

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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F5a

May 29, 1996

TO: Commissioners and Interested Parties

FROM: Steve Scholl, Acting District Director
Gary Timm, Assistant District Director
Mark H. Capelli, Coastal Program Analyst

RE: SANTA BARBARA COUNTY LCP: Land Use and Zoning Amendment 3-95 (Aradon Corp, Sandpiper Golf Course). Public Hearing and Final Action at the California Coastal Commission Hearing of June 12-14, 1996

Background

The County of Santa Barbara submitted Local Coastal Program Amendment (LCP) 3-95 on November 30, 1995. The submittal was deemed complete and filed on December 30, 1995. The Amendment consists of amending the County's Local Coastal Program Land Use Plan and Implementation Ordinance to accommodate the conversion of a portion of the existing Sandpiper Golf Course to a residential development. At the Commission's meeting of March 12-15, 1996, the Commission extended the 90 day time limit to act on the Santa Barbara County Local Coastal Program amendment for a period not to exceed one year.

Proposal and Staff Recommendation

The amendment proposal consists of (1) changing the land use and zoning designation on a 17.0 acre (Site I) portion of a 169 acre parcel (Site II) from Recreation to Multiple Residential; and 2b) changing the land use and zoning designation on an adjacent 14.0 acre parcel (Site II) to provide the maximum of 175 units currently allowed on Site II under the County's Affordable Housing Overlay (AHO) to be spread between Sites I and II combined.

The staff is recommending denial of the Land Use Plan amendment as submitted and approval with suggested modifications, and approval of the Implementation amendment as submitted.

Additional Information

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

Exhibits

1. General Location Map
2. Existing Coastal Land Use and Overlay Designations
3. Proposed Coastal Land Use and Overlay Designations
4. Existing Coastal Zoning and Affordable Housing Overlay
5. Proposed Coastal Zoning and Affordable Housing Overlay
6. Sandpiper Master Plan
7. Resolution 95-534 for Coastal Land Use and Coastal Zoning Maps
8. Resolution 95-533 for Coastal Land Use and Coastal Zoning Overlay Designations/Districts
9. Resolution 4208 for Coastal Zoning Ordinance Maps

I. STAFF RECOMMENDATION

A. Denial of Land Use Plan as Submitted

Staff recommends the adoption of the following Motion and Resolution:

Motion I.

I move that the Commission certify the Land Use Plan Amendment 3-95 to the Santa Barbara County LCP as submitted.

Staff recommends a NO vote on motion I and the adoption of the following resolution of certification 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 certification of the Land Use Plan Amendment 3-95 to the Santa Barbara County Local Coastal Program as submitted and finds for the reasons discussed below that the Land Use Plan Amendment does not meet the policies of Chapter 3 (commencing with Section 30000) of the California Coastal Act to the extent necessary to achieve the basic 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)(i) of the California Environmental Quality Act, as there are further feasible mitigation measures or feasible alternatives which could substantially lessen significant adverse impacts to the environment.

B. Approval of Land Use Plan Amendment With Suggested Modifications

Staff recommends the adoption of the following Motion and Resolution:

Motion II

I move that the Commission certify Land Use Plan Amendment 3-95 to the Santa Barbara County LCP if modified as suggested.

Staff recommends a YES vote on motion II and adoption of the following resolution of certification and related findings. An Affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

Resolution II

The Commission hereby certifies the Land Use Plan amendment 3-95 to the Santa Barbara County LCP and finds for the reasons discussed below that the amendment if modified as suggested meets the requirements of and is 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 goals specified in Section 30001.5 of the Coastal Act, and that the certification of the amendment meets the requirements of Section 210080.5(d)(2)(i) of the California Environmental Quality Act, as there are no further feasible mitigation measures or feasible alternatives which would substantially lessen significant adverse impacts on the environment.

B. Approval of Implementation Measures As SubmittedMotion III

I move that the Commission reject the Implementation Plan Amendment 3-95 to the Santa Barbara County LCP as submitted.

Staff recommends a NO vote, which would result in the adoption of the following resolution of certification and related findings. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

Resolution III

The Commission hereby certifies amendment 3-95 to the Implementation Plan of the Santa Barbara County LCP on the grounds that the amendment to the Local Coastal Program Zoning Ordinance conforms to and is adequate to carry out the provisions of the LCP Land Use Plan as certified. There are no feasible alternatives available which would substantially lessen any significant impacts which the approval of the Implementation Plan amendment will have on the environment.

II. Suggested Modifications Of Land Use Plan

Add to the Goleta Community Plan element of the County of Santa Barbara's Local Coastal Program Land Use Plan the following site specific development standards for the Sandpiper Property:

1. Residential or other development on the south side of Hollister Avenue (Site I) shall provide for one or two view corridor(s) a minimum of 350 feet in width; the corridor(s) shall be configured to provide maximum public views from Hollister Avenue across the adjacent golf course to the ocean, and shall include a corridor(s) through the western and central portion of Site I.

2. Residential development on the south side of Hollister Avenue (Site I) shall provide an easement for a lateral public accessway south of the Site I development; this accessway shall consist of a Class I hiking/equestrian trail and a 25-foot wide bicycle path located on the south side of any residential or other developments on Site I, and be configured to connect with the County Coastal Trail.

3. Residential or other development on the south side of Hollister Avenue (Site I) shall include the dedication of the 10 acre parcel at the mouth of Bell Canyon to a public agency or private non-profit organization for the purpose of preserving the natural features of Bell Canyon Creek and associated estuary. Additionally, an offer to dedicate an easement for a pedestrian trail along the eastern side of the Bell Canyon parcel running from the northern property boundary to the mean high tide line, including a parking area for at least five parking spaces, shall be recorded as a requirement of any residential or other development of Site I.

4. As part of any residential or other development of the south side of Hollister Avenue (Site I) a riparian restoration plan for that portion of Devereux Creek running through Site I shall be prepared and implemented; this plan shall include removal of invasive exotics and revegetation with native riparian species of plants.

5. The private golf course on Site III shall be operated as a publically accessible facility; any modification of the membership privileges which restricts or eliminates public use of the course shall be subject to a Coastal Development Permit.

III. RECOMMENDED FINDINGS

A. Findings for Resolution I (Land Use Plan)

The standard of review of LCP Land Use Plan Amendments are the policies of Chapter 3 of the California Coastal Act.

1. Proposal

The amendment proposal consists of (1) changing the land use designation for a 17.0 acre portion of a 196 acre parcel (Site I) from Recreation to Multiple Residential; (2) rezoning the 17.0 acre parcel from Recreational to Design Residential (0.1 maximum dwelling units per gross acre); and (3) changing the Affordable Housing Overlay land use designation on an adjacent 14.0 acre parcel (Site II) from AHO DR-12.3 (175 maximum units) to AHO RES 8.0 (175 maximum units between Sites I and II combined). (See Exhibits 1 and 6.)

2. Consistency with Coastal Act

A. Visitor Serving Facilities

PRC Section 30221 provides that:

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

PRC Section 30222 provides that:

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

The principal issue raised by the proposed amendment is the conversion of recreationally designated lands to residential uses.

The Sandpiper Golf Course is a private facility which is currently accessible to the general public. The proposed amendment would convert a 17 acre portion of the 169 acre course to residential use.

The amendment encompasses an area totalling 169 acres which has been divided into three distinct sites for planning purposes: Site I is a 17 acre area that runs along the seaward side of Hollister Avenue, and currently is part of the Sandpiper Golf Course. Site II is a 14 acre parcel which runs along the inland side of Hollister Avenue, and is currently undeveloped. Site III encompasses the major portion of the Sandpiper Golf Course and contains approximately 1/2 mile of coastal bluff top frontage. The proposed amendment would convert the 17 acre Site I from a recreational to a residential land use, reducing the amount of recreational designated land in the Goleta Valley Planning Area.

The Sandpiper Golf Course is situated immediately adjacent to the undeveloped Santa Barbara Shores County Park, a 120 acre parcel with a quarter mile of ocean frontage. The proposed amendment would be confined to that portion of the Sandpiper Golf Course along the seaward side of Hollister Avenue (Site I), and would not involve any of the ocean fronting portion of the Sandpiper Golf Course (Site III). Further, the conversion of 17 of the 169 acres will not reduce the effective playing area of the Sandpiper Golf Course, which will be maintained as an 18-hole course. (See Exhibits 2-4.)

The County of Santa Barbara has approved a Preliminary Development Plan for the three sites in conjunction with the land use and zoning designation amendment. This Preliminary Development Plan provides for the protection of the existing recreational uses on the Sandpiper Golf Course, as well as for provision of additional recreational opportunities on the site, including a lateral coastal trail, a vertical coastal trail on the west end of the Sandpiper Golf Course, and the acquisition of a 10 acre parcel at the mouth of Bell Canyon Creek.

In order to ensure that the recreational opportunities now associated with the Sandpiper Golf Course and adjacent areas are adequately protected it is necessary to modify the County Land Use Plan amendment to include site specific development standards in the LCP which will form the basis for the issuance of Coastal Development Permits for residential development on the 17 acre portion of the Sandpiper Golf Course.

The following Suggested Modifications will off-set the loss of recreational opportunities resulting from the conversion of 17 acres of land from recreational to residential use:

Suggested Modification #2 requires that residential development on the south side of Hollister Avenue (Site I) shall provide an easement for a lateral public accessway south of the Site I development; this accessway shall consist of a Class I hiking/equestrian trail and a 25-foot wide bicycle path located on the south side of any residential or other development on Site I, and be configured to connect with the County Coastal Trail.

Suggested Modification #3 requires that residential development of the south side of Hollister Avenue (Site I) shall include the dedication of the 10 acre parcel at the mouth of Bell Canyon to a public agency or private non-profit organization for the purpose of preserving the natural features of Bell Canyon Creek and associated estuary. Additionally, an offer to dedicate an easement for a pedestrian trail along the eastern side of the Bell Canyon parcel running from the northern property boundary to the mean high tide line, including a parking area for at least five parking spaces, shall be recorded as part of any residential or other development of Site I.

Suggested Modification #5 requires that the private golf course on Site III shall be operated as a publically accessible facility; any modification of the membership privileges which restricts or eliminates public use of the course shall be subject to a Coastal Development Permit.

These Suggested Modifications will ensure that the conversion of recreationally designated lands to a non-recreational use will not result in lost recreational opportunities within the Goleta Valley Planning Area. Development of a portion of the Sandpiper Golf Course with residential uses will enable the provision of significant public recreational opportunities, including lateral and vertical coastal access and passive recreational open space at the mouth of Bell Canyon.

The Commission finds therefore that the proposed Land Use Plan Amendment, if modified as suggested, is consistent with and adequate to carry out the provisions of PRC Sections 30221 and 30222 of the California Coastal Act.

B. Coastal Access

PRC Section 30210 provides that:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30212.5 provides that:

Whenever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

(See also PRC Sections 30211 and 30212(a).)

The Sandpiper Golf Course (consisting of Sites I and III) is situated on the seaward side of Hollister Avenue, which is the first road inland of the shoreline. The course is privately operated, but accessible to members of the general public. As such the course provides important opportunities to gain access to the coastal bluffs along this section of the Santa Barbara Coast. Additionally, a vertical access route at the west end of the site adjacent to Bell Canyon Creek provides informal pedestrian access to the adjacent sand beaches fronting the Sandpiper Golf Course.

While the conversion of a 17 acre portion of the Sandpiper Golf Course would not result in reduced physical access to the coastal bluff area, the future development of residential use on Site I would reduce the informal public access to the vertical trail on the western end of the Sand Piper Golf Course. Additionally, Hollister Avenue is a popular bicycling, walking and jogging route connecting the residential areas to the east with the open, rural lands along the Gaviota coast to the west. The future construction of residences along the south side of Hollister Avenue would significantly alter the attractiveness of this route by eliminating the open space immediately adjacent to Hollister Avenue.

As noted above, the County of Santa Barbara has approved a Preliminary Development Plan for the three sites in conjunction with the land use and zoning designation amendment. This Preliminary Development Plan provides for the protection of the existing public recreational uses on the Sandpiper Golf Course, as well as for provision of additional access opportunities on the site including a lateral coastal trail, a vertical coastal trail on the west end of the Sandpiper Golf Course, and the acquisition of a 10 acre parcel at the mouth of Bell Canyon Creek.

The Goleta Trail Implementation Study adopted by the County in March 1995 identified the area south of the residential development proposed for Site I as the preferred trail location. The lateral access trail would accommodate hikers, bicyclists, and equestrians, and connect with the County's planned Coastal Trail.

In order to ensure that the access opportunities now provided by the Sandpiper Golf Course and adjacent areas are adequately protected it is necessary to modify the County's Land Use Plan amendment to include site specific development standards in the LCP which will form the basis for the issuance of Coastal Development Permits for residential development of the 17 acre portion of the Sandpiper Golf Course.

The following Suggested Modifications will off-set the impacts on access opportunities resulting from the conversion of 17 acres of land from recreational to residential use:

Suggested Modification #2 requires that residential development on the south side of Hollister Avenue (Site I) shall provide an easement for a lateral public accessway south of the Site I development; this accessway shall consist of a Class I hiking/equestrian trail and a 25-foot wide bicycle path located on the south side of any residential or other development on Site I, and be configured to connect with the County Coastal Trail.

Suggested Modification #3 requires an easement for a vertical pedestrian trail along the eastern side of the Bell Canyon parcel running from the northern property boundary to the mean high tide line, including a parking area for at least five parking spaces, which shall be recorded as part of any residential or other development of Site I.

Suggested Modification #5 requires that the private golf course on Site III shall be operated as a publically accessible facility; any modification of the membership privileges which restricts or eliminates public use of the course shall be subject to a Coastal Development Permit.

These Suggested Modifications will ensure that the conversion of recreationally designated lands to a non-recreational use will not result in lost access opportunities within the Goleta Valley Planning Area. Development of a portion of the Sandpiper Golf Course with residential uses, with the Suggested Modifications, will enable the provision of significant public lateral and vertical coastal access opportunities.

The Commission finds therefore that the proposed Land Use Plan Amendment, if modified as suggested above, is consistent with and adequate to carry out the provisions of PRC 30210, 30211, 30212, and 30212.5 of the Coastal Act.

C. Scenic and Visual Resources

PRC Section 30251 provides, in part, that:

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.

The Sandpiper Golf Course is situated on an elevated marine terrace fronted by high coastal bluffs. The open space nature of the Sandpiper Golf Course allows important vistas of the ocean and adjacent coastline from Hollister Avenue. These public coastal views are enjoyed by hikers, joggers, and bicyclists as well as motorists traveling along Hollister Avenue.

The conversion of 17 acres of recreationally designated land on the seaward side of Hollister Avenue will allow the construction of structures which would substantially block the public ocean views from Hollister Avenue. In addition, development of this 17 acre parcel, in conjunction with the residential development of Site II on the inland side of Hollister Avenue would substantially alter the open, rural nature of the area.

As part of the Preliminary Development Plan approved by the County for the three sites, a provision was approved which would require a view corridor to be established through any residences constructed on the seaward side of Hollister Avenue.

In order to ensure that the scenic and visual qualities now provided by and associated with the Sandpiper Golf Course are preserved or mitigated, it is necessary to modify the County Land Use Plan amendment to include site specific development standards in the LCP which will form the basis for the issuance of Coastal Development Permits for residential development of the 17 acre portion of the Sandpiper Golf Course.

The following Suggested Modification will off-set the loss of visual and scenic amenities resulting from the conversion of 17 acres of land situated on the seaward site of Hollister Avenue from recreational to residential use:

Suggested Modification #1 requires that Residential or other development on the south side of Hollister Avenue (Site I) shall provide for one or two view corridor(s) a minimum of 350 feet in width; the corridor(s) shall be configured to provide maximum public views from Hollister Avenue across the adjacent golf course to the ocean, and shall include a corridor(s) through the western and central portion of Site I.

This Suggested Modification will ensure that the conversion of recreationally designated lands to a non-recreational use will not result in the significant loss of the scenic and visual amenities within the Goleta Valley Planning Area.

The Commission finds therefore that the proposed Land Use Plan Amendment, if modified as suggested, is consistent with and adequate to carry out the provisions of PRC Section 30251 of the California Coastal Act.

D. Environmentally Sensitive Habitats

PRC Section 30240 provides that::

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

(b) Development in areas adjacent to environmentally sensitive habitat 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.

The northeast portion of the Sandpiper Golf Course is bisected by Devereux Creek. Devereux Creek is a ephemeral creek which has been highly modified by development of the Sandpiper Golf Course. It does retain, however, fragments of native riparian vegetation, and provides wildlife habitat on site, as well as contribute to the surface flows of the remainder of Devereux Creek which discharges into Devereux Lagoon, a component of the University of California Natural Reserve System.

The amendment to convert recreationally designated land to residential uses could result in increased non-point sources of pollution in Devereux Creek, as well as the introduction of additional non-native invasive plant species. The increased human activity associated with the residential development could also adversely impact wildlife use in the area through introducing domestic animals, increasing artificial lighting, and increasing general human activities. Additionally, reconfiguration of the Sandpiper Golf Course would require work within 50 feet of the top of Devereux Creek Bank.

The County of Santa Barbara has approved a Preliminary Development Plan for the three sites in conjunction with the land use and zoning designation amendment. This Preliminary Development Plan provides for the protection and restoration of that portion of Devereux Creek which runs through the Sandpiper Golf Course through the preparation of a riparian restoration plan.

In order to ensure that the biological resources of Devereux Creek are adequately protected it is necessary to modify the County Land Use Plan amendment to include site specific development standards in the LCP which will form the basis for the issuance of Coastal Development Permits for residential development of the 17 acre portion of the Sandpiper Golf Course.

The following Suggested Modification will off-set the potential impacts to the biological resources of Devereux Creek resulting from the conversion of 17 acres of land from recreational to residential use:

Suggested Modification #4 requires that as part of any residential or other development of the south side of Hollister Avenue (Site I) a riparian restoration plan for that portion of Devereux Creek running through Site I shall be prepared and implemented; this plan shall include removal of invasive exotics and revegetation with native riparian species of plants.

This Suggested Modification will ensure that the conversion of recreationally designated lands to a non-recreational use will not result in significant adverse impacts to the biological resources of Devereux Creek or the downstream resources in the Devereux Lagoon.

The Commission finds therefore that the proposed Land Use Plan Amendment, if modified as suggested, is consistent with and adequate to carry out the provisions of PRC Section 30240.

E. Hazards

PRC Section 30253 provides, in part, that:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

The western property line of Site III is adjacent to the Mobil Oil and Gas Processing Facility. The hazard of greatest concern is from an explosion and/or fire associated with the Mobil treatment or storage facility. Impacts from such an explosion are characterized as severe (i.e. between 11 and 100 severe injuries or up to 10 fatalities), but the frequency of such an event is estimated to be less than one in a million years. Hydrogen sulfide gas released at the Mobil facility were also identified as a concern. Modeling of this gas indicates that concentrations which would result in severe injuries or death would not reach the residential development which would be allowed under the proposed amendment. However, lower concentrations of hydrogen sulfide from an unexpected release could cause minor respiratory irritation or other discomforts.

The hazard analysis for the Mobil Oil and Gas Processing Facility indicates that none of the potential hazards identified would result in significant impacts based upon the County of Santa Barbara's matrix in the Threshold Manual for determining safety impacts. However, pursuant to hazard policies in the County certified Local Coastal Program (GCP Policy RISK-GV-1); RISK-GV-2; RISK-GV-2.1), the Preliminary Development Plan approved in connection with the propose land use and zoning amendment includes a requirement to prepare an Emergency Response Plan to address the hazards associated with the adjacent Mobil Oil and Gas Processing Facility.

The County's certified Local Coastal Program adequately provides for the evaluation and accommodation of the types of hazards associated with the adjacent oil and gas facilities.

The Commission therefore finds that the amendment as submitted is consistent with and adequate to carry out the provisions of PRC Section 30253.

E. Public Services

PRC Section Section 30250 provides, in part, that:

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

The proposed amendment converting 17 acres of recreationally designated land to residential uses will not increase the potentially allowable number of residential units onsite. The maximum 175 residential units presently allowed on Site II will be spread between Sites I and II.

As a result, the water and sewage demands resulting from the amendment would not be increased above that which is presently provided for in the County's certified Local Coastal Program Land Use Plan.

The Commission therefore finds that the Land Use Plan amendment as submitted is consistent with and adequate to carry out the provisions of PRC Section 30250.

B. Findings for Resolution III (Implementation Measures)

The standard of review of an amendment to the certified LCP Zoning Ordinance is whether the ordinance conforms with and is adequate to carry out the provisions of the certified LCP Land Use Plan (PRC Section 30513 (a)). The Coastal Act provides that the Commission may only reject the proposed zoning ordinance if a majority of the Commissioners present find that it does not conform with or is inadequate to carry out the provisions of the certified Land Use Plan.

1. Proposal

The amendment proposal consists of (1) rezoning a 17 acre parcel (Site I) from Recreation to DR-01 and adopting a coastal zoning overlay map to rezone the 17 acre parcel from AHO DR 12.3, (175 Maximum number of units) to AHO DR-6, 175 Maximum units between the 17 acre parcel and the 14 acre parcel; and (2) rezoning the 14.0 acre parcel from AHO of DR 12.2 (175 Maximum units) to AHO of DR-6, 175 Maximum units for Sites I and II combined.

2. Consistency with County LCP

The Santa Barbara County LCP Land Use Plan (including the Goleta Community Plan) contains a number of policies regarding visitor serving use, public access, scenic and visual resources, environmentally sensitive habitat resources, provision of public services, and hazards.

A. Consistency With Land Use Plan Designations

As noted above, the amendment proposal consists of rezoning a 17 acre parcel (Site I) from Recreation to Residential; and (2) rezoning the 14.0 acre parcel from AHO of DR 12.2 (175 Maximum units) to AHO of DR-6, 175 Maximum units for Sites I and II combined.

The proposed Implementation Plan Amendment establishes uses consistent with the proposed Residential Land Use designation for the County's LCP Land Use Plan. Further the implementation measures establish residential densities consistent with the LCP Land Use Plan Overlay through the Land Use Plan Amendment 3-95.

B. Residential Development

Policy 2-8 provides that in the Goleta Valley Planning Area the County shall give highest priority to low and moderate income housing and agricultural expansion, followed by public recreation and visitor serving commercial uses (Policies 5-1 through 5-10 also address affordable housing issues.)

While the Commission does not directly address the provision of housing through certification of LCP's, the County has chosen to apply an Affordable Housing Overlay (which has been previously certified by the Commission as part of the County's Local Coastal Program) to Sites I and II and to approve a Preliminary Development Plan for the site which provides affordable housing on Site I.

C. Visitor Serving Opportunities

Policy 7-6 provides that recreational use of oceanfront lands that do not require extensive alteration of the natural environment shall have priority over uses requiring substantial alteration.

The proposed Residential rezone and Affordable Housing Overlay zoning designations will not affect any oceanfronting lands. As noted in the Land Use Plan findings above, the land use change from recreation to residential would be confined to that portion of the Sandpiper Golf Course along the seaward site of Hollister Avenue (Site I), and would not involve any of the ocean fronting portion of the Sandpiper Golf Course (Site III). Further, the conversion of 17 of the 169 acres will not reduce the effective playing area of the Sandpiper Golf Course, which will be maintained as an 18-hole course. (See additional findings below regarding Coastal Access.)

D. Coastal Access

Policy 7-1 through 7-3 provides for the protection of lateral and vertical access and the provision of new public access opportunities in connection with new development situated between the first public road and the ocean. Additionally, Policy 7-12 provides that new opportunities for beach access and coastal recreation shall be provided in the Goleta Planning Area.

The proposed Residential rezone and Affordable Housing Overlay zoning designations will not affect any oceanfronting lands. However, future residential development could reduce the informal public access to the vertical trail along the east side of Bell Canyon Creek, as well as increase the need for additional public access to serve the occupants of the proposed residential development on Sites I and II.

The site specific development standards, as modified by Suggested Modifications #2, #3, and #5, (lateral and vertical access, public use of golf course) are adequate to carry out these policies; no changes to the Coastal Zoning Ordinance are necessary to implement these provisions.

E. Scenic and Visual Amenities

Policy 4-4 provides that in areas designated as urban new structures shall be in conformance with the scale and character of the existing community; additionally, clustered development shall be encouraged.

The proposed Residential zone and Affordable Housing Overlay zone designations will not increase the height of allowable structures. However, future residential development would change the predominantly rural character of the area and also block views of the ocean from Hollister Avenue. The site specific development standards, as modified by Suggested Modification #1 (view corridor(s)), is adequate to carry out this policy; no changes to the Coastal Zoning Ordinance are necessary to implement these provisions.

F. Environmentally Sensitive Habitat

LCP Policy 2-11 provides for the protection of habitat resources from adjacent development through set-backs, buffer zones, grading controls, noise restrictions, maintenance of natural vegetation, and control of runoff. Policy 9-41 also requires that all permitted construction and grading within stream corridors be carried out in a manner which minimizes impacts from increased run-off, sedimentation, biochemical degradation, or thermal pollution.

The amendment to convert recreationally designated land to residential uses could result in increased non-point sources of pollution in Devereux Creek, as well as introduce additional non-native invasive plant species. The increased human activity associated with the residential development could also adversely impact wildlife use in the area through introducing domestic animals, increasing artificial lighting, and increasing general human activities. Additionally, reconfiguration of the Sandpiper Golf Course would require work within 50 feet of the top of Devereux Creek Bank.

The site specific development standards, as modified by Suggested Modifications #3, and #4 (riparian restoration, offer to dedicate Bell Canyon area), are adequate to carry out these policies; no changes to the Coastal Zoning Ordinance are necessary to implement these provisions.

G. Hazards

Policy 6-9 provides for the preparation and periodic updating of emergency response plans to deal with hydrocarbon leaks or fires associated with emergency facilities.

The western property line of Site III is adjacent to the Mobil Oil and Gas Processing Facility. The hazard of greatest concern is from an explosion and/or fire associated with the Mobil treatment or storage facility. The hazard analysis for the Mobil Oil and Gas Processing Facility indicates that none of the potential hazards identified would result in significant impacts based upon the County of Santa Barbara's matrix in the Threshold Manual for determining safety impacts.

The County's certified Local Coastal Program adequately provides for the evaluation and accommodation of the types of hazards associated with the adjacent oil and gas facilities.

H. Public Services

LCP Policy 2-6 requires the County to make a finding prior to the issuance of a coastal development permit that adequate public or private services and resources for water, sewer, roads, etc. are available to serve the proposed development. The LCP further provides that lack of available public or private services or resources shall be grounds for denial of the proposed project or reduction in the density otherwise indicated in the LCP Land Use Plan.

The proposed amendment converting 17 acres of recreationally designated land to residential uses will not increase the potentially allowable number of residential units onsite. The maximum 175 residential units presently allowed on Site II will be spread between Sites I and II. Further, the County's certified Local Coastal Program adequately provides for the evaluation and accommodation of public services to new development.

In summary, the Commission finds that the proposed Implementation Plan amendment is consistent with and adequate to carry out the provisions of the certified LCP Land Use Plan regarding, recreational and visitor serving facilities, scenic and visual amenities, coastal access, environmentally sensitive habitats, hazards, and public services.

III. LCP/CEQA

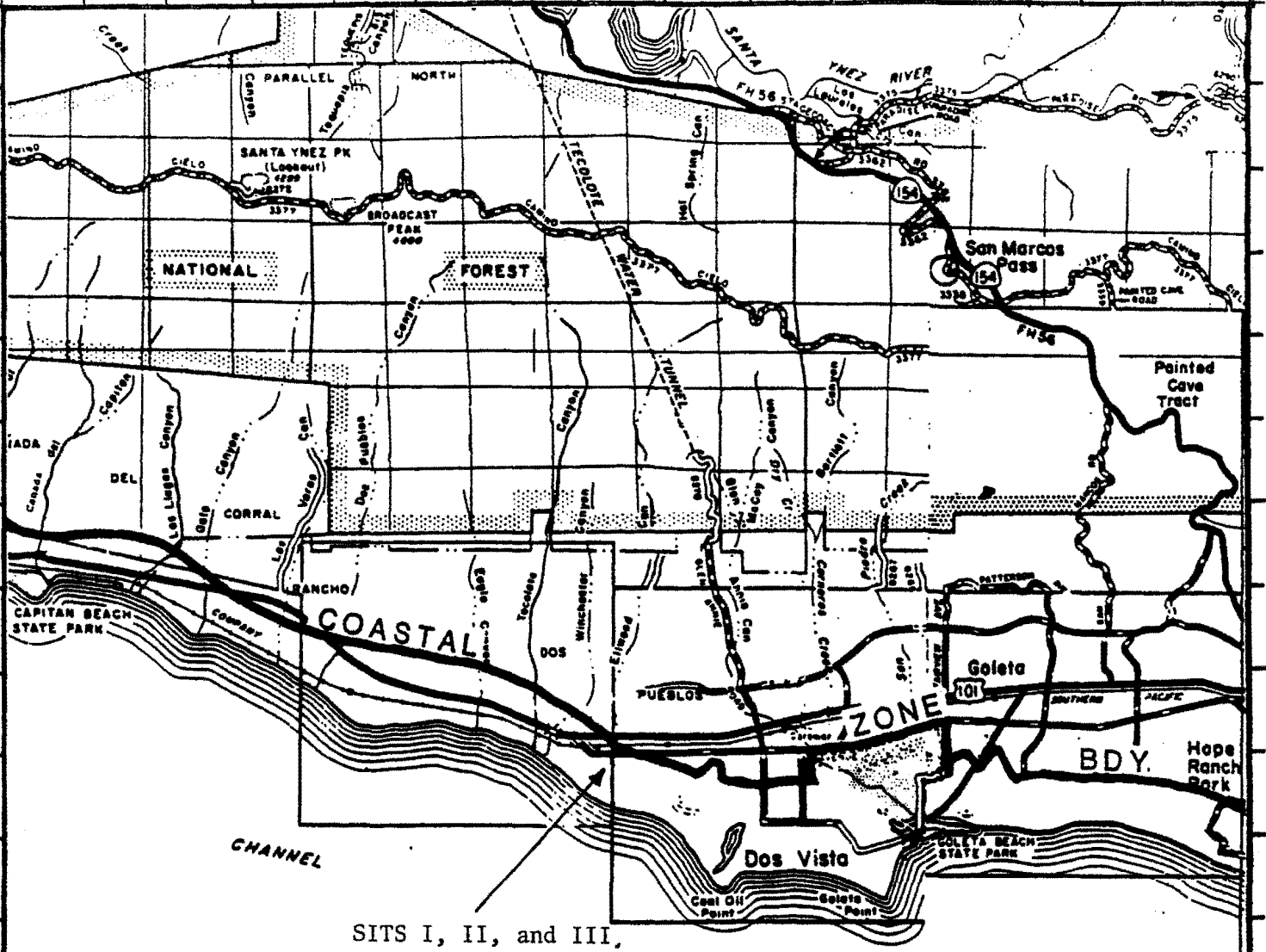
The proposed amendment is to the County of Santa Barbara's certified Local Coastal Program. The Commission originally certified the County's Local Program Land Use Plan and Zoning Ordinance in 1981 and 1982 respectively.

The Coastal Commission's Local Coastal Program process has been designated as the functional equivalent of CEQA. CEQA requires the consideration of less environmentally damaging alternatives and the consideration of mitigation measures to lessen significant environmental impacts to a level of insignificance. As discussed in the findings above, the proposed amendment, if modified as suggested, would adequately address the protection of scenic and visual resources and environmentally sensitive habitats, and would therefore have no significant impacts within in the meaning of the California Environmental Quality Act.

The amendment is therefore consistent with the provisions of the California Environmental Quality Act and the California Coastal Act.

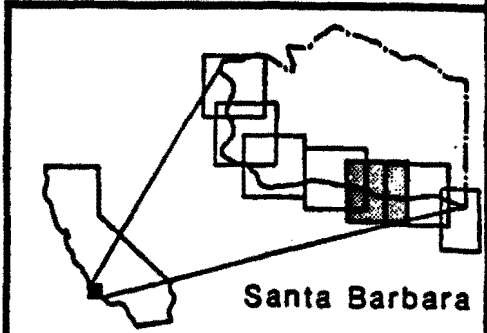
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SITS I, II, and III,

EXHIBIT NO. 1
APPLICATION NO.
Santa Barbara Co.
LCP Amend 3-95



LOCATION MAP



County of Santa Barbara

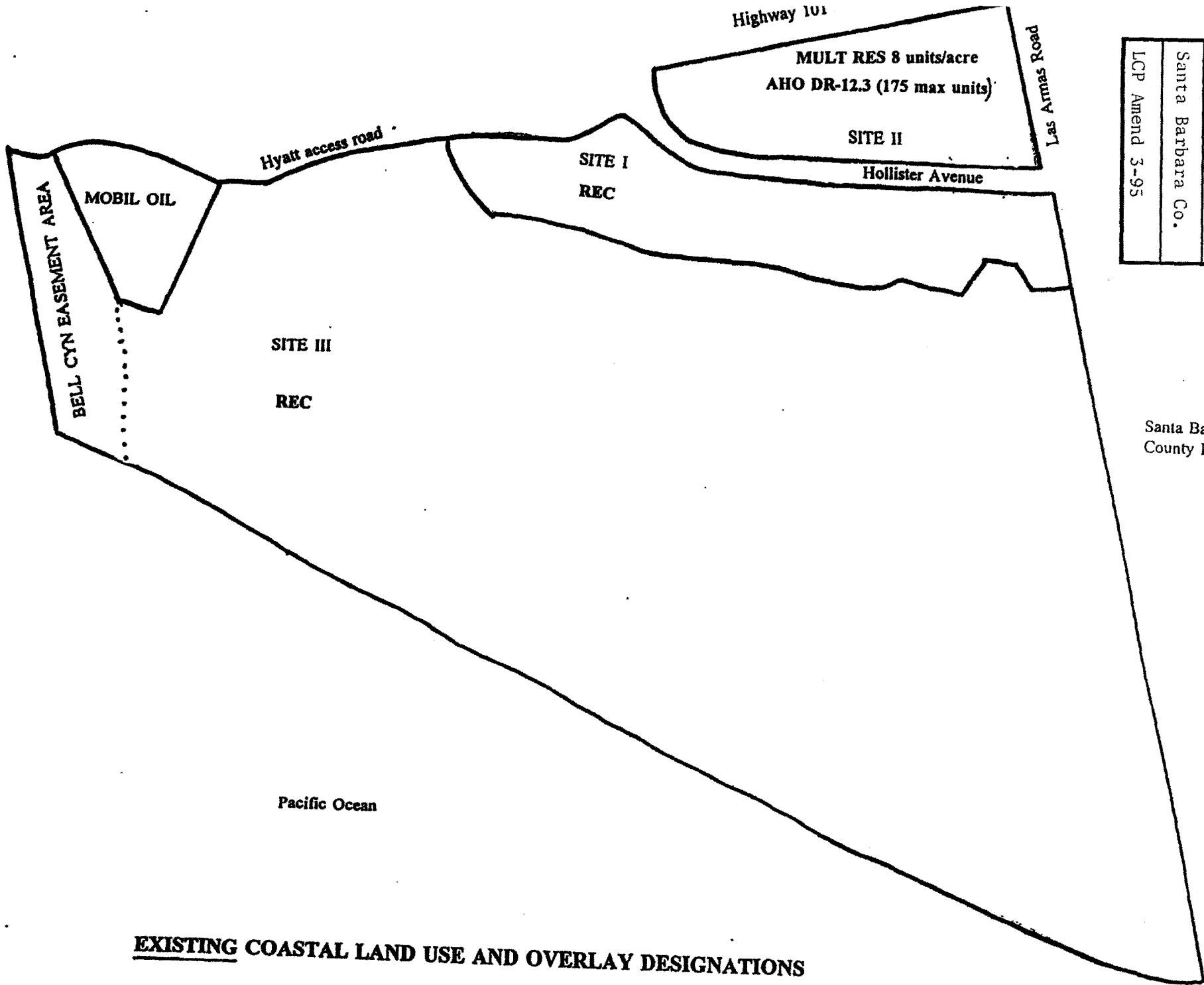


EXHIBIT NO.	2
APPLICATION NO.	
Santa Barbara Co.	
LCP Amend 3-95	

Santa Barbara Shores
County Park Property

EXISTING COASTAL LAND USE AND OVERLAY DESIGNATIONS

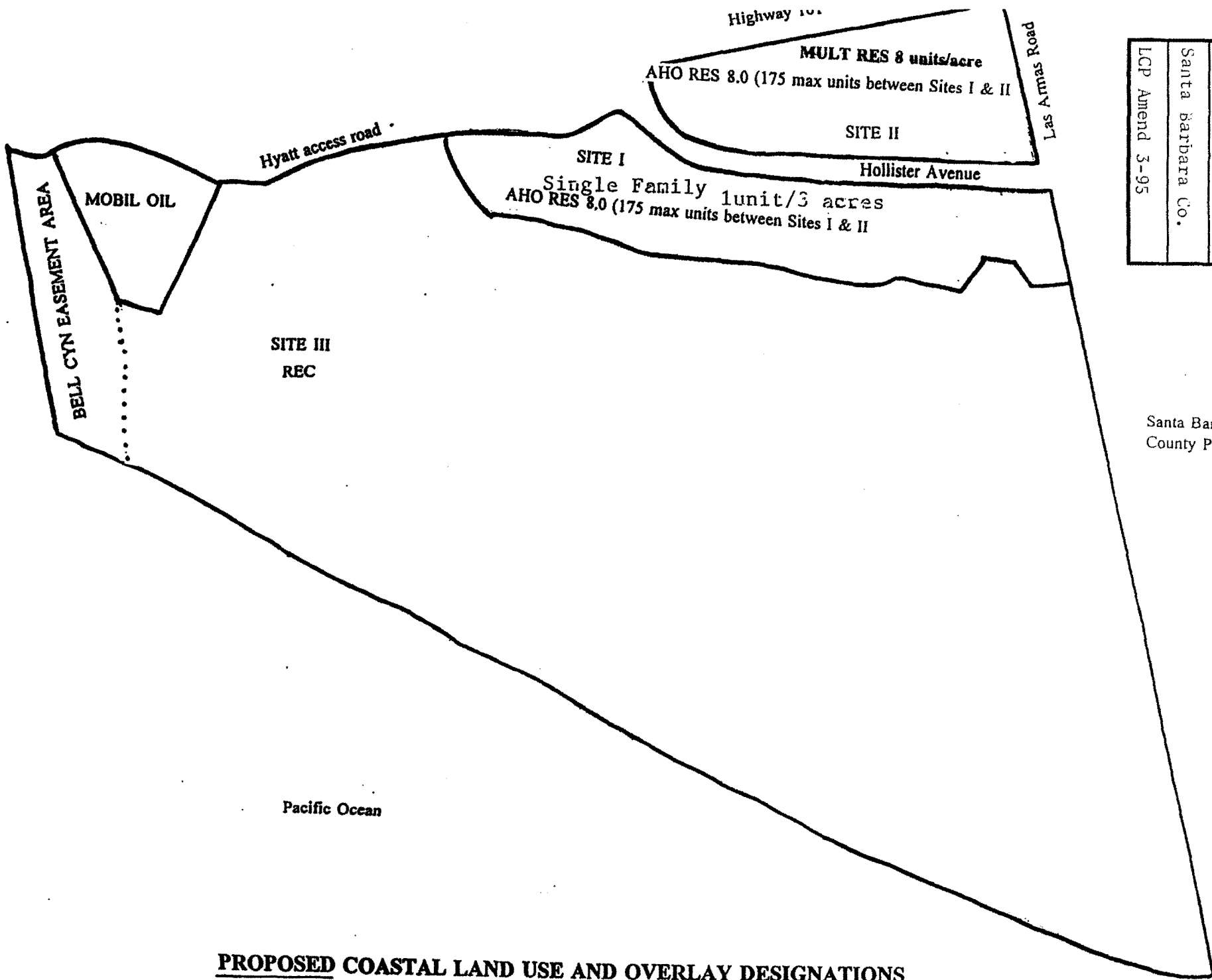


EXHIBIT NO.	3
APPLICATION NO.	
Santa Barbara Co.	
LCP Amend 3-95	

Santa Barbara Shores
County Park Property

PROPOSED COASTAL LAND USE AND OVERLAY DESIGNATIONS

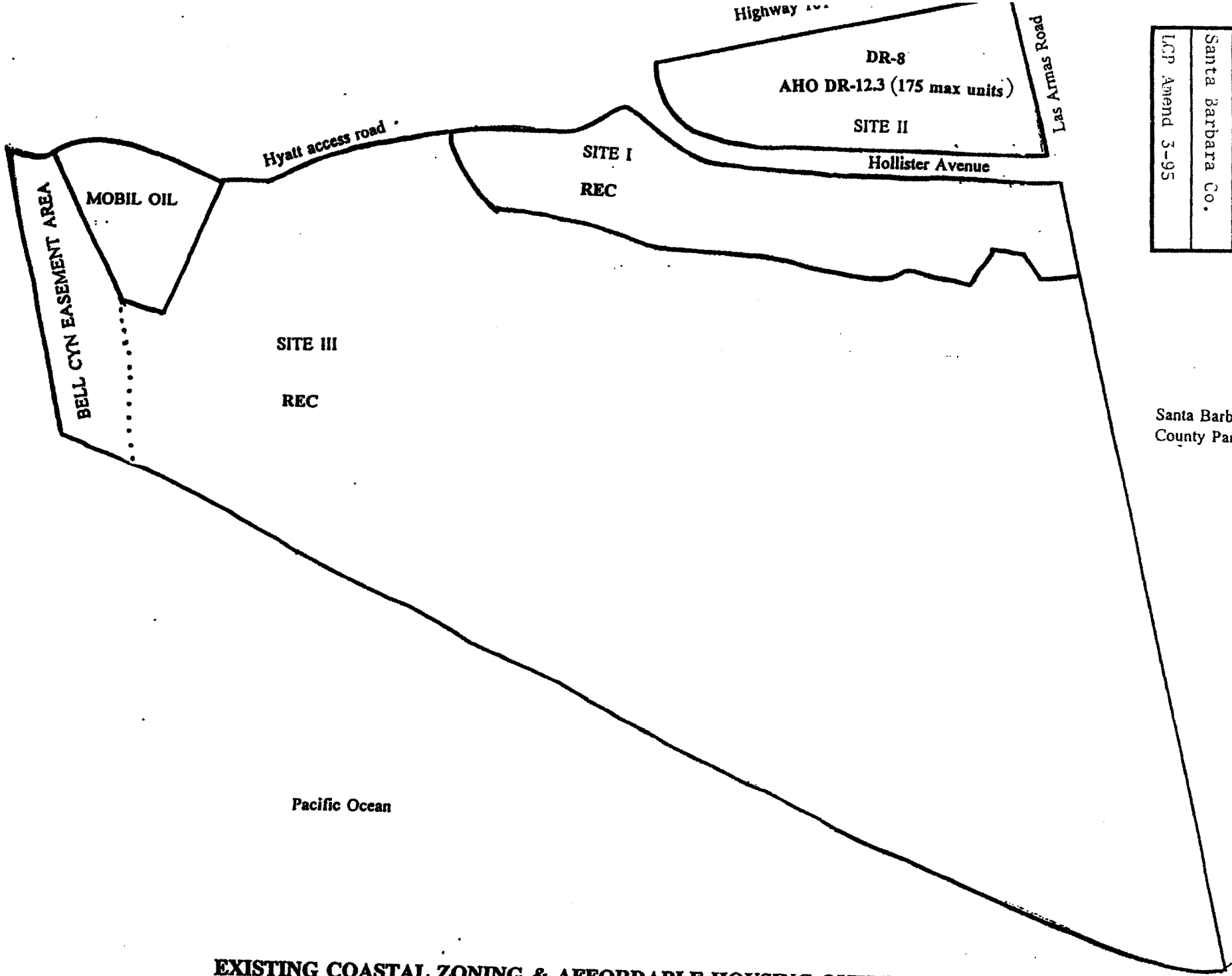
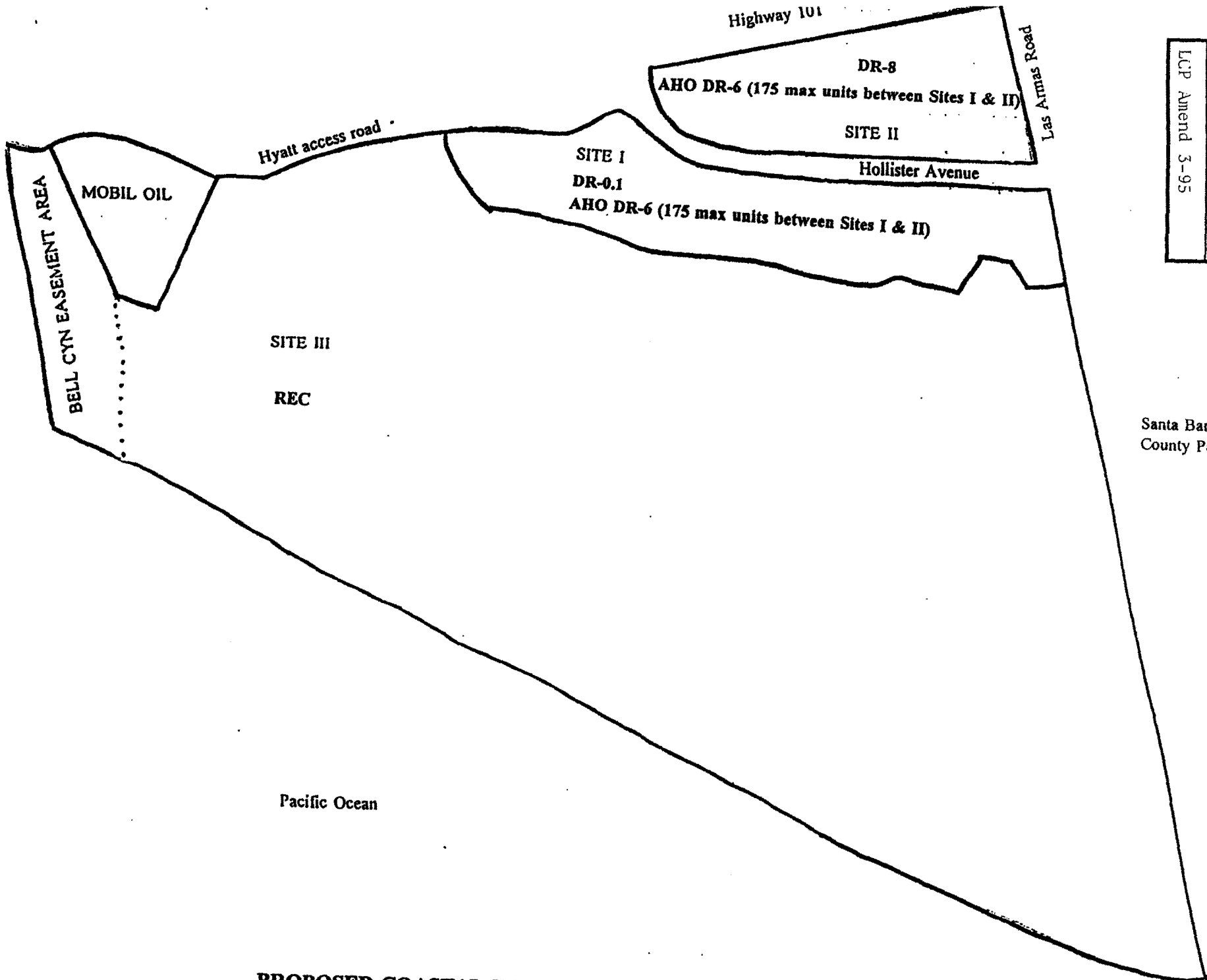


EXHIBIT NO.	4
APPLICATION NO.	
Santa Barbara Co.	
LCP Amend 3-95	

Santa Barbara Shores
County Park Property

EXISTING COASTAL ZONING & AFFORDABLE HOUSING OVERLAY

EXHIBIT NO.	5
APPLICATION NO.	
Santa Barbara Co.	
LCP Amend 3-95	



Santa Barbara Shores
County Park Property

PROPOSED COASTAL ZONING & AFFORDABLE HOUSING OVERLAY

EXHIBIT NO. 6

APPLICATION NO.

Santa Barbara Co.

LCP Amend 3-95



THE CAREY GROUP, INC.
ARCHITECT/PLANNER

SANDPIPER MASTER SITE PLAN

EXHIBIT NO. 7
APPLICATION NO.
Santa Barbara Co.
LCP Amend 3-95

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

IN THE MATTER OF SUBMITTING TO THE)
COASTAL COMMISSION AMENDMENTS TO THE) RESOLUTION NO. 95-534
VARIOUS MAPS AND TEXTS OF THE SANTA) CASE NO.93-GP-003,
BARBARA COUNTY LOCAL COASTAL PROGRAM) 93-RZ-003
))
))

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 Land Use Plan; and
- B. On July 19, 1982, by Ordinance 3312, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code; and
- C. The Board of Supervisors, having deemed it to be in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County, has amended the Local Coastal Program as specified below:
 - 1) 93-GP-003, Adopt amendments to the current Land Use Designation for a 17.4 acre portion of APN 079-210-059 (Site I) from Recreation to Single Family 1.0, one dwelling unit per three acres maximum; and modify the existing Affordable Housing Overlay of RES 12.3 - 175 UNITS on a 14.2 acre parcel known as APN 079-210-049 (Site II) and instead apply an Affordable Housing Overlay of RES 8.0 - 175 UNITS to Sites I and II combined, totalling 31.6 acres.
 - 2) 93-RZ-003, Amend the current Zoning Designation for a 17.4 acre portion of APN 079-210-059 (Site I) from Recreation to DR-0.1, Design Residential 0.1 maximum dwelling units per gross acre; and modify the existing Affordable Housing Overlay of DR 12.3 - 175 UNITS on a 14.2 acre parcel known as APN 079-210-049 (Site II) and instead apply an Affordable Housing Overlay of DR-6 - 175 UNITS to Sites I and II combined, totalling 31.6 acres.
- D. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the said proposed amendments in duly noticed public hearings 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.

- E. This Board has held duly noticed public hearings, as required by Section 65355 of the Government Code, on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.
- F. These amendments to the Local Coastal Program are consistent with the provisions of the Coastal Act of 1976.
- G. 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 Coastal Plan and Coastal Zoning Ordinance text.
- 3. The Board certifies that these amendments are intended to be carried out in a manner fully in conformity with the said California Coastal Act.
- 4. The Board submits these Local Coastal Plan amendments to the California Coastal Commission for review and certification.
- 5. The Chairman 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 21st day of November, 1995, by the following vote:

AYES: Supervisors Schwartz, Graffy, Wallace, Staffel, Urbanske

NOES: None

ABSENT: None


 Chairman of the Board of Supervisors
 County of Santa Barbara

ATTEST:

Zandra Cholmondeley
Clerk of the Board of Supervisors

By: Robert Cohen
Deputy Clerk

APPROVED AS TO FORM:
STEPHEN SHANE STARK
County Counsel

By: Paula Stark
Deputy County Counsel

PC_STAFF\WP\BOS\RES.BOS\WINDOW.LCP\WINDOW.N21

ATTACHMENT D

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

IN THE MATTER OF APPROVING
AN AMENDMENT TO THE GOLETA
COMMUNITY PLAN COMPONENT OF THE
COASTAL LAND USE PLAN OF THE
LOCAL COASTAL PROGRAM TO CHANGE
THE COASTAL LAND USE AND OVERLAY
DESIGNATIONS AND THE COASTAL
ZONING ORDINANCE ZONE DISTRICTS
AND AFFORDABLE HOUSING OVERLAY
DISTRICTS FOR THE ARADON PROPERTY

RESOLUTION NO. 95-533
CASE NO. 93-GP-003
93-RZ-003

EXHIBIT NO. 8
APPLICATION NO.
Santa Barbara Co.
LCP Amend 3-95

WITH REFERENCE TO THE FOLLOWING:

1 of 3

- 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; and
- B. On July 19, 1982, by Ordinance 3312, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code; and
- C. On July 20, 1993, by Resolution No. 93-403, the Board of Supervisors adopted the Goleta Community Plan update to the Comprehensive Plan.
- D. In June 1994, the California Coastal Commission certified the Goleta Community Plan as part of the County's Local Coastal Program.
- E. It is now deemed to be in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County that the Board of Supervisors amend the Local Coastal Program as specified below:
 1. Pursuant to case number 93-GP-003 under the provisions of the Coastal Land Use Plan and the Goleta Community Plan take action to:
 - a. Amend the current Land Use Designation for a 17.4 acre portion of APN 79-210-059 (Site I) from Recreation to Single Family Residential 1.0 maximum dwelling units per 3 acre; and
 - b. Amend the existing Affordable Housing Overlay of RES 12.3 - 175 UNITS on a 14.2 acre parcel known as APN 79-210-049 (Site II) to place an Affordable Housing Overlay of RES 8.0 - 175 UNITS on combined Sites I and II, totalling 31.6 acres;

2. Pursuant to case number 93-RZ-003 under the provisions of the Coastal Zoning Ordinance (Article II) take action to:
 - a. Rezone the current Zoning Designation for a 17.4 acre portion of APN 79-210-059 (Site I) from Recreation to DR-0.1, Design Residential 0.1 maximum dwelling units per gross acre; and
 - b. Rezone the existing Affordable Housing Zoning Overlay of DR 12.3 - 175 Max Units on a 14.2 acre parcel known as APN 79-210-049 (Site II) to place an Affordable Housing Overlay of DR-6 - 175 Max units on combined Sites I and II totalling 31.6 acres;
- 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 duly noticed public hearing pursuant to Sections 65353 and 65854 of the Government Code, and the Planning Commission has sent its written recommendations to the Board pursuant to Sections 65354 and 65855 of the Government Code.
- G. This Board has held a duly noticed public hearing, as required by Sections 65355 and 65856 of the Government Code, on the proposed amendments, at which hearing the amendment(s) was/were explained and comments invited from the persons in attendance.
- H. These amendments to the Local Coastal Program 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 Sections 65356 and 65857 of the Government Code and Section 30514 of the Public Resources Code, the above described changes are hereby adopted as amendments to the Local Coastal Program.
3. This Board certifies that these amendments are intended to be carried out as a manner fully in conformity with the California Coastal Act.
4. The Board shall submit these Local Coastal Program 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.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 21st day of November, 1995, by the following vote:

AYES: Supervisors Schwartz, Graffy, Wallace, Staffel, Urbanske

NOES: None

ABSENT: None

ABSTENTIONS: None


Chairperson, Board of Supervisors
County of Santa Barbara

ATTEST:

ZANDRA CHOLMONDELEY
CLERK OF THE BOARD OF SUPERVISORS

By: 
Deputy Clerk

APPROVED AS TO FORM:

STEPHEN SHANE STARK
COUNTY COUNSEL

By: 
Deputy County Counsel

ATTACHMENT E
ARTICLE II (REZONE ONLY)
ORDINANCE NO. 4208

EXHIBIT NO.	9
APPLICATION NO.	
	Santa Barbara Co.
	LCP Amend 3-5

1 of 2

AN ORDINANCE AMENDING ARTICLE II OF CHAPTER 35 OF THE SANTA BARBARA COUNTY CODE BY ADOPTING BY REFERENCE ONE COASTAL ZONING MAP IDENTIFIED AS BOARD OF SUPERVISORS EXHIBIT NO. 35-54.20.1, TO REZONE A 17.4 ACRE PORTION OF ASSESSOR'S PARCEL NUMBER 079-210-059 FROM REC TO DR-0.1, AND BY ADOPTING BY REFERENCE ONE COASTAL ZONING OVERLAY MAP IDENTIFIED AS BOARD OF SUPERVISORS EXHIBIT NO. 35-54.21.2 TO REZONE ASSESSOR'S PARCEL NUMBER 079-210-049 FROM AHO DR-12.3, 175 MAX UNITS AND MODIFY THIS OVERLAY TO AHO DR-6, 175 MAX UNITS BETWEEN ASSESSOR'S PARCEL NUMBER 079-210-049 AND A 17.4 ACRE PORTION OF 079-210-059.

Case No. 93-RZ-003

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

SECTION 1.

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, is hereby amended by the adoption by reference of one coastal zoning map identified as Board of Supervisors Exhibit No. 35-54.20.1 which rezones a 17.4 acre portion of Assessor's Parcel No. 079-210-059 from REC to DR-0.1 and by adoption of one coastal zoning overlay map identified as Board of Supervisors Exhibit No. 35-54.21.2 to rezone Assessor's Parcel No. 079-210-049 from AHO DR-12.3, 175 max units and to modify this overlay to AHO DR-6, 175 max units between Assessor's Parcel No. 079-210-049 (Site II) and a 17.4 acre portion of 079-210-059 (Site I), which is made a part of said section by reference.

SECTION 2.

The Chairman of the Board of Supervisors is hereby authorized and directed to endorse said Exhibit Nos. 35-54.20.1 and 35-54.21.2 to show that said map has been adopted by this Board.

SECTION 3.

Except as amended by this Ordinance, Section 35-54 of the Code of Santa Barbara County, California, shall remain unchanged and shall continue in full force and effect.

SECTION 4.

This ordinance shall take effect and be in force upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code Section 30514; and before the expiration of fifteen (15) days after its passage by the Board of Supervisors, this ordinance, or a summary of it, shall be published once, together 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 21st day of November, 1995, by the following vote:

AYES: Supervisors Schwartz, Graffy, Wallace, Staffel, Urbanske

NOES: None

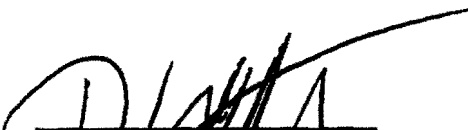
ABSTAIN: None

ABSENT: None

ATTEST:

ZANDRA CHOLMONDELEY
CLERK OF THE BOARD

By Rodat Cohen
Deputy Clerk


Chairperson, Board of Supervisors
of the County of Santa Barbara
State of California

APPROVED AS TO FORM:

STEPHEN SHANE STARK
County Counsel

By Cynthia Gmanzer
Deputy County Counsel