign them some priority over other agriculturally designed lands. However, the language contained in the definition of the proposed new AC agricultural land use designation does not specify or

indicate in any way how this priority would be reflected in either the planning or the regulation of AC designated lands. Specifically, the proposed new AC land use definition does not add, delete, or limit the uses conditionally allowed on lands currently designated either Agriculture-I or Agriculture-II, or modify existing land-use plan policies or implementation provisions currently governing the lands to be designated AC.

The development of the new AC definition and application to lands currently designated either AG-I or AG-II appears to be largely a verbal change carrying no apparent substantive significance. However, the establishment of an abstract hierarchy of agricultural lands (with AC designated lands having special recognition), without specific and appropriate implementation measures, has the potential to be construed as limiting or reducing the level and types of protections currently afforded lands which now or may be in the future designated as Agriculture-I or Agriculture-II.

The Coastal Act provides for the stringent protection of all agricultural lands. The only distinction recognized in the agricultural protection policies is that between prime and non-prime agricultural lands (as defined in Section 52201 of the Government Code pursuant to PRC Section 30113). The distinction between prime and non-prime agricultural lands is not reflected in the proposed AC land designation which applies equally to prime and non-prime lands.

As noted above, the standard of review for a land use plan amendment requires that the amendment be both consistent with and adequate to carry out the applicable policies of Chapter 3 of the Coastal Act. PRC Section 30108.5 provides the following definition of a land use plan:

"Land use Plan" means the relevant portion of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, intensity of land uses, the applicable resource protection and development polices and, where necessary, a listing of implementing actions.

Therefore, land use plan amendments must include an appropriate level of specificity, and/or if necessary, implementing actions. As noted above, the proposed land use plan amendment does not contain any specific means of assigning priority to lands given an AC land use designation. Furthermore, the proposed amendment contains no implementation actions to be incorporated into either the County LCP Land Use Plan or Implementation Ordinance which would provide guidance and standards by which priority (whatever form that might take) would be assigned to AC designated lands.

The Commission therefore finds that the proposed amendment as submitted is inconsistent with and adequate to carryout the requirements of PRC 30241 and 30242.

Part B.

1. Standard of Review

The standard of review for an amendment to the certified Local Coastal Program Implementation Ordinance is whether the ordinance conforms with and is adequate to carry out the provisions of the certified Local Coastal Program Land Use Plan (PRC Section 30513(a)). In addition, procedural elements of the Local Coastal Program Implementation Ordinance must conform to the applicable provisions of the California Coastal Act and the applicable provisions of the Commission's Administrative Regulations. The Coastal Act provides that the Commission may only reject the proposed Implementation Ordinance amendment if a majority of the Commissioners present finds that it does not conform with and is inadequate to carry out the provisions of the certified Local Coastal Program Land Use Plan.

2. Amendment Description

The proposed Implementation Ordinance amendment would change the zoning designation on a single parcel from 100 AG to AG-II-100 (Rural Agriculture, 100 hundred-acre minimum parcel size). This change is intended to correct an oversight when the County's Local Coastal Program was originally certified by substituting an existing coastal zoning designation for a non-coastal inland zoning designation.

The subject parcel is located in the northern part of Santa Barbara County near the coastal zone boundary line. The parcel encompasses 373 acres, and straddles the coastal zone boundary line, with less than 100 acres within the coastal zone. (See Exhibit 1, Map 2 of 4.) The parcel is undeveloped and currently has an Agriculture-II land use designation. The inland portion of this parcel is currently zoned AG-II-100. The surrounding parcels are also designated Agriculture-II and contain either a coastal (AG-II-320), or an inland (AG-II-100) agricultural zoning designation.

3. Consistency with County LCP

a. Consistency with Land Use Plan Designations

As noted above, the parcel to be re-zoned AG-II-100 is currently zoned 100-AG. The AG-II-100 zoning designation is to establish agricultural land uses for large prime and non-prime agricultural land in the rural areas of the County and to preserve prime and non-prime soils for long-term agricultural uses.

The Commission therefore finds that the proposed AG-II-100 zoning designation is consistent with and adequate to carry out the purposes of the Agriculture-II land use designation.

b. Consistency with Land Use Plan Policies

The proposed Implementation Ordinance amendment would apply an existing coastal zoning ordinance (AG-II-100) to a parcel designated Agriculture-II.

The County Local Coastal Program contains a number of Land Use Plan policies aimed at the protection of prime and non-prime agricultural lands. (Policies 8-1 through 8-10.) The proposed ordinance amendment would not alter any of these policies, but would serve to provide the basis for their application to the subject parcel by specifically re-zoning the parcel AG-II-100 in the County's Local Coastal Program Implementation Ordinance.

Finally, the proposed ordinance amendment does not alter any of the development standards contained in the County's Local Coastal Program Implementation Ordinance. Therefore the proposed ordinance change does not affect the consistency of the Implementation Ordinance with the Land Use Plan policies or its ability to carry out any of the other provisions of the Land Use Plan.

The Commission therefore finds that the proposed ordinance amendment is consistent with and adequate to carry out the provisions of the County's certified Local Coastal Program Land Use Plan.

LCP/CEQA

The proposed amendment is to the County of Santa Barbara's certified Local Coastal Program Land Use Plan and Implementation Ordinance. The Commission originally certified the County of Santa Barbara's Local Coastal Program Land Use Plan Implementation Ordinance in 1981 and 1982, respectively.

Following Section 21080.9 of the California Environmental Quality Act (CEQA), the Coastal Commission is the lead agency responsible for reviewing the Local Coastal Program for compliance with CEQA. The Secretary of Resources Agency has determined that the Commission's program of reviewing and certifying Local Coastal Program qualified for certification under Section 21080.5 of CEQA.

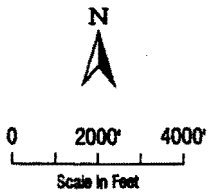
In addition to making the finding that the Local Coastal Program amendment is in full compliance with CEQA, the Commission must also make a finding that the least environmentally damaging feasible alternative has been chosen. Section 21080.5(d)(2)(A) of CEQA and Section 13540(f) of the Coastal Commission's Administrative Regulations require that the Commission cannot approve or adopt





a Local Coastal Program amendment "if there are feasible alternatives of feasible mitigation measures available which would substantially lessen any significant adverse effects which the activity may have on the environment."

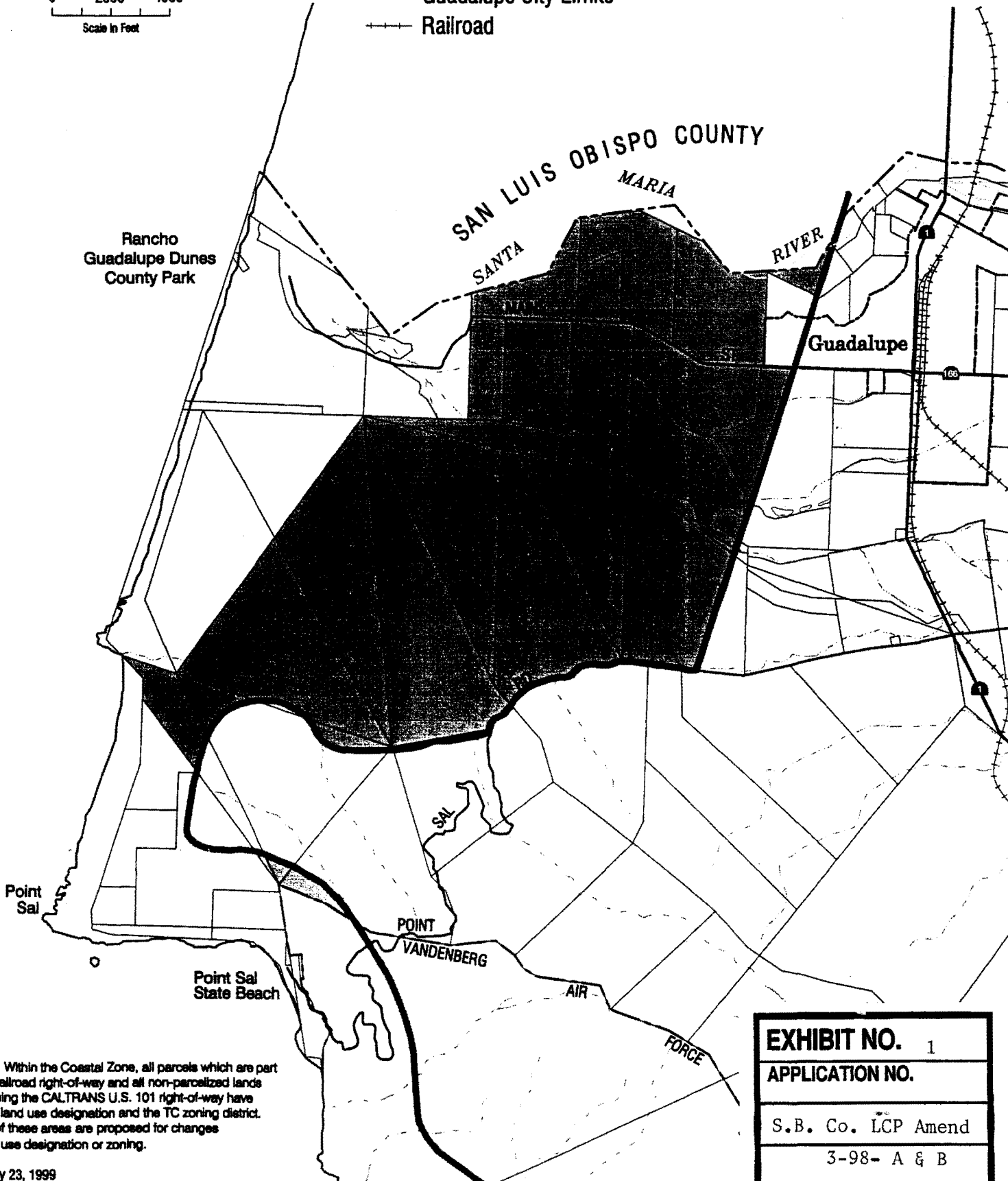
As discussed in the findings above, the proposed amendment to the County of Santa Barbara's Local Coastal Program Land Use Plan (Part A) will result in substantive changes to the existing Land Use Plan which are inconsistent with the applicable policies of the Chapter 3 of the Coastal Act because they do not provide specific and appropriate implementation provisions to carry out the land use plan changes. However, the proposed amendment to the County of Santa Barbara's Local Coastal Program Implementation Ordinance (Part B) will not create any conflicts with the certified Local Coastal Program Land Use Plan or Implementing Ordinance and is adequate to carry out the provisions and policies of the Land Use Plan.

Part A of the amendment as proposed is therefore inconsistent with the provisions of the California Environmental Quality Act and the California Coastal Act, while Part B of the amendment as proposed is consistent with the California Environmental Quality Act and the California Coastal Act.

Map 1 of 4 Guadalupe - Point Sal Area



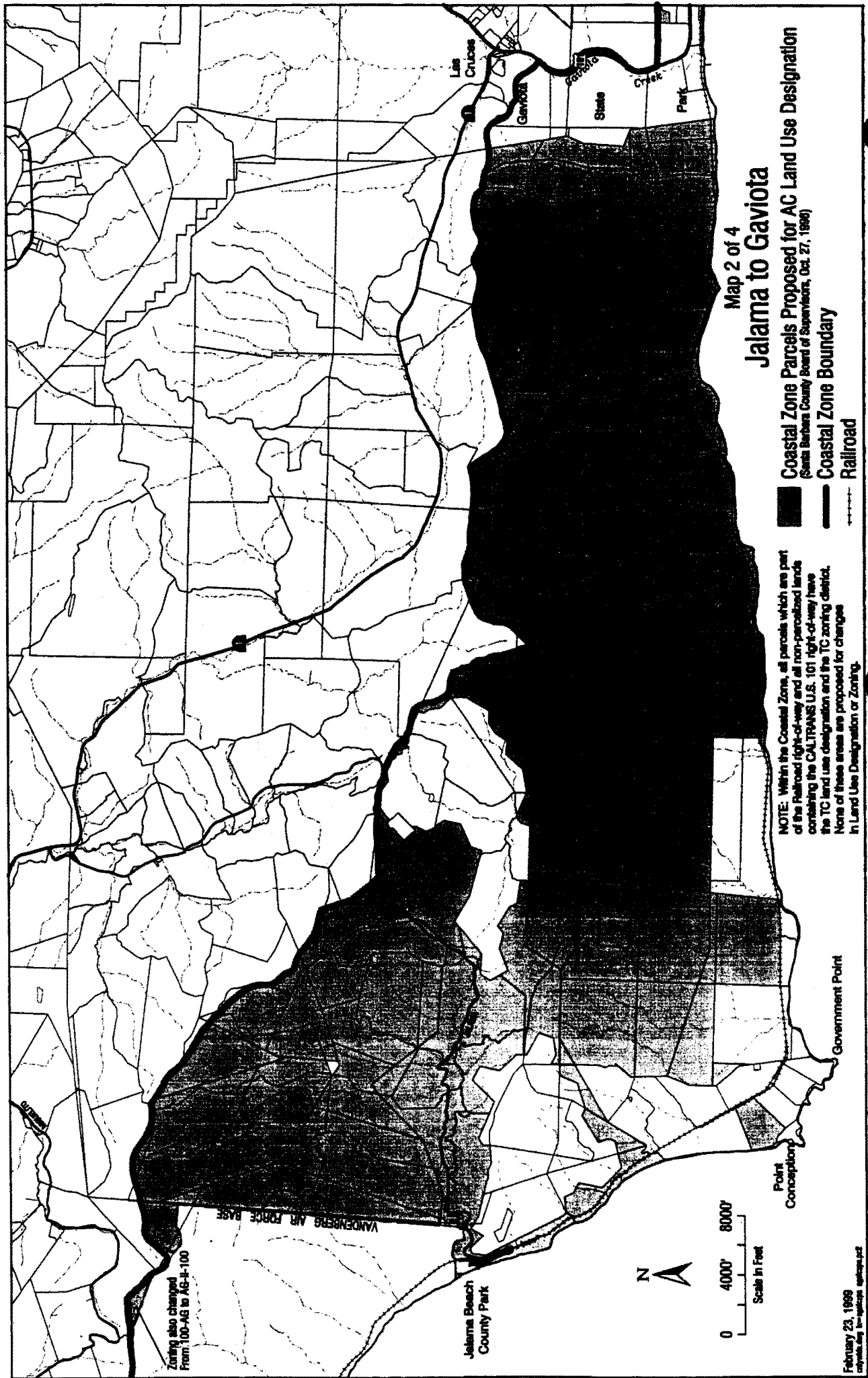
-  Coastal Zone Parcels Proposed for AC Land Use Designation
(Santa Barbara County Board of Supervisors, Oct. 27, 1998)
-  Coastal Zone Boundary
-  Guadalupe City Limits
-  Railroad



NOTE: Within the Coastal Zone, all parcels which are part of the railroad right-of-way and all non-parcelized lands containing the CALTRANS U.S. 101 right-of-way have the TC land use designation and the TC zoning district. None of these areas are proposed for changes in land use designation or zoning.

February 23, 1999
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EXHIBIT NO. 1
APPLICATION NO.
S.B. Co. LCP Amend
3-98- A & B



Map 2 of 4

Jalama to Gaviota

Coastal Zone Parcels Proposed for AC Land Use Designation
 (South Barren County Board of Supervisors, Oct. 27, 1999)

- Coastal Zone Boundary
- Railroad

NOTE: Within the Coastal Zone, all parcels which are part of the Railroad right-of-way and all non-parcelled lands containing the CALTRANS U.S. 101 right-of-way have the TC land use designation and the TC zoning district. None of these areas are proposed for change in Land Use Designation or Zoning.

Zoning also changed
 From 100-AG to AG-1-100

VANDENBERG AIR FORCE BASE

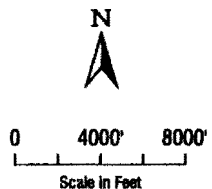
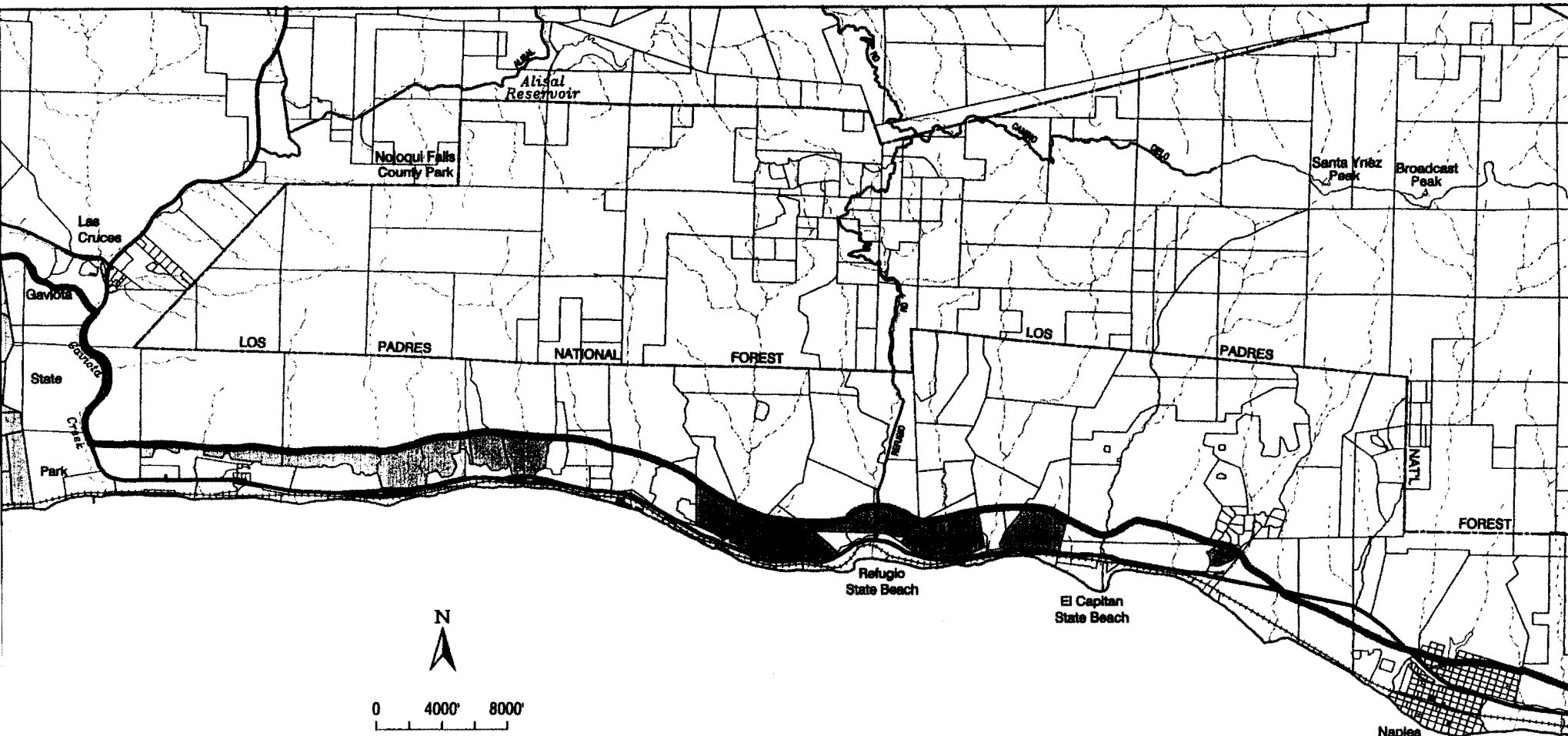
Jalama Beach
 County Park



0 4000 8000
 Scale in Feet




Point
 Conception

Government Point








Map 3 of 4
Gaviota to Naples

NOTE: Within the Coastal Zone, all parcels which are part of the railroad right-of-way and all non-parcelized lands containing the CALTRANS U.S. 101 right-of-way have the TC land use designation and the TC zoning district. None of these areas are proposed for changes in land use designation or zoning.

-  Coastal Zone Parcels Proposed for AC Land Use Designation
(Santa Barbara County Board of Supervisors, Oct. 27, 1998)
-  Coastal Zone Boundary
-  Railroad

Map 4 of 4 Carpinteria Coast Area

-  Coastal Zone Parcels Proposed for AC Land Use Designation
(Santa Barbara County Board of Supervisors, Oct. 27, 1998)
-  Coastal Zone Boundary
-  Carpinteria City Limits
-  Urban Boundary
-  Railroad

NOTE: Within the Coastal Zone, all parcels which are part of the railroad right-of-way and all non-parcelized lands containing the CALTRANS U.S. 101 right-of-way have the TC land use designation and the TC zoning district. None of these areas are proposed for changes in land use designation or zoning.

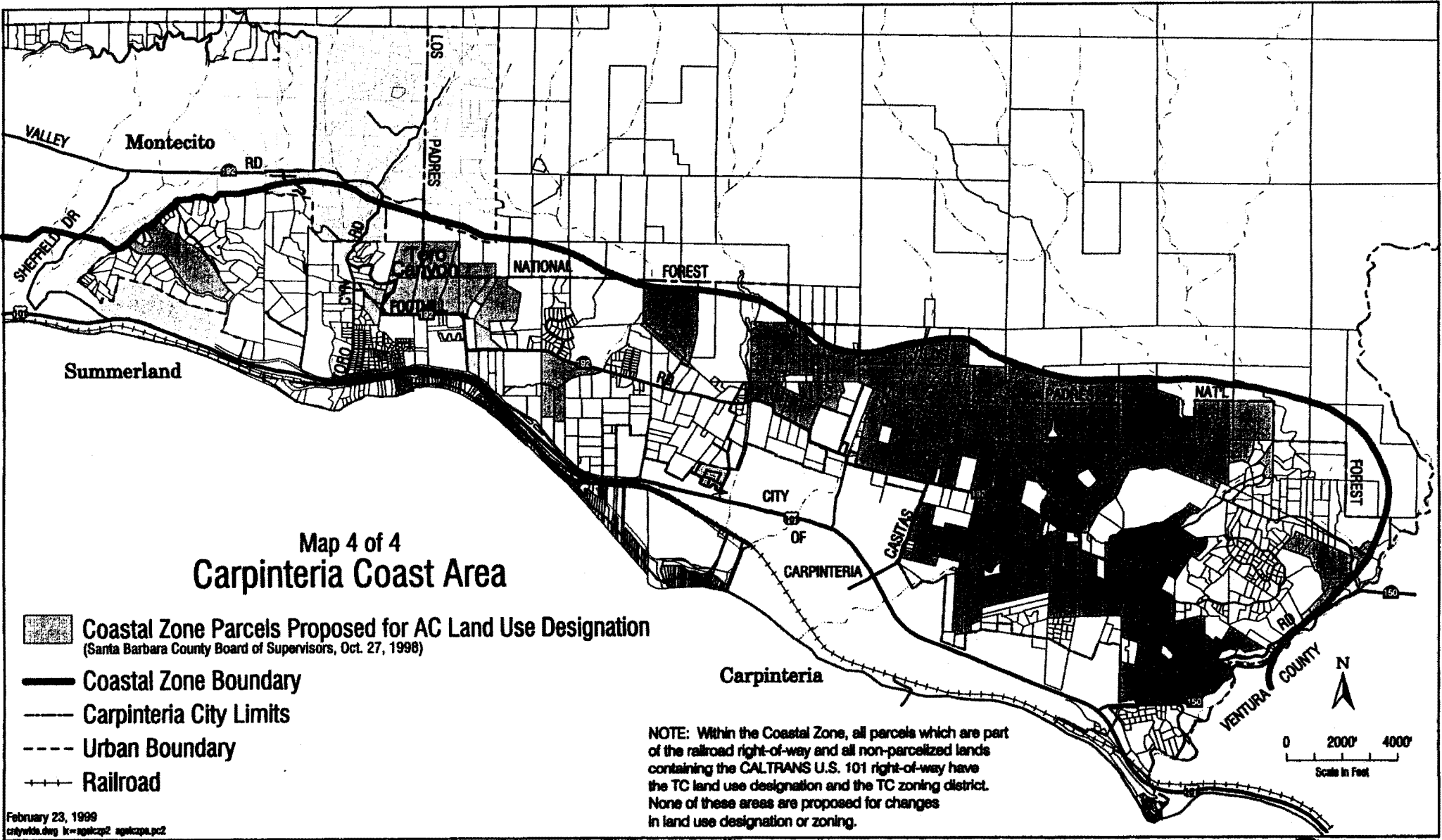
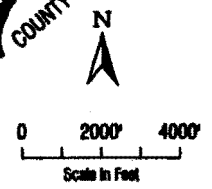


EXHIBIT NO. 2
APPLICATION NO.
S.B. CO. LCP Amend
3-98- A & B

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

IN THE MATTER OF ADOPTING SPECIFIC) TEXT AND LAND USE MAP AMENDMENTS) TO THE COASTAL LAND USE PROGRAM OF) SANTA BARBARA COUNTY)	RESOLUTION 98-407 CASE NO. 98-GP-007 98-RZ-009 98-OA-014
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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 Plan.

- B. On September 3, 1991, by Resolution No. 91-537, the Board of Supervisors of the County of Santa Barbara adopted the Agricultural Element of the Comprehensive Plan for the County of Santa Barbara.

- C. The Agricultural Element contains a land use designation and definition of Agriculture-Commercial (AC). The Santa Barbara County Coastal Plan does not contain a land use designation and definition of Agriculture-Commercial (AC).

- D. In 1997 and 1998, community meetings, Agricultural Advisory Committee meetings, and public hearings were held to determine the appropriate land use designations for agricultural lands.

- E. It is now deemed in the interest of the orderly development of the County and important to the preservation of health, safety, and general welfare of the residents of said County to amend the Coastal Land Use Program as follows:
 - 1. Adopt the coastal portions of the new Santa Maria Valley, North Gaviota Coast, Gaviota Coast, South Coast, Carpinteria Coast and Lompoc Valley Rural Region Land Use Designations Maps redesignating certain lands in Agricultural Preserve Contracts in 1997 (including those in non-renewal) and including parcels listed in Attachment 6 of the July 28, 1998 Board of Supervisors staff report with "yes" recommendations, from A-I and A-II to Agriculture-Commercial as amendments to the Local Coastal Land Use Plan of the Local Coastal Program, retaining other land use designations, and depicting planning regions to generally reflect watersheds, as shown on said maps identified with the above referenced titles and dated October 27, 1998;

2. Amend the coastal portions of the Summerland (Section 35-54.16) and Goleta Southern Section (Section 35-54.20.0) Community Plans Land Use Designation Maps and described in Attachment 1B of the staff report to the Board of Supervisors for the hearing of July 28, 1998, redesignating lands to Agriculture-Commercial and retaining other land use designations, as shown in Board of Supervisors maps dated October 27, 1998;
3. Retire the Guadalupe Dunes/Point Sal, Point Conception, Gaviota Coast, Carpinteria, Coastal Plan Land Use Maps as described in Attachment 1B of the staff report to the Board of Supervisors for the hearing of July 28, 1998;
4. Retire the Guadalupe Dunes/Point Sal (Section 35-54.11), Point Conception (Section 35-54.9.3), Gaviota Coast(Section 35-54.14.4), Carpinteria (Section 35-54.1.18) Coastal Plan Zoning Maps as described in Attachment 1B of the staff report to the Board of Supervisors for the hearing of July 28, 1998;
5. Amend Local Coastal Plan Section 3.8.2, Agriculture- Planning Issues, Urban/Rural Boundary discussion, paragraph three, to read as follows:

In the land use plan, ~~two~~ three agricultural land use designations are used: Agriculture I, ~~and Agriculture II, and Agriculture-Commercial~~. Agriculture I is used to designate the high return, specialty crop areas within the urbanized portion of the South Coast. Minimum parcel sizes under the Agriculture I designation range from five to forty acres and permitted uses include food and fiber crops, orchards, and greenhouse operations; commercial horse stabling facilities would require a conditional use permit under this designation. The ranches and large scale grazing operations typical of the rural area from Ellwood to Gaviota, the Hollister and Bixby Ranches, and North Coast are shown as Agriculture II and Agriculture-Commercial. Minimum parcel sizes in Agriculture II range from 100 to 320 acres; greenhouses would be a conditional use under the Agriculture II and Agriculture-Commercial designations. Lands shown as Agriculture-Commercial are lands subject to or eligible for a Williamson Act Contract (including lands with contracts that have been non-renewed).

6. Amend Local Coastal Plan Section 3.8.3, Agriculture- Policies, Policies 8-4 and 8-10, to read as follows:

Coastal Plan Policy 8-4:

As a requirement for approval of any proposed land division of agricultural land designated as Agriculture I, Agriculture or II, or AC in the land use plan, the County shall make the finding that the long-term agricultural productivity of the property will not be diminished by the proposed division.

Coastal Plan Policy 8-10:

Legal parcels of non-prime agricultural land in excess of 2,000 acres which are designed as AG-II-320 or AC-320 may be subdivided into parcels of 320 acres or more provided that the owners grant an agricultural easement of development rights to further subdivide the parcel or to use said parcel for all other non-agricultural purposes to the County and a third party such as the Coastal Conservancy in order to assure that the newly created parcels will not be further subdivided or converted to non-agricultural uses. Conversion of a portion of a parcel to allow for a priority use (i.e., coastal dependent industry, commercial visitor-serving uses, or public recreation) may be allowed if necessary to maintain continued agricultural use on the balance of the parcel.

7. Amend Local Coastal Plan Appendix B, Land Use Definitions, as follows:

AGRICULTURE

The purpose of an agriculture designation is to identify and preserve agricultural land for the cultivation of plant crops and the raising of animals. Lands eligible for this designation include, but are not limited to, lands with prime soils, prime agricultural land (see Appendix A), land in existing agricultural use, land with agricultural potential, and lands under Williamson Act contracts. Plant crops include food and fiber crops, orchards, field crops, nurseries, and greenhouses. Animal raising includes grazing and stock raising activities. In addition to such uses, agricultural lands may be utilized for a limited number of other uses, including related or incidental residential uses, buildings and structures related to the agricultural use of the site, and uses of a public works, public service, or public utility nature. In the coastal zone, oil drilling and related activities are permitted in AG II and AC.

Agriculture-Commercial (40-320 or more acre minimum parcel size)

This category is for commercially farmed, privately owned land located within either Rural, Inner-Rural, Existing Developed Rural Neighborhoods or Urban Areas which meets the following criteria:

1. The land is subject to a Williamson Act Contract, including contracts that have been non-renewed, or
2. Parcels forty (40) acres or greater, whether or not currently being used for agriculture but otherwise eligible for Williamson Act Contract, may be included if they meet requirements of Uniform Rule No. 6.

This category includes compatible land uses and land uses that are necessary and a part of agricultural operations. All types of crops and livestock are included. Both

“prime” and “non-prime” soils (as defined in the Williamson Act and the County’s Uniform Rule No. 6) and irrigated and non-irrigated lands are included.

Parcels which were smaller than forty (40) acres in size at the time of adoption of the Agricultural Element may be eligible for the AC designation if they are “prime” or “super-prime” as defined by the County Uniform Rules and are eligible for agricultural preserve status.

8. Amend Article II, Section 35-54.2, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Division 1 of Chapter 35 of the Santa Barbara County Code as follows:
 1. Adopt by reference the coastal zone portions of the new Santa Maria Valley (Section 35-54.30.0), North Gaviota Coast (Section 35-54.70), Gaviota Coast (Section 35-54.60.0), South Coast (Section 35-54.40.0), Carpinteria Coast (Section 35-54.50.0) and Lompoc Valley (Section 35-54.80.0) Rural Region Zoning Maps as shown in Board of Supervisors said maps identified as exhibits by their Section Numbers dated October 27, 1998 rezoning Assessor’s Parcel 083-100-008 from 100-AG to AG-II-100 and retaining other zone districts, and depicting planning regions to generally reflect watersheds;
 2. Retire the following Coastal Plan Zoning Maps: Guadalupe Dunes/Point Sal (Section 35-54.11), Point Conception (Section 35-54.9.3), Gaviota Coast (Section 35-54.14.4), Carpinteria (Section 35-54.1.18) as described in Attachment 1B of the staff report to the Board of Supervisors for the hearing of July 28, 1998.
 3. Amend Section 35-54.2 of Article II of Chapter 35 of the County Code Zoning Ordinance adding the list of zoning maps described in (a) above and deleting those maps listed in (b) above.
- F. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the said proposed amendments in a public hearing pursuant to Section 65353 of the Government Code, and the Planning Commission has sent its written recommendations to the Board pursuant to Section 65354 of the Government Code.
- G. This Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code, on the proposed amendments, at which hearing the amendments were explained and comments invited from the persons in attendance.
- H. These amendments to the Coastal Land Use Plan are consistent with the provisions of the Coastal Act of 1976.
- I. The Board now wishes to submit these amendments to the California Coastal Commission.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

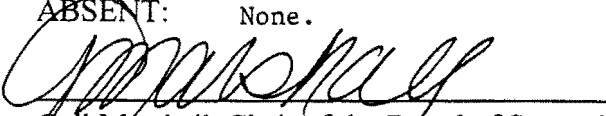
1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65356 of the Government Code and Section 30514 of the Public Resources Code, the above described changes are hereby adopted as amendments to the Santa Barbara County Local Coastal Plan.
3. This Board certifies that these amendments are intended to be carried out in a manner fully in conformity with the California Coastal Act.
4. The Board submits these Local Coastal Plan 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 27th day of October, 1998, by the following vote:

AYES: Supervisors Schwartz, Graffy, Marshall, Gray, Urbanske.

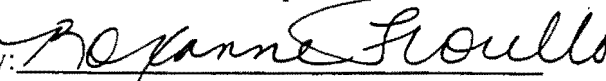
NOES: None.

ABSENT: None.


Gail Marshall, Chair of the Board of Supervisors,
County of Santa Barbara

ATTEST:

Michael Brown
Clerk of the Board of Supervisors

By: 
Deputy Clerk

Approved as to form:

Stephen Shane Stark
County Counsel

By: 
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EXHIBIT NO.	3
APPLICATION NO.	
S.B. Co. LCP Amend	
	3-98- A & B

ARTICLE II

ORDINANCE NO. 4339

Page 1 of 4

AN ORDINANCE REZONING THE COASTAL ZONE PORTION OF ASSESSOR'S PARCEL 083-100-008 FROM 100-AG PURSUANT TO THE PROVISIONS OF ORDINANCE NO. 661 TO AG-II-100 PURSUANT TO THE PROVISIONS OF SECTION 35-54 OF ARTICLE II OF CHAPTER 35 OF THE CODE OF THE COUNTY OF SANTA BARBARA, CALIFORNIA, AND ADOPTING THE COASTAL ZONE PORTIONS OF THE NEW RURAL REGION ZONING MAPS BY ADOPTING BY REFERENCE THE ZONING MAPS MARKED AS BOARD OF SUPERVISORS EXHIBITS BY THEIR SECTION NUMBERS AND RETIRING THE FOLLOWING COASTAL PLAN ZONING MAPS: GUADALUPE DUNES/POINT SAL, POINT CONCEPTION, GAVIOTA COAST AND CARPINTERIA, AND AMENDING SECTION 35-54.2 OF ARTICLE II ADDING THE LIST OF NEW ZONING MAPS AND DELETING THE RETIRED MAPS AS DESCRIBED ABOVE.

(CASE NO. 98-RZ-009; 98-OA-014)

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

Pursuant to the provisions of Section 35-54, "Adopting New Zoning Ordinances and Maps," of Article II, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts by reference the coastal zone portions of the new Santa Maria Valley (Section 35-54.30.0), South Coast (Section 35-54.40.0), Carpinteria Coast (Section 35-54.50.0), Gaviota Coast (Section 35-54.60.0), North Gaviota Coast (Section 35-54.70.0) and Lompoc Valley (Section 35-54.80.0) Rural Region Coastal Zoning Maps marked as Board of Supervisors Exhibit No.s by their section numbers, dated October 27, 1998, and further described in Attachment 1B of the staff report for the hearing of July 28, 1998 which are made a part of Section 35-54 by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Maps were specifically and fully set out and described therein.

SECTION 2:

Pursuant to the provisions of Section 35-180 ("Amendments to a Certified Local Coastal Program") of Article II of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby amends the coastal zone portion of the existing zoning maps and zoning designation of Assessor's Parcel 083-100-008 from 100 AG to AG-II-100 as shown in the Lompoc Valley Rural Region Coastal Zoning Map (Section 35-54.80.0), and described in

Attachment 1B of the staff report for the hearing of July 28, 1998, which is made a part of Section 35-54 by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning maps were specifically and fully set out and described therein.

SECTION 3:

All zoning maps previously adopted under the provisions of Zoning Ordinance No. 661 and the following coastal plan zoning maps: Guadalupe Dunes/Point Sal (Section 35-54.11), Point Conception (Section 35-54.9.3), Gaviota Coast (Section 35-54.14.4) and Carpinteria (Section 35-54.14) are hereby retired as described in Attachment 1B of the staff report to the Board of Supervisors for the hearing of July 28, 1998, pursuant to provisions of Section 35-54 "Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries," of Article II of Chapter 35, of the Code of the County of Santa Barbara, California.

SECTION 4:

The Chair of the Board of Supervisors is hereby authorized and directed to endorse the above described Exhibits to show that said maps have been adopted by this Board.

SECTION 5:

The parcels described above shall no longer be subject to the provisions of Ordinance 661 provided, however, that this Section shall not be deemed to repeal Section 35-55 of Article II, of Chapter 35 of the Code of the County of Santa Barbara.

SECTION 6:

Section 35-54.2 of Article II, of Chapter 35 of the Code of the County of Santa Barbara is hereby amended as follows:

The following eight large zoning maps and seven large zoning overlay maps, which rezone the unincorporated area of the County lying within the Coastal Zone, are hereby adopted by reference into this Section with the following titles and section numbers:

- a. ~~Carpinteria Coastal Plan: Zoning (Sec. 35-54.1)~~ Carpinteria Rural Region Zoning Map (Sec. 35-204.2.8 and Sec. 35-54.1.19) and Overlay (Sec. 35-54.2).
- b. ~~Point Conception Coastal Plan: Zoning (Sec. 35-54.9)~~ North Gaviota Coast Rural Region Zoning Districts Map (Sec. 35-54.70.0) and Point Conception Coastal Plan Overlay (Sec. 35-54.10).
- c. ~~Point Sal Coastal Plan: Zoning (Sec. 35-54.11)~~ Santa Maria Rural Region Zoning Districts Map (Sec. 35-54.30.0) and Overlay (Sec. 35-54.12).
- d. Channel Islands Coastal Plan: Zoning (Sec. 35-54.13).

- e. Gaviota Coastal Plan: Zoning (Sec. 35-54.14) Gaviota Coast Rural Region Zoning Districts Map (Sec. 35-54.60.0) and Overlay (Sec. 35-54.15) and Overlay (Sec. 35-54.10)
- f. Summerland Community Plan: Zoning - Articles II and III (Sec. 35.54.16), Overlay (Sec. 35.54.17).
- g. Montecito Community Plan: Zoning - Article II (Sec. 35.54.3.6), Overlay (Sec. 35.54.4.5), and ESH Overlay (35-54.5).
- h. Goleta Community Plan Zoning Districts Southern Section - Coastal Plan (Sec. 35.54.20.0), Goleta Community Plan Overlay Districts-Coastal Zone (Sec. 35-54.21.0), and Goleta Community Plan Environmentally Sensitive Habitat Land Use Overlay Southern Section-Coastal Zone (Sec. 35-54.22.0).
- i. Santa Barbara Area Zoning and Zoning Overlay (Sec. 35.54.7.8).
- j. Lompoc Valley Rural Region Zoning Districts Map (Sec. 35.54.70.0) and Overlay (Sec. 35-54.2).

SECTION 7:

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force thirty (30) days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code Section 30514, whichever occurs later; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News Press, a newspaper of general circulation published in the County of Santa Barbara.

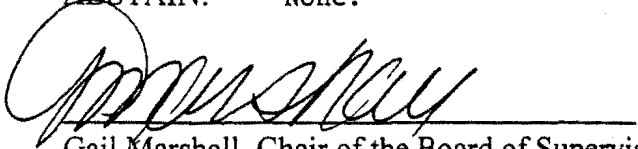
PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 27th day of October, 1998, by the following vote:

AYES: Supervisors Schwartz, Graffy, Marshall, Gray, and Urbanske.

NOES: None.

ABSENT: None.

ABSTAIN: None.



Gail Marshall, Chair of the Board of Supervisors,
County of Santa Barbara

ATTEST:

Michael Brown
Clerk of the Board of Supervisors

By: *Stephanne Houllis*
Deputy Clerk

Approved as to form:

Stephen Shane Stark
County Counsel

By: *SS Stark*
County Counsel
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