

CALIFORNIA COASTAL COMMISSION

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December 23 1997

TO: Commissioners and Interested Parties

FROM: Steve Scholl, South Central Coast Deputy Director
Gary Timm, District Manager
Mark H. Capelli, Coastal Program Analyst

SUBJECT: SANTA BARBARA COUNTY LCP AMENDMENT 2-97-C Land Use Plan Amendment (Ellwood Beach - Santa Barbara Shores Specific Plan). Public Hearing and Final Action at the California Coastal Commission Hearing of January 12-16, 1998 at the Embassy Suites, San Luis Obispo, CA.

STAFF RECOMMENDATION FOR APPROVAL WITH SUGGESTED MODIFICATIONS

The staff recommends that the Commission adopt the following findings in support of approval of the County of Santa Barbara LCP Amendment 2-97-C (Ellwood Beach - Santa Barbara Shores Specific Plan) with suggested modifications to the site specific standards for Ellwood Beach - Santa Barbara Shores in the Goleta Community Plan and amendments to the related Trails Map.

Background

The County of Santa Barbara submitted LCP Amendment 2-97 on August 28, 1997 consisting of three separate components: (A) Amendments to the Greenwell Park/Preserve in the Summerland Planning Area; (B) Amendments to the previously certified Goleta Transportation Improvement Plan; and (C) Amendments to the previously certified Ellwood Beach - Santa Barbara Shores Specific Plan and related elements of the Goleta Community Plan and County Parks, Recreation, and Trails Map PRT-3 for the Goleta Area. The amendment was deemed complete and filed on September 12, 1997.

The present staff report deals only with Part C (Ellwood Beach - Santa Barbara Shores Specific Plan and related elements of the Goleta Community Plan and County Parks, Recreation, and Trails Map PRT-3 for the Goleta Area). Previous staff reports have dealt with part A, the Greenwell Park/Preserve in the Summerland Planning Area, and Part B, the Goleta Transportation Improvement Plan amendment to the Goleta Community Plan.

The Part C of the amendment submittal does not involve re-certification of the Goleta Community Plan or the Ellwood Beach - Santa Barbara Shores Specific Plan, but only revisions to these components of the Santa Barbara County Local Coastal Program. The present staff report therefore focuses on the revisions to the already certified Goleta Community Plan and Ellwood Beach - Santa Barbara Shores components of the Santa Barbara County Local Coastal Program.

The Commission approved an extension of the 90 day time limit to act on the proposed amendment 2-97 pursuant to Section 30517 of the Coastal Act, effectively extending the review time through November 1998.

Summary of Amendment Request

The amendment is for (1) revisions to the Ellwood Beach - Santa Barbara Shores Specific Plan, including development standards, principally relating to the Ellwood Beach portion of the Specific Plan Area; (2) revisions to site specific development standards in the Goleta Community Plan for Ellwood Beach - Santa Barbara Shores, principally relating to the Ellwood Beach portion of the Specific Plan Area; (3) amendments to the County Parks, Recreation, and Trails Map PRT-3 for the Goleta Area related to trails in the Specific Plan Area.

The principal revisions to the Ellwood Beach - Santa Barbara Shores Specific Plan (encompassing 255 acres) would: (1) reconfigure and reduce the development envelope on the Ellwood Beach portion of the Specific Plan Area from 38 to 36 acres to avoid all of the Environmentally Sensitive Habitat previously identified in the Goleta Community Plan element of the County's certified Local Coastal Program Land Use Plan; (2) relocate the proposed main lateral (east-west) access trail on the northern boundary of the Ellwood Beach portion of the Specific Plan Area to the existing trail alignment immediately north and off-site of the Specific Plan Area, and add an additional lateral access trail immediately behind the Ellwood Beach development envelope; (3) reconfigure the vertical (north-south) access trails on the Ellwood Beach portion of the Specific Plan Area to avoid environmentally sensitive habitats; (4) increase the number of public parking spaces from 10 to 20 on the Ellwood Beach portion of the Specific Plan Area; and (5) modify the residential development mix on the Ellwood Beach portion of the Specific Plan Area to allow solely detached residential units, rather than require a mix of detached and attached units, with a mix of building sizes and heights to be used if the site is developed exclusively with detached single family housing.

Additional changes to the Goleta Community Plan and Ellwood Beach - Santa Barbara Shores Specific Plan previously certified by the Commission in its June 15, 1995 action are noted below under Section Amendment Proposal.

The Santa Barbara Shores portion of the Specific Plan Area (119 acres) continues to be proposed for use as a high intensity County park. The remainder of the Specific Plan Area including the Ellwood Beach and Ellwood Ranch (1 acre) continues to be proposed for residential development of up to 162 units.

Additional Information

For further information on 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.

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I. Staff Recommendation

A. Denial of Land Use Plan as Submitted

Staff recommends the adoption of the following Motion and Resolution:

Approval of the Land Use Plan Amendment as Submitted

Motion I

I move that the Commission certify Land Use Plan Amendment 2-97-C to the Santa Barbara County Land Use Plan as submitted.

Staff recommends a NO vote on Motion I which would result in denial of the amendment and adoption of the following resolution of denial and related findings. An affirmative vote by the majority of the appointed Commissioners is needed to pass the motion.

Resolution I

The Commission hereby denies certification of Amendment 2-97-C, to the Land Use Plan portion of Santa Barbara County's Local Coastal Program 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)(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 the 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 2-97-C to the Santa Barbara County Land Use Plan if modified as suggested.

Staff recommends a YES vote on Motion II which would result in approval of the amendment and adoption of the following resolution of approval and related findings. An affirmative vote by the majority of the appointed Commissioners is needed to pass the motion.

Resolution II

The Commission hereby approves certification of Amendment 2-97-C, to the Land Use Plan portion of Santa Barbara County's Local Coastal Program 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 state goals specified in Section 30001.5 of the Coastal Act, and that the certification of the amendment meets the requirements of Sections 21080.5(d)(2)(i) of the California Environmental Quality Act, as there are no further feasible mitigation measures or feasible alternatives which could substantially lessen significant adverse impacts to the environment.

II. Suggested Modification of Land Use Plan

Add to the Goleta Community Plan element of the County of Santa Barbara Local Coastal Program Land Use Plan the following site specific development standard:

1. Modify Goleta Community Plan development Standard DevStd LUDS-GV-3.5 and the Specific Development Plan Standard #61 by adding the following language:

a. In the event of erosion resulting in loss of any segment of the coastal trail, public access shall be routed immediately landward within the public open space area or, if the extent of the erosion prevents locating the trail in the open space area immediately inland of the eroded trail segment, public access shall be routed through the publicly dedicated circulation routes within the development envelope landward of the eroded section of the coastal trail.

b. In the event that the primary beach access trail located on the UCSB North Campus housing property is ever closed, alternative beach access shall be provided on the east end of the Ellwood Beach property.

III. Recommended Findings and Declarations

A. Background

The subject site of this Specific Plan amendment has historically been referred to as "Santa Barbara Shores", a 255 acre ocean fronting area located within the urban limit line on the western end of the unincorporated area of Goleta. The site is bounded on the north by Hollister Avenue and the existing Santa Barbara Shores residential subdivision; on the south by the Pacific Ocean; on the east by the undeveloped U.C. North Campus housing site (formerly referred to as the West Devereux Specific Plan Area); and on the west by the Sandpiper Golf Course. (Exhibits 1 through 4)

The area covered by the Specific Plan amendment is currently held by three separate owners: the County of Santa Barbara now owns a 119 acre portion currently referred to as Santa Barbara Shores; Santa Barbara Development Partnership (formerly known as Southwest Diversified) a private corporation, owns a 135 acre portion referred to as Ellwood Beach (also known as Santa Barbara Development Partners or "Monarch Point Reserve"); and the Ellwood Ranch (formerly known as the Doty property), a private interest, owns a 1 acre parcel referred to as Ellwood Ranch which for planning purposes is considered to be part of Ellwood Beach.

The California Coastal Commission certified the Santa Barbara County Local Coastal Program Land Use Plan in 1982 with several special provisions for the coastal area then referred to as Santa Barbara Shores (but now referred to as Ellwood Beach - Santa Barbara Shores).

The LCP provided a Planned Development Land Use Plan and Zoning Ordinance designation for the area referred to as Santa Barbara Shores (including the property now known as Ellwood Beach). The LCP also requires that a single Specific Plan be prepared for the individual parcels included in the 255 acre Santa Barbara Shores area. Finally, the LCP contains a number of specific development standards for the Santa Barbara Shores area. These special provisions are described, and the consistency and inconsistency of the proposed amendment with these provisions are discussed below.

B. Amendment History

The following provides an outline history of the Commission's previous action on the Ellwood Beach - Santa Barbara Shores Specific Plan amendment.

The Specific Plan was originally transmitted to the California Coastal Commission on August 5, 1993.

On January 12, 1994, the Coastal Commission unanimously denied the Specific Plan as submitted based upon the inconsistency of the proposed development footprint with Coastal Act policies related to environmentally sensitive habitats, public services, coastal access, and the need to coordinate development with the adjacent UCSB North Campus (formerly known as the West Devereux Specific Plan Area) to the east. The Commission did not take any action to approve the Specific Plan but continued the matter pending additional staff analysis of the outstanding issues.

At the same time the Coastal Commission also certified the Goleta Community Plan as part of the County of Santa Barbara's Local Coastal Program Land Use Plan with suggested modifications. The certification included an updated Environmentally Sensitive Habitat Map for the Goleta Community Plan area and policies and development standards relating to community development, public services, and resource constraints (including policies relating to native grasslands). Specific development standards were also included for the Ellwood Beach - Santa Barbara Shores Specific Plan area.

On May 20, 1994 the County transmitted a resolution accepting the Coastal Commission's modifications with clarification regarding the Environmentally Sensitive Habitat map for the Goleta Community Plan. The Coastal Commission acknowledged the County's acceptance on June 9, 1994.

On August 10, 1994 the Coastal Commission voted 8 to 2 to approve the Specific Plan with suggested modifications. The suggested modifications: (1) revised the development area from 40 to 38 acres and relocated 4 lots on Ellwood Beach property; (2) prohibited the use of a private desalination facility; (3) provided for the transfer of development between the Ellwood Beach and the Santa Barbara Shores property; (4) required the County to make a finding that public access to and along the beach would not be adversely affected by a gated community if one is proposed on the Ellwood Beach property; (5) identified the coastal bluff trail route as the preferred location of the Coastal Trail; and (6) required the coordinated development between the Ellwood Beach - Santa Barbara Shores properties and the West Devereux property to the east.

On October 4, 1994 the Santa Barbara Board of Supervisors approved a revised Specific Plan which included a smaller development envelope and all other modifications suggested by the Coastal Commission and incorporated changes to reflect the recently adopted policies and developments standards of the certified Goleta Community Plan (which was approved by the Board of Supervisors after the approval of the Specific Plan). Following the Board of Supervisors action, the private property owners filed suit against the County of Santa Barbara for its approval of a revised Specific Plan. The suit was based principally upon the action which reduced the size of the developable area for the Ellwood Beach property. The revised Specific Plan was resubmitted to the Coastal Commission on October 31, 1994.

On February 7, 1995, the Santa Barbara County Board of Supervisors took action to withdraw its October 1994 resubmittal and to transmit a 38-acre development area plan for the Ellwood Beach portion of the Specific Plan to the Coastal Commission in response to the Commission's August 10, 1994 certification with suggested modifications. The modified plan included all of the modifications suggested by the Coastal Commission in 1994.

On April 7, 1995, two non-profit organizations, Save Ellwood Shores, and the League for Coastal Protection, filed suit against the California Coastal Commission and the County of Santa Barbara for its approval of the Ellwood Beach - Santa Barbara Shores Specific Plan. The suit was based principally upon the approval of a developable area for the Ellwood Beach property which included areas designated as Environmentally Sensitive Habitat within the Goleta Community Plan (a plan certified by the California Coastal Commission with suggested modifications as an amendment to the County's Local Coastal Program Land Use Plan on January 12, 1994.)

On June 15, 1995, the California Coastal Commission certified the Specific Plan approved by the Santa Barbara County Board of Supervisors in its February 7, 1995 action.

On March 18, 1997, Santa Barbara County Board of Supervisors authorized the execution of a Settlement Agreement between the County, the developer, and the two non-profit organizations. The Settlement Agreement provided for the processing of a revised Specific Plan, changes to the Goleta Community Plan, and related development permit applications. Changes to the Specific Plan included a slight reduction in the developable area on the Ellwood Beach portion of the Specific Plan from 38 to approximately 36 acres located outside of the Environmentally Sensitive Habitat designated in the certified Goleta Community Plan portion of the County LCP Land Use Plan. The Specific Plan was also modified to allow solely detached residential units rather than a mix of attached and detached units. The changes also maintained all of the suggested modifications identified in the Coastal Commission's August 10, 1994 action approving the Specific Plan.

On August 19, 1997, the Santa Barbara County Board of Supervisors adopted two resolutions approving the current Local Coastal Program amendments and submitting these to the California Coastal Commission for certification.

C. Amendment Proposal

The County is proposing the adoption of revisions to the Ellwood Beach portion of the previously certified Ellwood Beach - Santa Barbara Shores Specific Plan (and related elements of the Goleta Community Plan). (The Specific Plan was referred to in the originally certified LCP Land Use Plan as "Santa Barbara Shores" and now is referred to as Ellwood Beach - Santa Barbara Shores.) Additionally, revisions are proposed for the County's Parks, Recreation, and Trails Map PRT-3 for the Goleta Area in order to conform to the proposed revised Specific Plan trail plan. The County adopted this Specific Plan pursuant to County Coastal Zoning Ordinance Section 35-175.4.4 which requires that the Specific Plan be adopted by the Board of Supervisors as part of the Santa Barbara County Coastal Program Land Use Plan.

While the LCP Land Use Plan directed that the Specific Plan provide a unified development plan for the entire 255 acre area, the proposed Specific Plan actually consists of two independent and essentially unrelated planning proposals for the area: a separate recreational plan for the 119 acre County-owned portion (Santa Barbara Shores), and a residential development plan for the 135 acre and 1 acre privately-held portions (Ellwood Beach). These plans, which together comprise the Specific Plan which are to be incorporated into the LCP Land Use Plan, are separately described below.

The principal change to the Specific Plan previously certified by the Coastal Commission in its August 10, 1994 and June 15, 1995 action is to (1) reconfigure and reduce the development envelope on the Ellwood Beach portion of the Specific Plan from 38 to 36 acres to avoid all of the Environmentally Sensitive Habitat identified in the Goleta Community Plan element of the County's certified Local Coastal Program Land Use Plan; (2) reconfigure the main lateral (east-west) access trail on the northern boundary of the Ellwood Beach portion of the Specific Plan Area to relocate the proposed trail to the existing trail alignment immediately north and off-site of the Specific Plan Area, and add an additional lateral access trail immediately behind the Ellwood Beach development envelope; (3) reconfigure the vertical (north-south) access trails to avoid environmentally sensitive habitats; (4) increase the number of public parking spaces from 10 to 20 on the Ellwood Beach portion of the Specific Plan Area; and (5) modify the residential development mix on the Ellwood Beach portion of the Specific Plan Area to allow solely detached residential units, rather than a mix of detached and attached units, with a mix of building sizes and heights to be used if it is developed exclusively with detached single family housing.

Additional changes to the Goleta Community Plan and Ellwood Beach - Santa Barbara Shores Specific Plan previously certified by the Commission in its June 15, 1995 action are noted below under sections 3 and 4.

1. Santa Barbara Shores (County)

The Santa Barbara Shores portion of the Specific Plan area remains the same as originally certified by the Commission on June 15, 1995. The following provides a description of the basic elements of this portion of the Specific Plan.

The recreational plan for the 120 acre County owned portion of the Specific Plan area consists of active and passive recreational elements. The active recreational elements (e.g., parking lots, playing fields, restroom facilities, etc.) are confined to the north half of the development site, north of Devereux Creek, while the passive recreational elements (largely undeveloped open space) are confined to the south half of the site. The County's portion of the Specific Plan provides the following facilities: (Exhibit 5)

Multipurpose Athletic Field Complex, consisting of:

- 4 softball diamonds
- 4 champion soccer fields
- 2 combination soccer/football fields
- 1 restroom facility

Gymnasium/Swimming Pool/Tennis Complex consisting of:

- gymnasium (100 feet by 200 feet)
- swimming pool
- 6 tennis courts
- parking lot

General Parking Lot (containing approximately 180 spaces)

Family Picnic Area consisting of:

- family picnic sites and trail
- parking lot (approximately 80 spaces)
- restroom facility

Equestrian Facility consisting of:

- stables
- riding ring
- parking lot

Fire Station Facility

The maximum height of all structures would be 35 feet.

Access to the County owned portion of the Specific Plan Area is via an extension of a separate roadway from Hollister Avenue near the northeastern corner of the County owned property. Additionally one vertical access trail runs along the along the western and and one along the eastern boundary. The western vertical access would provide access to the beach below the bluffs fronting the property. Two lateral access trails, one located along the northern boundary, and one along the ocean-fronting bluff-top, are proposed across the County property. The ocean-fronting bluff-top trail would become part of the Regional Coastal Trail.

As proposed by the County, water service to the County owned portion of the Specific Plan area would be provided through the Goleta Water District.

2. Ellwood Beach (Private)

The following section describes the previously approved elements of the Ellwood Beach portion of the Specific Plan, along with the related principal changes in the Specific Plan text. Specific Plan development standards and additional changes to the related Goleta Community Plan are described in the following sections 3 and 4.

The previously approved development envelope contained 38 acres and was extended into the eastern portion of the property to the coastal bluff. The Specific Plan has been amended to reconfigure and reduce the development envelope on the Ellwood Beach property to avoid all of the Environmentally Sensitive Habitat identified in the Goleta Community Plan element of the County's certified Local Coastal Program Land Use Plan.

The 135 acre Ellwood Beach portion of the Specific Plan allows for 162 market-rate dwelling units. The single family units are proposed to be semi-custom attached or detached homes with private yards. However, the Specific Plan has been amended to allow all the residences to be detached, if a mix of heights and sizes are used in the design.

One residential unit is assigned to the Ellwood Ranch property. Prior to the development of the Ellwood Ranch property the applicant will be required to submit an appropriate development plan. The Development Standards for the Specific Plan Area provide that the residential use of this property may be transferred to the Ellwood Beach Property if the 1 acre parcel is determined to be unbuildable. (Exhibit 6)

The maximum height of the structures would be 35 feet.

Vehicular access to the Ellwood Beach portion of the Specific Plan Area remains as previously approved, via an extension of Santa Barbara Shores Drive which currently bisects the existing Santa Barbara Shores single family residential development. However, the Specific Plan has been amended to include an emergency access near the central eastern property boundary along the proposed public trail; this route connects with the existing access road serving the Mobile Storage Facility adjacent to the eastern boundary of the Ellwood Beach portion of the Specific Plan Area.

The Specific Plan includes a network of public lateral and vertical access trails for pedestrian, bicycle, and equestrian use. (See Exhibit 7 and 8.)

The previously certified Specific Plan contained one main lateral (east-west) trail situated within the Eucalyptus grove along the northern border of the Ellwood Beach property. This lateral trail would connect with the vertical accessways on the adjacent Santa Barbara Shores property to the west and the UCSB North Campus property (formerly the West Devereux Specific Plan area) to the east. A main lateral bluff-top trail would run across the Ellwood Beach property, connecting on the east to an existing beach access/service road maintained by the Mobil Oil facility, and on the west to the Santa Barbara Shores property. The lateral trail along the bluff top would become part of the Coastal Trail, which will include a 24 foot wide easement to accommodate a pedestrian path, an equestrian/hiking path, and a 10 foot wide bike trail.

The Specific Plan has been amended to relocate the main lateral (east-west) access trail on the northern boundary of the Ellwood Beach property to the existing trail alignment immediately north and off-site of the Specific Plan Area. In addition, a secondary lateral (east-west) trail would be added south of the Eucalyptus grove on the Ellwood Beach portion property. (See Exhibits 10 and 11.)

The previously certified Specific Plan also contained two vertical (north-south) accessways across the Ellwood Beach property which would be supplemented by an existing vertical (north-south) trail located immediately east of the eastern Specific Plan area boundary on the UCSB North Campus property.

The Specific Plan has been amended to reconfigure these two vertical (north-south) access trails to avoid environmentally sensitive habitats, and to add a third secondary access trail through the middle of the development envelope. (See Exhibits 10 and 11.)

The previously certified Specific Plan contained ten parking spaces to be located near the end of Santa Barbara Shores Drive. The Specific Plan has been amended to require twenty public parking spaces and a minimum of 2 private parking spaces per residential unit. (See Exhibits 10 and 11.)

The previously certified Specific Plan provided that the residential development may be gated if the County finds, when processing the Development Plan/Tract Map for the Ellwood Beach portion of the Specific Plan area, that public access to and along the coast is not adversely affected by the project. The amended Specific Plan does not modify this provision.

Public open space across the entire Specific Plan area comprises approximately 181 acres. At least 96 acres of the Ellwood Beach property (including 8.17 acres of bluff face which is not considered public open space) will be deeded to an appropriate conservation group for the purpose of restoring, protecting, and preserving important habitats and providing environmentally appropriate public access to the area.

The program will be administered in accordance with a revised Open Space and Habitat Management Plan which is required to be adopted as part of the local coastal permitting process in conjunction with the Tract Map and Development Plan and any necessary Conditional Use permit(s) for actual development within the Specific Plan Area. (See Goleta Community Plan DevStd LUDS-GV-3.8 below in Section 4; and Specific Plan Development Standard #43 in Exhibit 19.) The actual Open Space and Habitat Management Plan, however, is not part of the amendment, and would not require a separate Coastal Development Permit.

While the the Open Space and Habitat Management Plan is not part of the amendment submittal, the amendment includes changes to the the development standards in the Goleta Community Plan and the Specific Plan which affect the preparation and requirements of the Open Space Habitat and Management Plan. These are outlined below in Sections 3 and 4. (See Exhibit 19.)

A private conservation group, such as the Land Trust for Santa Barbara County, the Santa Barbara Botanic Garden, the Santa Barbara Museum of Natural History, or similar organization, would be responsible for the implementation of the Open Space and Habitat Management Program for the Ellwood Beach portion of the Specific Plan Area. To date, however, no private organization has agreed to accept the area and assume management responsibilities.

Funding for the ongoing operation of the Nature Preserve/Open Space and Habitat Management Program would be derived from an endowment and by a continuing assessment on the homeowners. Initial improvements (e.g., fencing erosion controls, etc.) would be the responsibility of the developer for 3 to 5 years. Thereafter, the endowment and regular assessments would fund management activities by subsequent management/monitoring entities.

Water service to to the Ellwood Beach portion of the Specific Plan area would be provided by the Goleta Water District. A looped water system is proposed extending the existing water lines from Santa Barbara Shores Drive as well as from near the terminus of Phelps Road to the east. The Goleta West Sanitary District would serve the site via a connection to existing lines along Devereux Creek near its intersection with the extension of Santa Barbara Shores Drive.

3. Goleta Community Plan Site Specific Development Standards

The proposed amendment includes a number of changes to the development standards of the Goleta Community Plan. The development standards of the Goleta Community Plan pertaining to the Specific Plan Area, are set forth below, with any changes noted.

The Goleta Community Plan development standards reflect the suggested modifications previously certified by the Coastal Commission in its June 15, 1995 action:

Policy LUDS-GV-3: The land use designation for the County-owned portion of the Santa Barbara Shores site (APN 79-210-12, 17, 18) shall be Existing Rec/Open Space and the zone shall be REC. The Ellwood Shores portion of the site (APN 79-210-13, 14, 15, 19, 24, and 51) shall be designated PD 162 with a zone district of PRD 162. All development on the site shall comply with the following development standards for any proposed development on the site:

No changes proposed.

DevStd LUDS-GV-3.1: A Specific Plan has been or shall be prepared for the entire site (APN 79-210-12, 13, 14, 15, 17, 18, 19, 24, and 51) which incorporates all of the conditions listed below and conforms to all other policies of the land use plan. The Specific Plan shall generally show the location of roads and structures and indicate the amount and location of open space for habitat preservation and public recreation. All active recreational development shall be located in those areas depicted as being subject to development on Figure 12, depicting the County-owned parcel. All development within the Specific Plan area shall also be consistent with Figure 13 of the Goleta Community Plan.

Changes allow Specific Plan amendments to be processed with the County concurrently with the development applications.

DevStd LUDS-GV-3.2: Formal recreational development, either active or passive shall be concentrated on the County parcel north of Devereux Creek, with lower intensity uses allowed south of the creek based upon a demonstrated need to accommodate such uses and a lack of available area north of the Creek. Increased intensity of recreational and/or residential uses shall be permitted south of the Creek if consistent with habitat and visual resource protection. Recreational development outside of development envelopes shall be limited to trails, informal seating areas, minor natural resource interpretive facilities (e.g: signs, overlooks, etc.).

No changes proposed.

DevStd LUDS-GV-3.3: Development shall be sited and designed to minimize and avoid disruption of the site's natural resources and environmentally sensitive habitats, and shall, with the exception of the passive recreational development permitted on the SBDP [Santa Barbara Development Partnership, i.e., Ellwood Beach] parcel, be located outside of all ESH [Environmentally Sensitive Habitat] areas.

Changes the name of the Ellwood Beach parcel to reflect current ownership.

DevStd LUDS-GV-3.4: The Specific Plan shall protect unique, rare or fragile habitats to ensure their survival in the future. The Plan shall recognize and respect native grasses through a combination of preservation and management (See Figure 12)

Deletes the word "active" in reference to preservation and management.

DevStd LUDS-GV-3.5: New development shall be designed to accommodate maximum public access to the site, consistent with the protection of ESH areas and the site's natural features, and maintenance of reasonable privacy for new residents of the site. Such access, to be provided by the developers of the site, shall include the following:

- * Public access from the east end of the site shall be provided via coordination of the trail system with the University's North Campus project, including a coastal bikeway.

- * Parking for beach access shall be accommodated on the County owned parcel in small lots and should be located well north of the Bluffs.

- * An informal trail system aligned as closely as possible with the existing major historic trails on-site and linking to three access points to the beach, and including accommodations for pedestrians, equestrians, and bikers. Interpretive signage, informal seating areas, bicycle racks, and public restrooms shall be provided as deemed appropriate by the County.

Changes the name of the West Devereux/University Exchange Corporation parcel to UCSB North Campus.

DevStd LUDS-GV-3.6: Vernal pools, and the eucalyptus grove along the northern boundary shall be preserved. Development shall avoid all butterfly, turkey vulture, and black shouldered kite roosts.

No changes proposed.

DevStd LUDS-GV-3.7: New development shall utilize low profile construction (one or two stories), natural building materials and colors compatible with the surrounding terrain, and landscape screening to further minimize visual disruption of Santa Barbara Shores.

No changes proposed.

DevStd LUDS-GV-3.8: Concurrent with review of DP/TM [Development Plan/Tract Map] applications for development on the site, the applicant shall prepare a habitat and open space management plan in consultation with P&D [Planning and Development] and other interested agencies (e.g.: the University, State Department of Fish and Game, Regional Water Quality Control Board, Coastal Commission). This plan shall provide recommendations on methods for the long term management, preservation and enhancement of the site's environmentally sensitive areas and management of the upland drainage areas of Devereux Slough in order to protect this wetland habitat from adverse impacts of development or recreational use of the site consistent with the development standards in the Specific Plan.

This plan should be created to complement and coordinate with other appropriate management practices that may occur as a result of development on the University's North Campus to the east and the University Preserve, or as part of any overall Plan for a Devereux Slough Ecological Preserve.

Changes timing of preparation of Open Space and Habitat Management Plan from concurrent with the preparation of environmental documents to concurrent with the application for a development permit; changes preparer from County to applicant, with management entity approved by County, Save Ellwood Shores, and the League for Coastal Protection.

DevStd LUDS GV-3.9: To the maximum extent feasible, vegetation consisting of drought tolerant and other native species shall be used for landscaping to screen development from public use areas and to create a buffer from ESH areas. Landscaping shall be designed to complement, enhance and restore native habitats on-site.

No changes proposed.

DevStd LUDS-GV-3.10: Prior to issuance of a CDP [Coastal Development Permit], the applicant shall file a performance security with the County sufficient to cover the cost of all public improvements and mitigations required, and the maintenance of such improvements for a period of three to five years, as determined appropriate by the County. The total amount of this performance security shall be determined by the Public Works Department in consultation with the Parks Department and P&D.

Changes provide that performance security be provided prior to approval rather than prior to issuance of Coastal Development Permit, and that the County determines the length of time (3 to 5 years) over which public improvements and mitigations are to be maintained.

DevStd LUDS-GV-3.11: Primary access to the Santa Barbara Development Partnership - Monarch Point Reserve site shall be from Santa Barbara Shores Drive.

Changes reflect the current property owner of Ellwood Beach Property.

DevStd LUDS-GV-3.12: The Santa Barbara Shores Specific Plan shall provide the option of transferring permitted residential development to the developable portions of the Santa Barbara Shores portion of the Specific Plan, and transferring permitted recreational development to the developable portion of the Monarch Point Reserve portion of the Specific Plan area. The intent of this policy is to encourage County consideration of potential use and density transfer options, but the ability or final formal decision to actually transfer shall not constitute a pre-condition to final County action on a Coastal Development Permit application for either the Santa Barbara Shores parcel or the Monarch Point Reserve parcel, whichever project application is reviewed first.

Changes reflect the current property owner of Ellwood Beach Property.

DevStd LUDS-GV-3.13: Preparation and Implementation of the Open Space and Habitat Management Program for the Santa Barbara Shores Specific Plan area shall be coordinated with development of the University's North Campus project to ensure maximum protection of Devereux Creek, the Devereux Slough, and the adjacent upland and marine habitats.

Changes reflect the University of California as the current owner of the University Exchange Corporation property.

4. Ellwood Beach - Santa Barbara Shores Specific Plan Development Standards

The proposed amendment also includes a number of changes to the development standards for the Specific Plan previously certified by the Commission in its action on June 15, 1995. (See Exhibit 19.)

The changes to these standards are briefly noted below. The full revised text of the amended development standards is attached as Exhibit 19. The numbers in the staff report correspond to the numbers of the individual development standards in the Specific Plan.

#2. Requires that development subject to the Specific Plan be served by the Goleta Water District, subject to the District's and the County's rules and regulations.

#3 Development standard added to require a contribution to high priority alternative transportation projects identified in the Goleta Transportation Improvement Plan.

#4. Clarifies that fees are assessed for each peak hour trip generated.

#5. Development standard is deleted because improvement is not necessary to ensure consistency with the Circulation Element.

#11. Minor changes to provide for flexibility in the construction staging areas, to establish a connection between rehabilitation of slopes and the Open Space and Habitat Management Plan, and to allow minimum alteration necessary to Devereux Creek for erosion control.

#16. Changes identification of property owners of Ellwood Beach property and UCSB North Campus property to reflect current owners.

#18. Provides for minimal tree removal to improve the Santa Barbara Shores Drive extension.

#21. Requires an irrigation system in the eucalyptus grove to ensure its long term health, consistent with Policy BIO-GV-6, and its implementing Development Standards, and DevStd LUDS 3.6 in the Goleta Community Plan.

#23. Changes set-backs from Eucalyptus grove to accommodate entry road, sedimentation basins, and several lots on the northern portion of the development envelope.

#24. Changes native grassland management goals from enhancement and expansion to long-term preservation and restoration; requires restoration of native grassland removed to accommodate an emergency access, trails, or any development within the development envelope.

#25. The word "sewer" is replaced by the word "utility".

#27. The word "sewer" is replaced by the word "utility".

#29. Allows termination of Devereux Creek water quality monitoring program if a watershed wide program is established.

#31. Clarifies sewerline connection location in the Santa Barbara Shores Drive extension to ensure consistency with various habitat policies which would be triggered with an alternative location.

#32. Clarifies how vernal pool buffer was established and eliminates limitation of pedestrian access, allowing gaps to be used for all types of trail users.

#32A. Added standard to avoid to the maximum extent feasible any swales which may contain wetland habitat not previously identified as wetland by the Army Corps of Engineers.

#35. Requires that raptor survey take into account increases or decreases in raptor population during construction.

#36. Requires post and rope trail delineation instead of boardwalks across loose sand to the shoreline to ensure consistency with LCP Policy 9-5.

#37. Requires annual meeting of interested parties to discuss management of open space and habitat areas to ensure consistency with DevStd LUDS-GV-3.8 and Action BIO-GV-22.1.

#41. Requires the construction plan to include the extent of grading to ensure protective measures are applied to grading, consistent with various habitat policies.

#42. Adds requirement to secure approval of management entities by the County, Save Ellwood Shores and the League for Coastal Protection consistent with the Settlement Agreement provisions.

#48. Deleted an impracticable requirement that must be retained on-site as a mitigation measure.

#55. Adds a development standard to require varied heights and sizes of units if only detached housing is proposed.

#56. Requires the landscape plan be developed in consultation with the Open Space and Habitat Management Plan management entity; reduces the height of fences from 4 to 3 feet.

#59. Allows trail fencing height to increase from 4 to 6 feet, interpretive and educational signs to be higher than three feet, perimeter walls and fencing of residences, and requires a six foot solid fence or wall instead of a three foot masonry wall with three feet of Plexiglas.

#61. Allows a mix of trail widths; clarifies that the coastal trail may include equestrian use; changes bicycle trail width from 8 to 10 feet; deletes prohibition of non-native trail base materials.

#62. Requires that Final Development Plan and Tract Map include trails as part of the draft agreement for dedication of public spaces.

#84. Requires composting plan.

5. Changes to the Parks, Recreation, and Trails Maps

The amendment also includes changing the Parks, Recreation, and Trails Map PRT-3 for the Goleta Plan Area to conform to Figure II-2 in the 1997 Specific Plan which identified public trail locations on and adjacent to the subject parcels. (See Exhibit 6; and text above.)

D. Specific Plan Site Characteristics

1. General Overview

The Specific Plan Area consists of a marine terrace which drains into Devereux Creek which traverses the site from west to east before discharging to the Devereux Slough. The southern boundary of the site is defined by steep coastal bluffs, fronting on a wide sand beach, which increases from east to west. Three trails currently provide access down the bluff to the beach, one of which is along a paved but unmaintained access road. An extensive trail system exists through the Specific Plan Area, with the most well established

and heavily used trails concentrated on the eastern (Ellwood Beach) portion of the Specific Plan Area. The site is separated from the existing residential neighborhoods to the north by Devereux Creek and a large eucalyptus grove. (See Exhibit 4.)

The biological resources in the Specific Plan Area include one of the largest aggregations of over-wintering Monarch Butterflies in California. In addition, the site includes a large Turkey Vulture Roost, as well as important roosting and nest sites for a variety of raptors, including the White-tailed kite, in the eucalyptus grove. The eastern half of the Ellwood Beach portion of the Specific Plan Area contains one of the few remaining vernal pool/native grassland complexes in coastal southern California.

These habitats support a wide variety of sensitive plant and animal species, several of which are regionally rare or restricted. The habitat complex in the Specific Plan Area is also important because it is contiguous with, and complements, the habitats on the U.C. North Campus housing site (formerly known as West Devereux property) and the University of California's "Coal Oil Point Ecological Reserve" (which includes Devereux Slough) to the immediate east of the Specific Plan Area. (See Exhibit 12.)

The biological resources of the Specific Plan Area, the sensitivity of the Devereux Slough, and the exceptional scenic quality of the area with its panoramic coastal views, coupled with the strong resource protection policies of the County's certified LCP (discussed below), set limits and provide clear guidance for the development of the Santa Barbara Shores - Ellwood Beach Specific Plan Area.

In addition to the habitat values associated with the Specific Plan Area itself, the site has a functional relationship to the University's adjacent "Coal Oil Point Natural Reserve" which includes the Devereux Slough. The certified EIR noted in this connection that:

The continuum of open, undeveloped lands extending from the western edge of the County property on Ellwood Mesa to the Coal Oil Point Natural Reserve is important in maintaining the ecological integrity of the Reserve. These intact, contiguous parcels enable unobstructed passage for resident wildlife, and contribute to the maintenance of genetic diversity of both plant and animal populations. Surface runoff from the Specific Plan area feeds into Devereux Creek and provides the primary source of fresh water that maintains the adjacent Reserve's coastal pond and associated wetlands. (VI.D.4)

2. Santa Barbara Shores (County)

Santa Barbara Shores is a 120 acre parcel with nearly one third (1/3) of a mile of beach front that extends back from the coastal bluff at the southern boundary inland approximately 1000 yards. The Santa Barbara coastline runs from west to east with the shoreline located at the south end of the parcel. The property is largely level, with the exception of the Devereux Creek drainage which bisects the site (from west to east) approximately 500 yards inland of the bluff edge. (See Exhibit 5.)

The Santa Barbara Shores parcel is vegetated with a mixture of introduced annual grasses; there are only sparsely scattered examples of native perennial grasses on this site and a few vernal pools located south of Devereux Creek on the eastern end of the property. The coastal bluff face is vegetated with a variety of coastal bluff scrub, primarily Brewer's saltbush, Lemonade berry, and Seashore blight; there are also a number of non-native species such as Ice plant, and New Zealand spinach. Devereux Creek supports both native and non-native species of riparian plant species, e.g., Tule and Umbrella sedge, and Curly dock and Bass buttons, respectively. The Santa Barbara Shores portion of the Specific Plan is surrounded on the three sides by introduced Eucalyptus trees, with a larger stand along the eastern perimeter. (See Exhibit 4.)

Because of the large size of the parcel its on-site resources and its proximity to other undeveloped open space areas, including Ellwood Beach to the east, as well as the adjacent beach and Pacific ocean, the Santa Barbara Shores portion of the Specific Plan site provides habitat for a variety of wildlife species, including raptors, water associated birds, and small rodents. These animals use the site for foraging, roosting, and loafing, as well as some reproductive activity. The Eucalyptus trees on the eastern perimeter provide an important Turkey Vulture roost.

3. Ellwood Beach (Private)

Ellwood Beach is a 135 acre parcel with about two thirds (2/3) of a mile of beach front that extends back from the coastal bluff at the south-west boundary inland approximately 500 yards. The property is largely level, with the exception of the Devereux Creek drainage which traverses the parcel (from west to east) approximately at the northern edge of the parcel.

The Ellwood Beach parcel is vegetated with a mixture of introduced annual grasses and native perennial grasses. Unlike the Santa Barbara Shores parcel, Ellwood Beach does have significant stands of native perennial grasslands, primarily on the eastern end. Intermixed with the native and non-native grasslands are a series of vernal pools which support a variety of endemic plants and invertebrates, as well as provide freshwater for small mammals on a seasonal basis. The coastal bluff face is vegetated with a variety of coastal bluff scrub, primarily Brewer's saltbush, Lemonade berry, and Seashore blight; there are also a number of non-native species such as Ice plant, and New Zealand spinach. The Ellwood Beach portion of the Specific Plan is bordered on the north by introduced Eucalyptus trees.

Because of the large size of the parcel, its on-site resources, and its proximity to other undeveloped open spaces areas, including the adjacent beach and Pacific ocean, the Ellwood Beach portion of the Specific Plan Area provides habitat for a variety of wildlife species, including raptors, water associated birds, and small rodents. These animals use the site for foraging, roosting, and loafing, as well as some reproduction. The Eucalyptus trees on the northern perimeter provide an important over-wintering roost for Monarch Butterflies.

4. Ellwood Ranch Property (Private)

The Ellwood Ranch property is a one (1) acre parcel located at the northeast corner of the Southwest Diversified parcel. The parcel includes the Devereux Creek bed at the lowest elevation within the Specific Plan area and is mostly located within a flood hazard zone. Because the Ellwood Ranch property is mostly located within a flood hazard area, the Specific Plan continues to provide for a density transfer between the individual property owners if the 1 acre Ellwood Ranch parcel is determined to be unbuildable.

Development on the Ellwood Ranch property would be governed by the applicable LCP policies, including those pertaining to hazards (Policy 3-12) grading (Policies 3-13 through 22), and environmentally sensitive habitats (Policy 9-1 through 43, and BIO-GV-13 and development standards GV-13.1 and 13.2), as well as applicable Specific Plan Development Standards.

The single family residence designated for the Ellwood Ranch property may be transferred to the designated area on the Ellwood Beach property near the current terminus of the Santa Barbara Shore Drive upon mutual agreement if the 1 acre parcel is determined to be unbuildable.

At this time, the owner of the Ellwood Ranch property has not prepared any development plans for the site and is not participating in the Specific Plan process.

E. Local Coastal Program (LCP) Requirements

As noted above the Commission certified the County's LCP with specific provisions relating to the planning and development of the Ellwood Beach - Santa Barbara Shores Specific Plan Area. The certified LCP designated the Specific Plan area as Planned Development in the Land Use Plan and required the development of an integrated Specific Plan for the entire area with site specific development standards.

The County's LCP Land Use Plan definitions provides the following description of the Planned Development Land Use designation:

The Planned Development [PD] designation has been given to large, undeveloped parcels suitable for residential uses. The purpose of this designation is to prevent piecemeal development by requiring that the entire parcel be planned and developed as a unit. Use of flexible and innovative design concepts is encouraged.

Accompanying the PD land use designation are a series of LCP Land Use Policies which apply to parcels so designated. These include:

Policy 2-17: The entire site shall be planned as a unit. Preparation of a specific plan (Government Code Section 65450) may be required when parcels comprising a site designated as PD are in separate ownerships.

Policy 2-18: Use of flexible design concepts, including clustering of units, mixture of dwelling types, etc., shall be required to accomplish as much as possible all of the following goals:

- a. protection of the scenic qualities of the site;
- b. protection of coastal resources, i.e., habitat areas, archaeological sites, etc.;
- c. avoidance of site structure on hazardous areas;
- d. provision of public open space, recreation, and/or beach access;
- e. preservation of existing healthy trees; and
- f. provision of low and moderate housing opportunities.

Policy 2-19: Permitted use shall include:

- a. residential units, either attached or detached.
- b. recreational facilities, including but not limited to tennis courts, swimming pools, playgrounds, and parks for the private use of the prospective residents and/or the public; and
- c. open space; [with developments of 200 or more residential units, the permitted uses also include commercial recreational facilities, including visitor-serving commercial facilities]

Policy 2-20: The County shall specify the maximum density of development permitted under the Planned Development designation at the time this designation is adopted for a particular parcel(s) unless already specified in the land use plan. Determination of an appropriate density shall take into account all of the factors listed in Policy 2-18 and shall be compatible with the density and character of surrounding land uses.

Policy 2-21: The amount of public, private, and common open space in a Planned Development shall be specified in the development plan. The County shall determine the amount of public and common open space required, but in no case shall the amount of public and common open space be less than forty (40) percent of the gross area. As part of the open space requirement, the County may include dedication of environmentally sensitive habitat areas to mitigate impacts of development in urban areas.

Open space shall be defined as follows:

- a. Public open space shall include but not be limited to public parks and parking lots, beaches, access corridors such as bike paths, hiking or equestrian trails, usable natural areas and vista points which are accessible to members of the general public. Public open space shall not include areas which are unusable for recreational purpose, i.e., private or public streets, private parking lots, or hazardous areas such as steep slopes and bluff faces. Environmentally sensitive habitat areas and archaeological sites may be included in public open space.
- b. Common open space shall include, but not be limited to, recreational areas and facilities for the use of the prospective residents of the project such as tennis courts, swimming pools, playgrounds, community gardens, landscaped areas for common use, or the open areas of the site needed for the protection of the habitat, archaeological, scenic, or other resources. Common open space shall not include driveways, parking lots, private patios and yards, other developed areas, or hard surfaced walkways.

c. Private open space shall include but not be limited to patios, decks, and yards for the private use of the residents of individual units.

In addition to the Planned Development requirements in the above section of the LCP Land Use Plan, development of the Ellwood Beach - Santa Barbara Shores Specific Plan Area (consisting currently of three separately owned parcels) is guided by the specific development standards contained in the Goleta Community Plan element and the Specific Plan element of the County's LCP Land Use Plan. These are re-iterated in this amendment, with both substantive changes and changes to reflect changes in terminology used to describe the individual properties, and are discussed above in section 3, Goleta Community Plan/Specific Plan Changes. (See Exhibit 10, 11 and 14 for a complete text of these changes.)

The development allowed in the Specific Plan must be consistent with a number of existing coastal policies in the County's certified Local Coastal Program, including the Goleta Community Plan Policies recently certified by the Commission as part of LCP Amendment 2-93-B. These are discussed below, along with the relevant Coastal Act Policies which provide the standard of review for the proposed Specific Plan amendment to the County's Local Coastal Program Land Use Plan.

F. Coastal Issues

1. Introduction

The proposed amendments to the Goleta Community Plan and the Ellwood Beach - Santa Barbara Shores Specific Plan raise a number of issues regarding coastal resources and coastal policies. These include issues related to the protection of environmentally sensitive habitats, the avoidance of coastal hazards in the design of allowed or permitable developments, the protection of scenic and visual resources, the location and planning of new development, and the provision of water to supply the allowable or permitted development. These coastal issues are discussed separately below.

2. Environmentally Sensitive Habitats

The Specific Plan Area contains a number of environmentally sensitive habitats which constrain potential development of the area. The habitats which are identified as high constraints in the certified EIR for the Specific Plan Area include: vernal pools and associated micro-watersheds; coastal dune community; monarch butterfly wintering trees; turkey vulture roosts; White-tailed kite nesting trees; riparian and freshwater habitat associated with Devereux Creek; native and non-native grassland habitat, and coastal bluff and sage scrub habitats.

As a result of the relatively large size and undeveloped state of the Specific Plan Area, and its immediate proximity to other habitat areas, including the coast and ocean to the immediate south and the Coal Oil Point Reserve to the immediate east, these habitats support a wide variety of wildlife, including the following sensitive species: White-tailed kite, Northern harrier, Cooper's Hawk, Burrowing Owl, Turkey Vulture, Loggerhead Shrike, Tri-colored blackbird, Monarch Butterfly, and the Globose dune beetle.

The Tri-colored blackbird, and the Globose dune beetle are both federal species of management concern. In addition, a number of current state or federally listed species utilize the habitats associated with the Coal Oil Point Reserve immediately to the east: these include the California least tern (endangered), the Western snowy plover (threatened), and the California Brown pelican (endangered).

The proposed residential development envelope on the Ellwood Beach portion of the Specific Plan Area, which is part of the current LCP amendment submittal, has been modified to reconfigure and reduce the previously certified development envelope to remove all development from the mapped Environmentally Sensitive Habitat Areas designated in the Goleta Community Plan element of the County's certified LCP Land Use Plan. The proposed development envelope generally conforms to footprint of the environmentally preferred alternative identified in the certified EIR for the Specific Plan, with extensions to the west and south, and consists of approximately 37 acres situated in the northwestern portion of the Ellwood Beach portion of the Specific Plan Area. (See Exhibits 6 and 7.)

PRC Section 30107.5 defines environmentally sensitive areas:

"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

PRC Section 30231 provides that:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

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 such resources shall be allowed within such 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 such areas, and shall be compatible with the continuance of such habitat areas.

The Santa Barbara County Local Coastal Program Land Use Plan includes numerous policies addressing Environmentally Sensitive Habitat Areas. The Coastal Plan certified by the Commission in 1982 includes five important policies providing guidance for this project.

Policy 9-1 provides that all projects on parcels or within 250 feet of designated ESHs shall be found to be in conformity with the applicable habitat protection policies of the land use plan.

Policy 9-9 provides that a buffer strip of a least 100 feet wide shall be maintained in a natural condition along the periphery of all wetlands. No permanent structures are allowed within the wetland or buffer area except for structures of a minor nature such as fences to support light recreation uses (e.g., birdwatching, nature study, and scientific and educational activities).

Policy 9-18 provides that development shall be sited and designed to protect native grassland areas.

Policy 9-21 provides that development shall be sited and designed to avoid vernal pool sites as depicted on the resource maps.

Policy 9-23 provides that development adjacent to trees used as Monarch butterfly roosts shall be set back a minimum of 50 feet from the trees.

The Goleta Community Plan, which was certified by the Commission in January 1994 as part of the County's certified Local Coastal Program, includes numerous policies, actions and development standards providing guidance on ESH related to this project. The following summarizes the relevant policies and development standards.

Policy BIO-GV-1 provides that the County shall designate and provide protection to sensitive environmental resources.

Action BIO-GV-1.1 provides for an ESH overlay district where known biological/habitat areas are depicted on ESH overlay maps. These maps will be periodically updated to include revisions to habitat area locations and the identification of areas not known and mapped.

Action BIO-GV-1.2 provides that a number of biological resources and habitats shall be protected and preserved through the ESH overlay, including Native Grasslands, Vernal Pools, Monarch butterfly roosts and coastal sage scrub.

Policy BIO-GV-2 provides that ESH shall be protected and where feasible and appropriate, enhanced.

DevStd BIO-GV-2.2 provides that new development within 100 feet of an ESH shall be required to include setbacks or undeveloped buffer zones from these habitats consistent with those detailed in specific habitat protection policies except where setbacks or buffers would preclude reasonable use of the parcel.

Policy BIO-GV-3 provides that development within designated ESH areas shall comply with the applicable habitat protection policies.

Policy BIO-GV-13 provides that one or more acres of coastal sage scrub shall be preserved to the maximum extent feasible, consistent with reasonable use of a parcel.

DevStd BIO-GV-13.1 provides that to the maximum extent feasible, development shall avoid impacts to coastal sage scrub that would isolate, interrupt or cause a break in a contiguous habitat.

DevStd BIO-GV-13.2 provides that impacts to coastal sage scrub shall be minimized by providing a minimum 10 foot buffer vegetated with native species and by placing the project outside the buffer rather than in or through the middle of the habitat area, except where such an action would preclude reasonable use of a parcel.

Policy BIO-GV-14 provides that native grasslands shall be preserved to the maximum extent feasible.

DevStd BIO-GV-14.1 provides that development shall avoid impacts to native grasslands that would isolate, interrupt, or cause a break in a contiguous habitat to the maximum extent feasible.

DevStd BIO-GV-14.2 provides that impacts to native grasslands shall be minimized by providing a minimum 10 foot buffer vegetated with native species and by placing the project outside of the buffer rather than the middle of the habitat area, except where such an action would preclude reasonable use of a parcel.

Policy BIO-GV-15 provides that significant biological communities shall not be fragmented into small non-viable pocket areas by development.

DevStd BIO-GV-15.3 provides that in cases where adverse impacts to biological resources cannot be avoided after impacts have been minimized to the greatest extent feasible, on-site restoration may be required.

Policy BIO-GV-20 provides that where appropriate, voluntary open space and conservation easements should be considered by project applicants and supported by the County as a method to preserve important biological habitats.

Policy BIO-GV-22 provides that where sensitive plant and animal species are found during the review of a discretionary project, efforts shall be made to preserve the habitat where they are located to the maximum extent feasible. For purposes of this policy, sensitive plant species are those species listed in the County's list of locally rare, and endangered plants and the California Native Plant Society's Inventory of Endangered Vascular Plants of California.

Additionally, the Goleta Community Plan provides the following site specific development standards:

DevStd LUDS-GV-3.3: Development shall be sited and designed to minimize and avoid disruption of the site's natural resources and environmentally sensitive habitats, and shall, with the exception of the passive recreational development permitted on the SWD [now SBDP] parcel, be located outside of all ESH areas.

DevStd LUDS-GV-3.4: The Specific Plan shall protect unique, rare or fragile habitats to ensure their survival in the future. The Plan shall recognize and respect native grasses through a combination of preservation and active management. [Note: the word "active" is proposed to be deleted as part of this amendment.]

The Specific Plan locates all residential development off of the Environmentally Sensitive Habitat areas, including native grassland habitat, on the Ellwood Beach property which is mapped in the County's certified Goleta Community Plan. Additionally, the Specific Plan provides for buffering residential development on the Ellwood Beach property against mapped Environmentally Sensitive Habitat areas. The siting and location of residential development on the northwestern portion of the Ellwood Beach property would not impinge on Environmentally Sensitive Habitat areas recognized in the Goleta Community Plan. (See additional findings below.)

a. Habitat Characteristics of the Specific Plan Area

The environmentally sensitive habitats of the Specific Plan Area consists of a mosaic of native and introduced grasslands, vernal pools, coyote brush scrub, coastal bluff scrub, and eucalyptus woodlands. The Environmentally Sensitive Habitat Map adopted as part of the Goleta Community Plan and certified by the Commission was based upon mapping of native grassland (principally Stipa pulchra) and vernal pool habitat discussed below. However, the environmentally sensitive habitat areas identified by the County in its certified EIR for the Specific Plan not restricted to these two habitat types, but a composite composed of a variety of different habitat types (including Eucalyptus, costal bluff scrub, vernal pools, and non-native grasslands). Each of these habitat types exhibit distinct functional values, and individually and collectively contribute to the environmentally sensitive nature of the site.

The grasslands provide important foraging habitat for a variety of protected raptors (e.g., White-tailed kite, Coopers Hawk, Northern harrier, etc. pursuant to California Department of Fish and Game Code Section 3800) and habitat for a number of small mammals (e.g., Voles, Beechy ground squirrels, Red fox, etc.).

In addition, the native grasslands are environmentally sensitive because this habitat type has been reduced in the region, and throughout the State; current estimates indicate that the remaining native perennial grasslands constitutes less than 0.1% of the pre-historically occurring grasslands. Of the remaining grasslands, less than 1.0% are protected in state or federal reserves. Consequently, native grassland habitat is considered to be one of the most endangered plant communities in California.

The native grasslands on the site are one of the best preserved examples in terms of density and acreage on the south coast of Santa Barbara County and was ranked fourth among 17 sites evaluated in the County by the certified Environmental Impact Report for the Specific Plan. Significantly, some of these other sites have since been lost or degraded by development and livestock grazing.

It is important to note in this connection, however, that these habitat functions (e.g., food chain support for rare, sensitive, and regionally restricted wildlife species) are not limited to the native species of grasses, but are also supported by the non-native species of grasses. Significantly, in its approval of the Goleta Community Plan, the Commission certified the County's designation of 260 acres of the 300 acre More Mesa site as environmentally sensitive habitat based, in part, on the biological functional values of these lands supporting non-native grasses.

In adopting its findings the Commission found that:

Though grassland habitats are primarily non-native on the More Mesa site, they provide an ESH for a wide range of animal species, including several sensitive and regionally restrictive species. The functional values of the non-native grassland habitat include food chain support, escape cover, thermal regulation and nesting opportunities. For example, these habitats serve as both active foraging grounds and buffer areas for four sensitive species of raptors: Northern Harrier, Black Shouldered Kite, Burrowing Owl, and Short Eared Owl.

Vernal pools are a naturally restricted and therefore rare habitat type which because of their rarity are considered environmentally sensitive. The vernal pools on the site support a number of endemic plant species (e.g., Hermizonia australis and Stachys ajugoides) which are restricted to the distinctive hydrologic cycle of vernal pools. In addition there are a number of arthropods which are restricted to this habitat type.

Because vernal pools naturally occur in settings where there are rapid environmental changes (e.g., temperature, soil chemistry, and water), vernal pools species exhibit an unusually high degree of genetic diversity. This diversity is dispersed among vernal pools species throughout groups of vernal pools, rather than being exhibited in individual pools. As a consequence, effective vernal pool conservation requires groups of pools to be protected, along with avenues for dispersal of organisms between them, rather than individual or isolated pools. The rarity of this habitat type coupled with the unique assemblage of both plant and animals associated with them qualifies this habitat as environmentally sensitive.

The Coyote bush and coastal bluff scrub (coastal sage scrub) is a native habitat which has become increasingly rare due to development pressures along the south coast. Coastal bluff scrub, in particular, has been eliminated due to development of and use of terraces for agricultural, grazing, and other land uses; individual species comprising this community are considered to be environmentally sensitive by the County and the California Native Plant Society.

The Eucalyptus grove to the north, while a non-native species like much of the grassland area, plays an important role in the mosaic of habitat types on the site: in addition to buffering the open-space area of the site from adjacent residential development, the Eucalyptus grove provides an important roosting area for Monarch butterflies, as well as a roosting site for Turkey vultures.

Additionally, according to John Storrer, who prepared the biological section of the EIR for the County, the Eucalyptus grove has been used in the past (observed in 1989) as a nesting site for the White-tailed kite, and is presently being used by two pairs of nesting kites. Recent observations indicate that at least one pair of White-tailed kites are rearing young in the Eucalyptus grove bordering the western end of Ellwood Beach property.

Many of these habitats have been substantially affected by past agricultural and recreational uses on the site. However, they have retained many of their functional values because of the limited nature of the disturbance, the distance from other urbanized areas, and the proximity to other related habitats, including the adjacent coastal strand, the Devereux Creek, and the Devereux Slough.

Additionally, some habitats have recovered or expanded as a result of the abandonment of the site for active energy or agricultural development. The extent and coverage of native perennial grasses, for example, has increased since the removal of horses from the Ellwood Beach portion of the Specific Plan Area.

b. Native Perennial Grassland Habitat on Ellwood Beach.

The areal extent of the various habitats (particularly native bunchgrass) has been the subject of considerable discussion, and has been variously mapped by different consultants and the County's own Planning and Development staff. Although native grasslands and vernal pools exist in isolated areas, and also on the Santa Barbara Shores (County owned) property, the densest and best preserved aggregation of these communities occur on the Ellwood Beach property. Further, the Ellwood Beach portion of the Specific Plan Area contains nearly all of the existing vernal pools in the Specific Plan Area. The native grassland - vernal pool complex on the Ellwood Beach property as mapped in the certified EIR comprises approximately 35 acres.

Based upon field investigations, the County concluded that Ellwood Beach presently supported a total of 29 acres of native bunch grassland habitat. The County's method used the applicant's mapping of native grass polygons as a basis of their assessment, but applied a more conservative operational definition of grassland, consistent with the California Department of Fish and Game concept of a "minimum mapping unit" for native grassland. This minimum mapping unit includes areas where native grassland species comprise 10 percent or more of the total vegetative cover.

This more inclusive and habitat based definition resulted in a higher estimate of the extent of native grasslands than the applicant's consultant (4.2 acres), but smaller than the original estimate developed by the County's EIR consultant (42 acres). By virtue of the larger mapping unit, the County's adopted method also encompasses other native grasses in addition to Stipa pulchra in its delineation. These species include Hordeum barchyantherum, and H. californicum. This method has the advantage over the other mapping methods previously employed which did not incorporate species diversity as an indication of habitat quality, as well as recognizing the areas most suitable and likely to regenerate with native grasses because of the close proximity of existing seed sources.

In summary, the basic difference between the smaller and larger mapped environmentally sensitive native grassland areas is the result of mapping only individual plants or clumps of plants (principally Stipa pulchra), and mapping areas which because of topography and soils, as well as the presence of a variety of native grassland plants, were treated as grassland habitat. All of the grassland mapping was performed as part of the initial environmental review for the Goleta Community Plan and Ellwood Beach - Santa Barbara Shores Specific Plan Local Coastal Program amendment, and formed the basis for the delineation of environmentally sensitive habitat on the Specific Plan Area. This Environmentally Sensitive Habitat Map was included in the Goleta Community Plan submitted by the County as part of LCP Amendment 2-93-B, and was certified by the Commission at its January 12, 1994 meeting. The County's certified Local Coastal Program has provisions for un-dating the delineation of environmentally sensitive habitats during the review of individual development projects. (See Exhibit 9.)

c. Impacts of Amended Specific Plan on ESH

The proposed amendment to the Ellwood Beach portion of the Specific Plan Area would site all the proposed residential development north of the existing vernal pool watersheds, and the existing native bunchgrass grasslands, as mapped by Environmental Science Associates, Dennis Odion, and the County. (See Exhibits 7 and 12.) Similarly, the previously certified recreational development on the Santa Barbara Shores portion of the Specific Plan Area is sited north of Devereux Creek and outside any identified Environmentally Sensitive Habitat Area; there is no change to the developable areas of the Santa Barbara Shores portion of the Specific Plan area.. (See Exhibits 5 and 12.)

The native grasslands and other habitats within the Specific Plan Area were not originally designated within the Environmentally Sensitive Habitat (ESH) overlay in the County's certified Local Coastal Program because the exact location of these resources was not known until after the adoption of the County's Local Coastal Program in 1982. The LCP Zoning and Implementation Ordinance does, however, provide for the identification of newly documented Environmentally Sensitive Habitat Areas.

As part of the environmental review for the Goleta Community Plan and the Ellwood Beach - Santa Barbara Shores Specific Plan, the County conducted extensive surveys of the Specific Plan Area to determine the extent of all of the environmentally sensitive habitats and developed a revised Environmentally Sensitive Habitat Map for the Goleta Community Planning Area, including the Specific Plan Area.

The Environmentally Sensitive Habitat Map for the Santa Barbara Shores - Ellwood Beach Specific Plan reflects the areal extent of the native grassland habitat, vernal pools, and Eucalyptus grove within the Specific Plan Area and is included in the Environmentally Sensitive Habitat Maps of the Goleta Community Plan approved by the County. This Environmentally Sensitive Habitat Map was certified by the Commission as part of LCP Amendment 2-93-B (Goleta Community Plan). (See Exhibit 12.)

The revised development envelope proposed for the Ellwood Beach portion of the Specific Plan area would avoid development in the mapped Environmentally Sensitive Habitat areas of native grassland. Exhibits 7 and 13 depicts the extent of the proposed revised residential development envelope for the Ellwood Beach portion of the Specific Plan.

This aspect of the Specific Plan is consistent with the requirements of PRC Section 30240 which provides that in environmentally sensitive habitat areas only uses dependent on such resources shall be allowed, and otherwise prohibits their significant disruption. The proposed development envelope is also consistent with the County's Policy 9-18 regarding the protection of native grasslands which stipulates that "Development shall be sited and designed to protect grasslands", and Policy 9-21 regarding the protection of vernal pools which stipulates that "Development shall be sited and designed to avoid vernal pool sites as depicted on the resource maps."

Finally, the County's proposed development envelope is consistent with DevStd LUDS-GV-3.3 in the Goleta Community Plan which stipulates that "Development shall be sited and designed to minimize and avoid disruption of the site's natural resources and environmentally sensitive habitats, and shall, with the exception of the passive recreational development permitted on the SBDP [Santa Barbara Development Partnership] parcel, be located outside all ESH areas." (emphasis added)

The proposed amended Specific Plan generally preserves the historic trail routes on the Ellwood Beach property, but makes several changes to the previously approved trail plan.

Specifically, the amendment would relocate the proposed main east-west lateral trail from the southern portion of the Eucalyptus grove to a point further north along an alignment that closely follows the existing trail route along Devereux Creek and within the Eucalyptus grove. Additionally, the amendment would add a secondary lateral access route along the northern boundary of the development envelope to connect with the proposed emergency access route on the eastern end of the property. This route closely follows an existing trail route through the Eucalyptus grove. Finally, the amendment would relocate the existing vertical trail segment on the east end of the Ellwood Beach property to connect with an existing vertical access trail on the adjacent UCSB North Campus property. (See Exhibits 8 and 9)

The purpose of the relocated main and secondary lateral (east-west) trails is to preserve the access opportunities afforded by the existing trails along Devereux Creek and through the northern portion of the Ellwood Beach property. Further, the relocation of the main lateral trail route avoids the creation of a new route through the Eucalyptus grove, while the secondary trail route preserves a popular route connecting the adjacent Santa Barbara Shores and UCSB North campus properties.

Development Standard #26 of the previously certified Specific Plan specifically provides that trails may be established in the Devereux Creek as long as a minimum of vegetation is removed. Further, Development Standard

DevStd LUDS-GV-3-3.4 of the previously certified Goleta Community Plan requires that a trail system be aligned as closely as possible with the existing major historic trails on-site and include accommodations for pedestrians, equestrians, and bikers.

The County Parks Department requires that all dedicated trail easments be a minimum of 15 feet wide, and be dedicated for multiple use (i.e., equestrian, bicycle, and pedestrian users). However, the actual main and secondary lateral trails which are proposed as part of the related Development Plan for the Ellwood Beach portion of the Specific Plan will be only 4 feet wide. Furthermore the specific alignment of the trails will be adjusted within the easment to avoid impacts to any Eucalyptus trees or other environmentally sensitive resources.

The relocated vertical access trail on the eastern end of the Ellwood Beach property has been relocated to the east and on to existing vertical access trail situated on the border of the adjacent USCB North Campus property. The modification was made to the previously approved Specific Plan to avoid sensitive vernal pools and native grassland habitats on the eastern end of the property.

Neither the relocated trails or the added trail will significantly alter the existing type or level of intensity of uses of the existing informal trail system on the Ellwood Beach property. Formalizing the trails, in conjunction with a required Open Space and Habitat Management Plan will result in better control of recreational activities, and reduced impacts to environmentally sensitive habitats.

In modifying the access trail plan for the Ellwood Beach property the County has addressed the potential conflicts between the protection of existing access opportunities and the protection of environmentally sensitive habitats in a manner which preserves the access opportunities while avoiding impacts to environmentally sensitive habitats; it has done so by utilizing existing trail routes where no environmentally superior alternative is possible, and where necessary, relocating trails to avoid environmentally sensitive habitat; and by providing for the adjustment of the trail route to avoid impacting existing Eucalyptus trees.

As a result the proposed relocated main and vertical access trails, and the added secondary lateral access trail are consistent with the applicable policies of the certified Local Coastal Program, including the Goleta Community Plan and the Ellwood Beach - Santa Barbara Shores Specific Plan.

As noted above, the habitats remaining on the Ellwood Beach property are proposed to be managed under an Open Space & Habitat Management Program for Ellwood Beach. A draft of this plan has been prepared, but has not been accepted by the County, and the County Board of Supervisors' recent action on the proposed development on the site requires revisions to the Open Space and Habitat Management Plan before it is finalized. Interpretive/educational signage has also been proposed for the Ellwood Beach property. The preserve area is intended to be owned by a private or public conservation entity, such

as the Land Trust for Santa Barbara County, the Santa Barbara Botanic Garden, the Santa Barbara Museum of Natural History, University of California Natural Land and Water Reserve System, or similar organization, as a part of the Nature Preserve/Open Space and Habitat Management Program for the Ellwood Beach portion of the Specific Plan Area.

Funding for the ongoing operation of the Nature Preserve/Open Space and Habitat Management Program would be derived from a combination of an endowment, and by the direct assessment of each new residential unit sold. Initial improvements would be paid for by the developer of the parcel and be maintained by the developer for 3 to 5 years following implementation of the Open Space and Habitat Management Plan until being transferred to a subsequent entity.

The currently proposed Open Space and Habitat Management Plan is predicated on the development envelope approved by the County, and would involve improvements/restoration and managing an area in close proximity to intensive residential uses. As noted above, however, the Open Space and Habitat Management Program is not part of the LCP or this amendment submittal, though the required components of the Open Space and Habitat Management Plan are specified in the LCP in the Development Standards of the previously certified Specific Plan. These components are not altered by the amendment, but the amendment does require approval of the management entities by the County of Santa Barbara, Save Ellwood Shores, and League for Coastal Protection.

The proposed revisions to the Goleta Community Plan Development Standards and the Specific Development Standards described above do not reduce the level of protection of environmentally sensitive habitats within the Specific Plan Area, and in several instances strengthens those protections (e.g. providing explicit protection for wetland habitats associated with swales).

d. Summary

As noted above, numerous policies, actions, and development standards established in the Goleta Community Plan portion of the certified LCP provide more specific direction for the protection of environmentally sensitive habitats (including those which are currently mapped, or may be subsequently detected by site specific analysis). As proposed, the amendments to the Goleta Community Plan and the Specific Plan, for all of the reasons discussed above, is consistent with these policies, actions and development standards, because they would avoid development in Environmentally Sensitive Habitat. Further, the Development Standards of the Goleta Community Plan and Specific Plan would ensure that impacts on any Environmental Sensitive Habitats would be avoided and where unavoidable, be minimized and adequately mitigated.

The Commission therefore finds that the amendments to the Goleta Community Plan and the Santa Barbara Shores - Ellwood Beach Specific Plan, as proposed, are consistent with the protection of environmentally sensitive habitats identified in the Specific Plan Area, and the Goleta Community Plan portion of the County's certified LCP Land Use Plan.

Additionally, the Commission finds that finds that the Goleta Community Plan and the Ellwood Beach - Santa Barbara Shores Specific Plan, as modified, would be consistent with and adequate to carry out the requirements of PRC Sections 30231 and 30240 and the ESH policies, actions and the applicable development standards in the County's certified Local Coastal Program.

3. Coastal 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.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

In addition, the Goleta Community Plan contains the following policies regarding coastal hazards:

Policy GEO-GV-1 provides that all new development on ocean bluff-top property shall be sited to avoid areas subject to erosion and designed to avoid reliance on future shoreline and/or bluff protection devices.

Policy GEO-GV-6 provides that projects shall be designed and located to minimize the number of persons and amount of property exposed to seismic hazard.

The Specific Planning Area is bordered on the south by highly erodable coastal bluffs with sections of the bluff subject to an average bluff retreat of 6 inches per year, as well as potential landslide hazards due to geologic structures such as folds and faults; they are also subject to periodic catastrophic failure as a result of intense storms and wave attack. The bluff set-back recommended in the certified EIR for the Specific Plan varies between 100 and 120 feet, with a lesser set back required in the western portion of the Ellwood Beach property. (See Exhibit 14.)

Structural development for the Santa Barbara Shores portion of the Specific Plan would be located approximately 500 yards back from the bluff edge and north of the identified fault trace through the property. As a result, development on this portion of the Specific Planning Area would not be threatened by either bluff top erosion, or seismic activity.

Structural development for the Ellwood Beach portion of the Specific Plan would be located to avoid identified fault traces. The development envelope would site development behind the established geologic set-back. While this set-back would be consistent with the protection of the planned residential

structures in this location, it would provide a smaller lateral area in which to re-locate the existing bluff top Coastal Trail in response to long-term bluff erosion, or catastrophic failure of the bluff. In order to ensure the long-term life of the Coastal Trail, provisions must be made to relocate any portion of the trail which may be threatened by bluff-top erosion.

The Specific Plan could be found consistent with the coastal hazards policies of the Coastal Act if the Goleta Community Plan and the Specific Plan plan was amended as indicated in Suggested Modification 1a to provide for the relocation of the proposed east-west bluff top trail inland should it become threatened by bluff erosion. Specifically, the suggested modification would require that any segment of the coastal trail threatened by bluff erosion be routed immediately landward within the public open space area, or if the extent of the erosion prevents locating the trail in the open space area immediately inland of the eroded trail segment, public access be routed through the publicly dedicated circulation routes within the development envelope landward of the eroded section of the coastal trail. (See related discussion below in Coastal Access section.)

Five fault zones cross the property in an east-west direction: the South Central, and two North branches of the More Ranch fault, and the North Ellwood fault. The More Ranch fault is considered active. Two of these faults traverse the northern portion of the Ellwood Beach development envelope. (See Exhibits 6 and 7.) However, the 50-foot offset for human occupancy structures proposed in the Specific Plan meets the requirements of the State Seismic Safety Guidelines for offset distances from active faults.

The Ellwood Ranch Parcel is partially situated in the identified 100 year flood plain of Devereux Creek, and development in areas subject to inundation would pose a substantial threat to structures. The Development Standards for the Specific Plan Area require a detailed flood protection plan for the Ellwood Ranch property to be prepared prior to approval of development permits. They also include specific flood hazard standards which would ensure that any development on the site was adequately protected against flood hazards, and did not contribute to flood hazards on adjacent or downstream properties.

The Commission therefore finds that the Goleta Community Plan and the Santa Barbara Shores - Ellwood Specific Plan, if modified as suggested above, would be consistent with and adequate to carry out the requirements of PRC Section 30253 and the applicable provisions of the County's certified Local Coastal Program.

4. 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 Goleta Community Plan contains the following development standard regarding the scenic and visual resources of the Specific Plan Area:

DevStd LUDS-GV-3.7: New development shall utilize low profile construction (one or two stories), natural building materials and colors compatible with the surrounding terrain, and landscape screening to further minimize visual disruption of Santa Barbara Shores.

Additionally, the previously certified Ellwood Beach - Santa Barbara Shores Specific Plan contains seven development standards (numbers 54 through 60) which require the provision of two view corridors for the Specific Plan Area, the development of a landscape and design plan as part of the Development Plan and Tract Map, approval of project conceptual plans and architectural drawings by the Planning and Development Department and the Board of Architectural Review, the use of colors which blend in with or are compatible with the natural surroundings, and the prohibition of night lighting. (See Exhibit 19.)

The allowed development on the Santa Barbara Shores portion of the Specific Plan Area would be sited approximately 500 feet back from the coastal bluffs fronting the project, and landward of existing residential development to the immediate east; there is no change to the developable area of the Santa Barbara Shores portion of the Specific Plan area. (See Exhibits 5 and 12.)

The revised development envelope proposed on the Ellwood Beach portion of the Specific Plan Area would be located seaward of the Eucalyptus trees bordering the property, and within 120 and 250 feet of the coastal bluffs fronting the parcel. The row of Eucalyptus trees along the northern border extends approximately half-way across the western portion of the property and blocks views of the distant Santa Ynez Mountains from the western portion of the property. The revised development envelope is generally situated immediately to the south of the Eucalyptus grove, and therefore would not add to the blockage of views inland of the distant Santa Ynez Mountains from the western end of the Ellwood Beach property. Further, the one and two story structures would not be visible from the shoreline, and would not inhibit views of the ocean or channel islands from the proposed Coastal Trail.

The reconfigured and reduced development envelope therefore reduces visual impacts associated with the previously certified Specific Plan.

The proposed Specific Plan revision to allow the development of the Ellwood Beach portion of the Specific Plan area exclusively with detached single family residences is consistent with the surrounding residential development, which is predominantly detached single family residences. Additionally, the addition of a development standard (#55) to the Specific Plan to require a mix of residential sizes and heights if the site is developed with single family detached housing provides additional guidance to ensure that the development is consistent with the scale of surrounding residential development.

The revised Specific Plan is consistent with the scenic and visual policies of the Coastal Act as a result of the modified development envelope on the

Ellwood Beach portion of the Specific Plan Area which pulls back development from the east end of the site, and the extensive open space area which is preserved along the south central and and south eastern end of the Ellwood32each portion of the Specific Plan Area. Further the the scenic and visual development standards of the Goleta Community Plan and the Ellwood Beach - Santa Barbara Shores Specific Plan development standards which guide future development on site will ensure that the scenic and visual amenities within the Specific Plan areas will be preserved to the maximum extent feasible.

The Commission therefore finds that the amendments to the Goleta Community Plan and the Santa Barbara Shores - Ellwood Specific Plan, as modified, would be consistent with and adequate to carry out the requirements of PRC Section 30251, and the applicable development standards in the County's certified Local Coastal Program.

5. Locating and Planning New Development

As noted previously, the Commission certified the County of Santa Barbara's LCP with a requirement that a single Specific Plan be prepared for the section of the Goleta Planning Area then referred to as Santa Barbara Shores. The basic purpose of this Specific Plan requirement was to integrate the planning for several large contiguous parcels in order to maximize the County's ability to locate new development in the most appropriate areas within the Specific Plan Area.

PRC 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 revised Specific Plan proposed as part of this amendment actually consists of two separate and unrelated development proposals for the Santa Barbara Shores and Ellwood Beach portions of the Specific Plan Area: a recreational plan for the County owned Santa Barbara Shores, and a residential plan for the privately owned Ellwood Beach.

The County's acquisition of the Santa Barbara Shores portion of the Specific Plan Area in 1991 altered the potential for integrated development on the site envisioned in the originally certified Santa Barbara County Local Coastal Program. However, the central issue is still what is the most appropriate type, location and intensity of uses (including residential, recreational, and open spaces) in light of the Specific Plan Area's sensitive biological resources, outstanding scenic characteristics, and popularity of the sites numerous trails with the public. The two separately prepared development proposals for the Specific Plan Area, as revised, fully meet the basic

Specific Plan objectives in the certified LCP of minimizing impacts to sensitive coastal resources by siting new development within the larger Ellwood Beach - Santa Barbara Shores Specific Plan Area outside of all Environmentally Sensitive Habitat areas identified in the County's certified Goleta Community Plan portion of the LCP Land Use Plan.

Proposition 70 monies were used to purchase the County's portion of the Specific Plan Area. As a result, questions have been raised about the possibility of exchanging development on the Ellwood Beach and Santa Barbara Shores properties, and, in particular, using portions of the less environmentally sensitive Santa Barbara Shores property for private residential development.

Because of both legal and financial concerns, the question of utilizing all or a portion of the County owned property for residential use, and transferring some or all of the County recreational facilities to the privately held portion of the Specific Plan Area, was not definitively resolved during the County's hearing process, and cannot be resolved within the context of the Commission's Local Coastal Program amendment hearing process. However, the option of relocating the developments proposed under the Specific Plan to sites other than those currently identified, providing such sites are within the developable areas depicted in Exhibits 7 and 13 should not be precluded. Such an option is provided for in the previously certified Goleta Community Plan Dev Std LUDS-GV-3.12, and Ellwood Beach - Santa Barbara Shores development standard number 96.

Further, the development of the proposed Santa Barbara Shore - Ellwood Beach Specific Plan Area has not been explicitly related to the development of the Specific Plan required for the adjacent U.C. North Campus property (formerly known as West Devereux Planning Area which also required a Specific Plan). The Santa Barbara Shores - Ellwood Beach areas form part of the watershed for the Devereux Creek and Devereux Lagoon.

Devereux Slough is one of three significant, remnant coastal estuaries along the south coast of Santa Barbara County. The Devereux Slough Ecosystem includes the undeveloped land extending from the west end of Isla Vista westward to the Sandpiper Golf Course, with eastern fingers extending into UCSB's West Campus and branches of Devereux Creek extending north and west towards the foothills. These undeveloped open lands are an interrelated system of habitats which support a wide variety of wildlife, all draining into the Devereux Slough, which is part of the University of California's Natural Land and Water Reserve System (NLWRS). This ecosystem is of major regional and statewide importance due to the variety of habitats, freshwater ponds, wetlands, salt water marsh, native grasslands and roosting and foraging areas for the threatened Snowy Plover, the endangered Belding's Savannah Sparrow, Monarch Butterflies, Black Shouldered Kites and other raptors.

The overall ecological integrity of the Devereux Ecology System is directly related to, and dependent on, the existing expanses of relatively undisturbed open space surrounding the slough. The primary planning concern for the eventual development of this unique area is the preservation of large,

unbroken tracts of land providing complete and interrelated habitat areas for native species and wildlife.

Unless properly sited and designed, future development would fragment these open space areas, potentially leading to significant disruption of the ecological system through interrupted migration, disrupted or displaced foraging and/or reproduction activities, and restriction of genetic exchange potential.

The Goleta Community Plan would allow the development of over 600 residential units, commercial and additional recreational development within the previously disturbed portions of the Devereux Slough ecosystem; these lands are generally located on the northern portion of the U.C. North Campus, (formerly known as the West Devereux Planning Area), and consist of graded and highly eroded soils only sparsely covered by a mix of non-native weedy species of vegetation. To reduce impacts from the development, the Commission required a 200 foot buffer area between the northern and southern portions of the West Devereux Planning Area (now the U.C. North Campus property). Additional site specific review will also be required at the time of either the development of this area or its incorporation into the UCSB Long Range Development Plan.

Development on the Ellwood Beach property could further impact the function of the Devereux Slough ecosystem by allowing residential development to be sited within close proximity to open-space, buffers, and environmentally sensitive habitat areas, by increasing run-off of non-point sources of pollution into the creek and slough, by further inhibiting wildlife movement, and by substantially increasing the level of human use on both the Ellwood Beach - Santa Barbara Shore Beach and the West Devereux Specific Plan Areas.

These impacts of the Specific Plan have been addressed by the inclusion of policies in the Goleta Community Plan portion of the County's LCP Land Use Plan (DevStd LUDS-GV-3.12 and DevStd LUDS-GV-3.13).

This Development Standard expressly provides for the option of transferring permitted residential development to the Santa Barbara Shores portion of the Specific Plan; transferring permitted recreational development to the Ellwood Beach portion of the Specific Plan area; limiting development on both the Santa Barbara Shores and Ellwood Beach portions of the Specific Plan Area to areas which would not impinge upon or adversely affect identified environmentally sensitive habitats; requiring the development of an Open Space and Habitat Management Plan for the Ellwood Beach portion of the Specific Plan area; and providing that the Specific Plan be coordinated with the adjoining UCSB North Campus property to ensure maximum protection of Devereux Creek and Devereux Lagoon.

The Commission therefore finds that the proposed revised Specific Plan as submitted would be consistent with both PRC Section 30250 and the related LCP Plan policies (Policies 2-17 through Policy 2-20 cited above).

6. Public Works: Water Supply/Desalination

The Coastal Act includes policies addressing water supply and desalination issues.

PRC 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.

PRC Section 30254 provides, in part, that:

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division . . . Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

a. Specific Plan Water Demand/Supply

The water demand for the Specific Plan area has been estimated to range from approximately 93 acre feet to 108 acre feet per year. The water demands for the three separate developments in the Specific Plan Area are described below:

i. Santa Barbara Shores (County): The recreational development proposed for the County property would create an annual water demand of between 46 and 53 acre feet per year. This includes water demand for both domestic consumption and landscaping.

ii. Ellwood Beach (Private): The residential development proposed for the private property would create an annual water demand of between 46 and 49 acre feet per year. This includes water demand for both domestic consumption and landscaping.

iii. Ellwood Ranch (Private): The residential development proposed for the Ellwood Ranch property would create an annual water demand of between .75 and 1.07 acre feet per year. This includes water demand for both domestic consumption and landscaping.

b. Goleta Planning Area Water Demand/Supply

A majority of the Goleta Planning Area in which the Santa Barbara Shores - Ellwood Beach Specific Plan is located is served by the Goleta Water District. (The southeastern portion of Goleta, Hope Ranch, is served by the La Cumbre Mutual Water Company, and a few small water users meet their needs from private wells.)

The Goleta Water District (GWD) services about 14,000 accounts for residential, commercial, industrial, public and agricultural purposes. The GWD obtains its water from primarily five sources: the Cachuma Project, the Goleta Groundwater Basin, water reclamation, La Cumbre Mutual Water Company and Santa Barbara Research Company, and the State Water Project.

The current estimated annual safe yield from these five sources are:

<u>Source</u>	<u>Acre Feet Per Year</u>
Cachuma Project -	9,322
Goleta Groundwater Basin -	4,100
Water Reclamation -	1,000
LCMWC & SBRC -	735
State Water Project -	<u>3,800</u>
Total	18,957

In addition to these sources of water, the certified EIR for the Goleta Community Plan indicates that there is also the potential to increase the effective yield through water conservation and a variety of small local sources, bringing the total supply to approximately 20,000 acre feet per year.

The current demand is approximately 17,000 acre feet per year. The long term demand, including both surface and groundwater demands, is approximately 19,771 acre feet per year, leaving a long-term deficit of approximately 1,000 acre feet for the Goleta Planning Area. The deficit is largely the result of demand outside of the Coastal Zone. (See Exhibit 12.)

c. Desalination

The originally proposed Specific Plan provided for the construction and operation of a private desalination facility on the Ellwood Beach portion of the Specific Plan area. Prior to its action on the originally submitted Specific Plan, the Coastal Commission certified the Goleta Community Plan as LCP Amendment 2-93-C with a policy (Policy WAT-GV-13) regarding the use of desalination facilities which provided that:

The County may grant discretionary permits for development projects using desalinated water only if the source of desalination is from an established public water purveyor. Desalinated water from private sources designed to serve a single project or geographic area within service boundaries of established public water purveyors shall not be a source of water for approvable development projects.

Consistent with this provision, the previously certified Specific Plan stipulates that water service to both the Santa Barbara Shores and Ellwood Beach portion of the Specific Plan shall be provided by the Goleta Water District, a publicly established water purveyor. The Specific Plan amendment contains no provisions for the use of private desalination facilities to service the development allowed within the Specific Plan area.

The Commission therefore finds that the amendments to the Goleta Community Plan and the Ellwood Beach - Santa Barbara Shores Specific Plan, as modified, would be consistent with the requirements of PRC Sections 30250, and 30254, and the applicable development standards in the County's certified Local Coastal Program.

d. Analysis and Conclusion: Water

Based upon the above long-term water supply-demand forecast and the 20 year build out established in the Goleta Community Plan (GCP) and its Final Environmental Impact Report (EIR), there will be a deficit of approximately 1,000 acre feet in the year 2012 out of a total supply of nearly 20,000 acre feet per year. As noted above, the majority of this demand, and resultant deficit is generated by development outside the Coastal Zone.

In the interim, the pace of development is limited within the Goleta Planning Area (both within and outside of the Coastal Zone) by the provisions of the Goleta Growth Management Plan. The Goleta Growth Management Plan was previously certified by the Commission as an amendment to the County's Local Coastal Program.

The Goleta Water District currently is bound by the 'Safe Initiative' (GWD Ordinance 91-01) and the settlement of an overlying property owners suit, Wright vs the Goleta Water District, to limit future allocations to new development. Under the terms of the settlement, the Goleta Water District is bound to provide available water to certain private property owners first. The Safe Initiative requires that a drought buffer of 2,000 acre feet (AF) be set aside as a water reserve for future droughts by either direct injection or by reduction in groundwater pumping prior to providing water service for new permanent development. Once Goleta's groundwater basin water level rises to 100% of its 1972 levels the drought buffer may be used to reduce the cost of water to existing customers.

The Goleta Water District and the County of Santa Barbara recently agreed to a program for allocating water to new development projects within the service area of the Goleta Water District consistent with available supplies of potable water, including applicable State and local rules, regulations, and policies, including the SAFE Initiative and the Wright judgement. The thrust of the water allocation program is to limit the annual allocation of water to ensure adequate supplies are available to service otherwise permitted development, and to limit the amount of water which any one project may receive annually. (See Exhibit 13.)

The Ellwood Beach property is not considered by the County to be a high priority for new water service due to other water commitments including a drought buffer and other types of beneficial projects, such as those providing sustained economic stimulus, and affordable housing projects. However, the County anticipates that water will be available for project development consistent with the project sponsor's proposed construction schedule. With the addition of State Water in the Goleta Planning Area, there will be more than adequate water supplies to accommodate development allowed by the Goleta Community Plan (including Ellwood Shores) consistent with the Goleta Growth Management Program until approximately the year 2005 when a small deficit of 56 acre feet is projected. As noted above this deficit will ultimately increase to 1000 acre feet per year by the year 2012 out of a total of 20,000 annual acre foot.

The proposed amendment does not increase the allowable development and related annual water demand allowed in the Coastal Commission's previous action certifying the Goleta Community Plan or its previous certification of the Ellwood Beach - Santa Barbara Shores Specific Plan. The number of permitable residential units on the Ellwood Beach portion of the Specific Plan area remains the same (162), as does the level of recreational development on the Santa Barbara Shores portion of the Specific Plan Area.

7. Coastal Access/Recreation

The undeveloped Ellwood Beach- Santa Barbara Shores Specific Plan area has historically been used by the public for a wide variety of recreational activities, including gaining beach access to the adjacent beaches, and the beaches fronting adjoining parcels to the east and west. This use is evidenced in part by the well-worn trails which traverse the Specific Plan area, including vertical and lateral trails through Eucalyptus grove, leading from the adjacent Santa Barbara Shores residential subdivision.

PRC Section 30211 provides that:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

PRC Section 30212 provides in part that:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby, or,

(3) agriculture would be adversely affected. Dedicated accessary shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessary.

(c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.

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.

In addition the County's LCP contains specific recreation and access requirements for the Ellwood Beach - Santa Barbara Shores Specific Plan Area (described above under the LCP requirements).

The Santa Barbara Shores portion of the Specific Plan Area is owned by the County of Santa Barbara and is planned for high intensity recreational development on the north half, and open space passive recreation on the south half of the property. Two vertical access trails along the eastern and western boundaries, and two lateral access trails, one located along the northern boundary and one along the ocean-fronting bluff-top, are proposed across the County property. The ocean-fronting bluff-top trail would become part of the Regional Coastal Trail.

The Ellwood Beach portion of the Specific Plan Area is privately owned and planned for residential development. Three vertical (north-south) access trails (two directly to the beach), and three lateral (east-west) access trails, two located along the northern portion of the Ellwood Beach property, and one along the ocean-fronting bluff-top, are proposed across the Ellwood Beach property. The ocean-fronting bluff-top trail would become part of the Regional Coastal Trail.

The trail system for the Specific Plan Area connects to the UCSB North Campus on the east side, and the Sandpiper Golf Course property on the west (a portion of which is proposed for residential development in addition to the golf course), and includes a coastal trail with a bike path and equestrian trail along the coastal bluffs, a 260 car parking lot(s) on the northern portion of the Santa Barbara Shores property, and an additional 20 spaces on the Ellwood Beach property. On the Ellwood Beach property, ten (10) of the spaces would be located near the entry kiosk, and ten (10) spaces would be located at the current terminus of Santa Barbara Shores Drive, unless all 20 spaces can be accommodated near the entry kiosk. As discussed further below, actual trail design, including signage and other improvements are subject to review and approval by the County when discretionary projects are processed, as specified in Development Standards 61 through 66 of the Specific Plan. (See Exhibit 19.)

The proposed amendments to the Specific Plan generally preserves historic and existing recreational and access opportunities by reserving the Santa Barbara Shores portion of the Specific Plan Area for public recreation, including access to the adjoining beaches, and by reserving large portions of the bluff-top portion of the Ellwood Beach portion of the Specific Plan Area for public open spaces uses. As noted above the Specific Plan also provides for a system of lateral and vertical trails to provide access to and along the bluff and adjoining beach. However, several trail segments, including the main lateral segment on the northern boundary and vertical segments on the west and east ends of the Ellwood Beach properties have been relocated to avoid sensitive vernal pool and grassland habitats. (See Exhibits 9 and 11.)

As noted above, trail routes on the Ellwood Beach property include two major lateral (east-west) trails, and one secondary lateral (east-west) trail, and two vertical (north-south) trails with beach access. The proposed northern most lateral trail is generally located on the northern perimeter of the Ellwood Beach portion of the Specific Plan Area along Devereux Creek and within the Eucalyptus grove, and generally follows the existing Goleta Sanitary District easement and existing main trail route. The secondary lateral trail runs along an existing trail in the Eucalyptus grove south of Devereux Creek closer to the mesa. Both these trails will be multi-use as required in the County's existing Local Coastal Program, but will be limited to 4 feet in width. The ocean-fronting bluff-top lateral trail has been previously certified by the Commission as part of its approval of the original Specific Plan.

The actual route of the lateral trails will be determined through site-specific analysis in connection with the review of any development proposal for the site.

The Specific Plan Development Standard #26 specifically provides that "Trails may be established in the Devereux Creek area as long as a minimum of vegetation is removed and Park Department standards are applied to preserve existing resources. These trails shall be shown on the Final Development Plan and Tract Map and shall be included in the Open Space and Recreation Component of the OSHMP." (This development standard has been previously certified by the Commission as part of its approval of the original Specific Plan.)

The specific route of the lateral bluff-top Regional Coastal Trail is also only generally located in the vicinity of the bluff top (generally 100 feet back from the bluff edge to ensure protection against bluff erosion) as required in the previously certified Specific Plan. The Regional Coastal Trail will also be the subject of site-specific review and approval consistent with the applicable policies of the County's certified Local Coastal Program.

In evaluating this and the other access facilities associated with the Specific Plan, the County must address the policies in the certified Local Coastal Program (including the development standards of the Goleta Community Plan and the Specific Plan) which deal with siting new development, coastal hazards, environmentally sensitive habitats, and scenic and visual resources.

The Commission has previously found that these policies provided adequate guidance for the siting of new development, including recreational development, the protection of environmentally sensitive habitats and scenic and visual resources, and the avoidance of coastal hazards.

The location of the Regional Coastal Trail is in the southern portion of the site near the coastal bluffs as required in the Specific Plan. Because of its location along the bluff the alignment is subject to damage and potential loss as a result of coastal erosion, particularly along the western portion of the trail where the development envelope on the Ellwood Beach property extends to within 100 feet of the bluff top. The Specific Plan makes no provision for relocating any portion of the Coastal Trail landward which may be threatened by bluff erosion (though such a provision is contained within the preliminarily approved Development Plan for the Ellwood Beach property).

This portion of the Specific Plan Area already experiences significant recreational use by the public as evidenced by the well-worn trails observed by the County and Commission staff on the Ellwood Beach property. This proposed segment of the Regional Coastal Trail is expected to be a major destination as well as a critical connection between the USCB North Campus trail segment to the east, and the Santa Barbara Shores and, Sandpiper Golf Course to the west. In the future as the development and population in the surrounding Goleta area expands, loss of this easement due to erosion similar to the loss of the El Capitan bicycle trail on the Gaviota coast would severely impact the ability of the public to travel along this portion of the Santa Barbara County coast. To ensure the continued life of the Coastal Trail language must be added to the LCP Land Use Plan which explicitly provides for the relocation of the trail landward of bluff in response to any erosion which threatens the useability or safety of the trail.

Suggested Modification #1a provides that in the event of erosion resulting in loss of any segment of the coastal trail, public access shall be routed immediately landward within the public open space area, or if the extent of the erosion prevents locating the trail in the open space area immediately inland of the eroded trail segment, through the publicly dedicated circulation routes within the development envelope landward of the eroded section of the coastal trail.

The County has incorporated a similar requirement in its provisional approval of a Final Development Plan for the Ellwood Beach portion of the Specific Plan Area. This provision would ensure the maintenance of the public use of the coastal trail without reducing the number of developable lots, or encroaching onto to privately held parcels.

One of the primary historic north-south beach access trails is located immediately to the east of the Ellwood Beach property on the UCSB North Campus Housing Property (formerly West Devereux Planning Area). This trail connects the adjacent Santa Barbara Shore and residential development from the end of Ellwood Beach Drive to the bluff top area. Maintenance of this trail is critical to preserving the historic vertical beach access from the adjacent residential neighborhood to the beach fronting the Ellwood Beach property.

The County has indicated that the University has expressed concerns in the past about the impacts of the historic use along the proposed alternative route on the planned residential development on the UCSB North Campus property, and the adjacent Coal Oil Point Reserve.

Maintenance of the existing vertical access trail on the UCSB North Campus, or some alternate route in close proximity, is essential to protect the public's historic access to this section of the Ellwood Beach property. Because the County has no regulatory control over the uses on the University property, it has attached a special condition to the related Development Plan for the Ellwood Beach property to provide an alternative vertical access on the east end of the Ellwood Beach property in the event that the existing vertical access is terminated on the UCSB North Campus property. This special condition has been mutually agreed to by the County and the owners of the Ellwood Beach property.

However, the Specific Plan amendment makes no provision for providing alternative vertical public beach access on the eastern side of the Ellwood Beach property in the event that the vertical access is terminated on the UCSB North Campus. Without such provision, the amended Specific Plan would not provide sufficient guidance for dealing with the potential loss of the vertical access presently provided on the UCSB Campus property, and would not adequately compensate for the proposed relocation of the existing vertical access on the eastern end of the Ellwood Beach property to the vertical access on the UCSB North Campus property.

PRC Section 30211 expressly provides that development not interfere with the public's right of access to the sea where acquired through use. In this instance, there is some evidence that the public may have acquired prescriptive rights over this accessway, through historic use. To ensure the continued vertical access to the beach along the eastern portion of the Ellwood Beach property, and thus preserve the potential historic rights, language must be added to the LCP Land Use Plan which explicitly provides vertical beach access on the east end of the Ellwood Beach property in the event that the vertical access on the University's North Campus is ever terminated. Without such a provision, development on the Ellwood Beach property or the adjacent UCSB North Campus property could result in the loss of one of the main historic vertical access routes to the bluff-top area and the adjacent beach could be eliminated, thus significantly adversely affecting the public's right of access to and along the beach fronting the Ellwood Beach - Santa Barbara Shores Specific Plan Area. With such a provision, these accessways would preserve those potential prescriptive rights. (The present owners/developers of the Ellwood Beach property have agreed to provide, as a condition to a provisionally approved Development Plan and Tract Map, an alternative accessway on the Ellwood Beach property, should the accessway on the UCSB North Campus property be terminated. This condition similarly preserves those potential prescriptive public rights noted above and is consistent with the suggested modification 1b described below. See also the related Commission staff report for Appeal A-4-STB-97-185.)

Suggested Modification #1b provides that in the event that the primary beach access trail located on the University's North Campus housing property is ever closed, alternative beach access shall be provided on the east end of the Ellwood Beach property.

The entire Specific Plan site has been and continues to be heavily used by the public, as evidenced by the well-worn trails which traverse the Specific Plan area, without restriction by the property owners. There is evidence that public rights of use may exist, including possible prescriptive rights of public use. The Coastal Act and County LCP requires that development not interfere with the public's right of access to the sea where acquired by use and that public access from the nearest public roadway to the shoreline and along the coast be provided in new development projects consistent with the protection of fragile coastal resources, among others.

Although the Specific Plan provides for public open space, access and recreation on areas beyond the proposed residential development, potential public rights of access through the area proposed for residential development acquired through historic use must not be precluded. The public has historically used the areas south of Santa Barbara Shores Drive and Coronado Drive to gain access through the Ellwood Beach property to the shoreline and along the coast. The public access provisions, as supplemented by the suggested modifications to the Goleta Community Plan and the Specific Plan, ensure that adequate public access will be provided through the Specific Plan area and that these potential rights will be preserved. (As noted above, the present owners/developers of the Ellwood Beach property have agreed to provide an alternative accessway on the Ellwood Beach property, should the accessway on the UCSB North Campus property be terminated, as a condition to a provisionally approved Development Plan and Tract Map. See related Commission staff report for Appeal A-4-STB-97-185.)

The Commission therefore finds that the Specific Plan, if modified as suggested above, would be consistent with the requirements of PRC Sections 30211, 30212, and 30221, and the applicable policies of the County's LCP.

IV. 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 Implementation Zoning Ordinance in 1981 and 1982 respectively.

Pursuant to Section 21080.9 of the California Environmental Quality Act (CEQA) the Coastal Commission is the lead agency responsible for reviewing Local Coastal Programs for compliance with CEQA. The Secretary of Resources Agency has determined that the Commission's program of reviewing and certifying Local Coastal Programs 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)(1) of CEQA and Section 13540(f) of the Coastal Commission's Administrative Regulations require that the Commission not approve or adopt a Local Coastal Program amendment "if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment."

As discussed in the findings above, the proposed Land Use Plan, as modified by the suggested modifications, would mitigate impacts associated with the proposed land uses allowed under the provisions of the Land Use Plan to the maximum extent feasible consistent with both the certified EIR, as amended, and the relevant provisions of the California Coastal Act.

Specifically, the proposed amendment reconfigures and reduces the size of the development envelope to avoid Environmentally Sensitive Habitat identified in the previously certified Goleta Community Plan; incorporate existing historic trails into there public access plan to the maximum extent consistent with the protection of environmentally sensitive habitats; relocates the proposed main lateral access trail to the existing trail alignment to avoid the creation of an another trail through the environmentally sensitive Eucalyptus grove; provides for the adjustment of all trail routes to avoid impacts to environmentally sensitive resources such as Eucalyptus trees; relocates the vertical accessway on the eastern end of the Ellwood Beach property to avoid environmentally sensitive vernal pools and native grasslands; provides for the relocation of the mail coastal lateral coastal bluff trail inland in response to bluff-top erosion; and clusters residential development along the northern and central portion of the Ellwood Beach property to protect public views to and along the ocean frontage, and inland to the Santa Ynez mountains.

The amendment, as modified, would therefore be consistent with the provisions of the California Environmental Quality Act and the California Coastal Act.

MHC
8164A

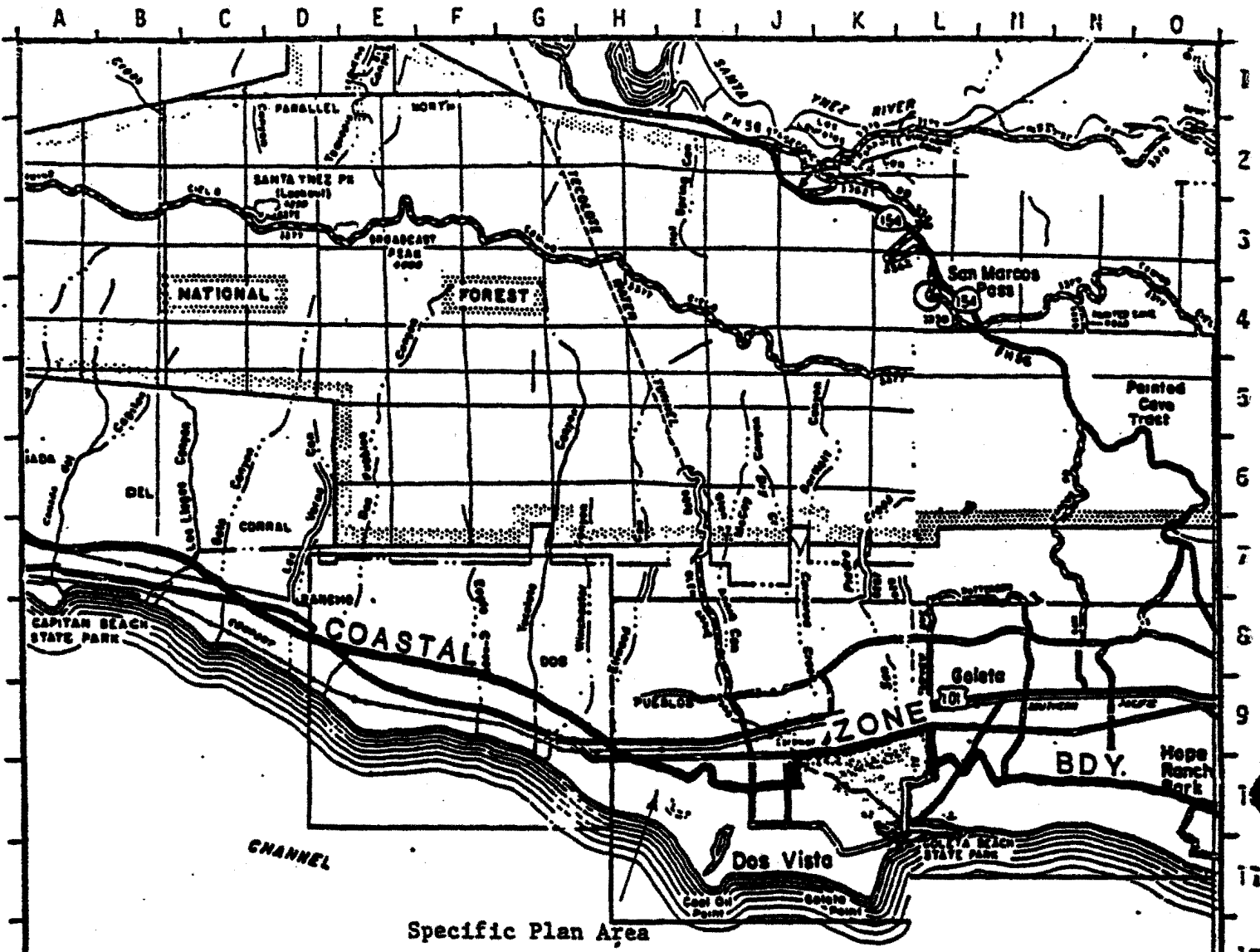
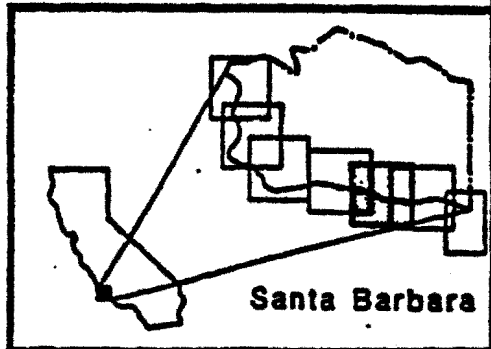


EXHIBIT NO. 1
APPLICATION NO.
S.B. CO. LCP Amend
2-93-C



OCEAN

Specific Plan Area

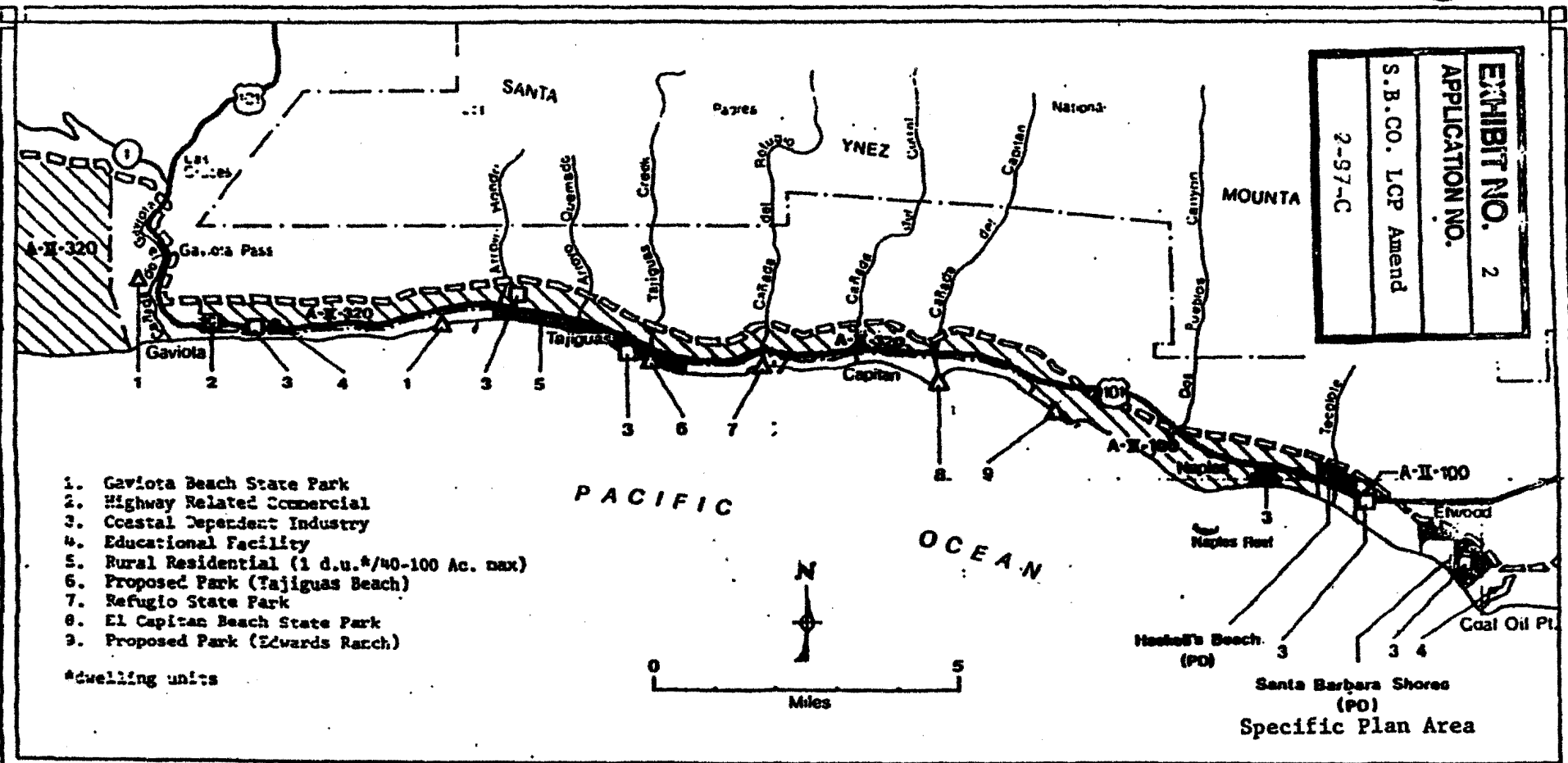


LOCATION MAP



County of Santa Barbara

EXHIBIT NO. 2
 APPLICATION NO.
 S.B.CO. LCP Amend
 2-97-C



1. Gaviota Beach State Park
2. Highway Related Commercial
3. Coastal Dependent Industry
4. Educational Facility
5. Rural Residential (1 d.u./40-100 Ac. max)
6. Proposed Park (Tajiguas Beach)
7. Refugio State Park
8. El Capitan Beach State Park
9. Proposed Park (Edwards Ranch)

*dwelling units

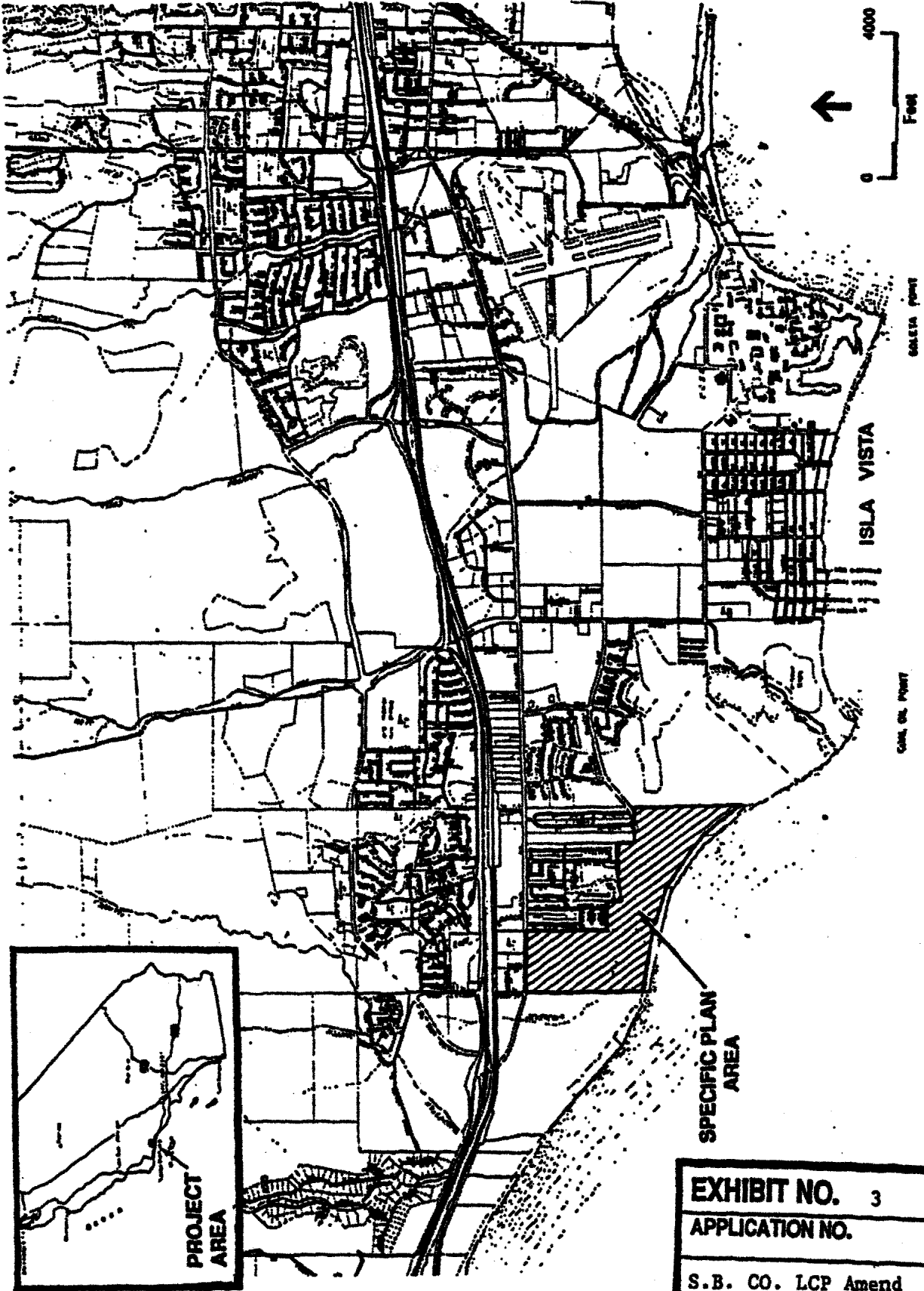
FIGURE 4-9

Generalized Land Use Plan
 Gaviota Coast Planning Area
 County of Santa Barbara
 Local Coastal Program

--- COASTAL ZONE BOUNDARY

Land Use Designations - see text for definitions

- | | |
|---|--|
| • COMMUNITY FACILITIES | OPEN LAND USES |
| □ INDUSTRIAL | ▨ AGRICULTURE II (100-320 acre min.) |
| ▣ COMMERCIAL | △ RECREATION (existing or proposed parks and open space) |
| ■ RESIDENTIAL
(see map list for densities) | |



SCALE FEET

ISLA VISTA

CANAL POINT

SPECIFIC PLAN AREA

PROJECT AREA

EXHIBIT NO.	3
APPLICATION NO.	
S.B. CO. LCP Amend	
2-97-C	

Elwood Beach / 0211 ■
Figure III.1
General Vicinity Map

SOURCE: Environmental Science Associates, Inc.

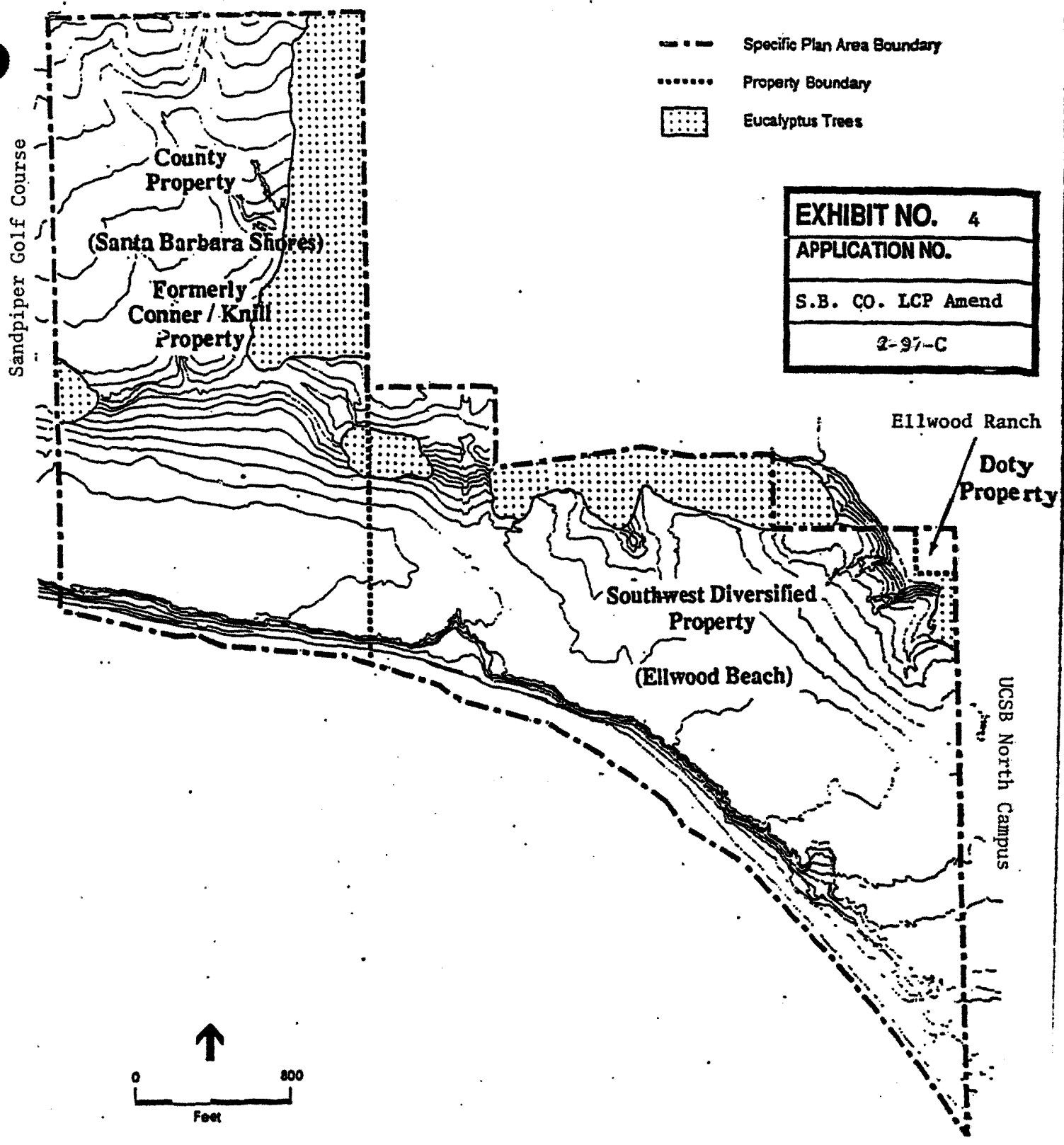


EXHIBIT NO. 4
APPLICATION NO.
S.B. CO. LCP Amend
2-97-C

Ellwood Beach: 0211 ■

Figure III.2a
 Ellwood Beach - Santa Barbara Shores
 Specific Plan Area

ELLWOOD BEACH-SANTA BARBARA SHORES SPECIFIC PLAN

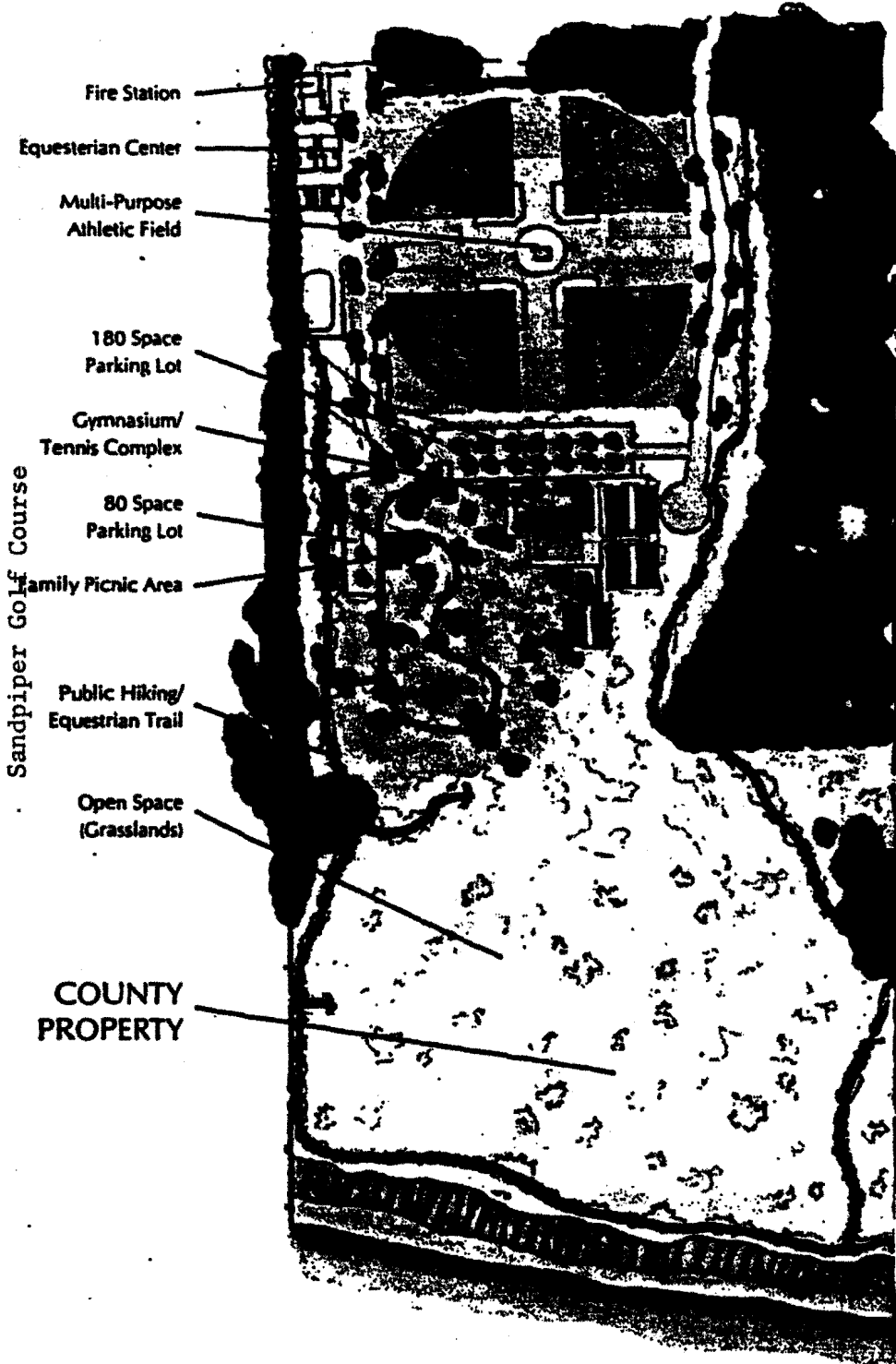
HOLLISTER AVENUE

EXHIBIT NO. 5

APPLICATION NO.

S.B. Co. LCP Amend

2-97-C



Ellwood Beach Property

Certified Land Use Plan Map - Ellwood Beach
9/15/95

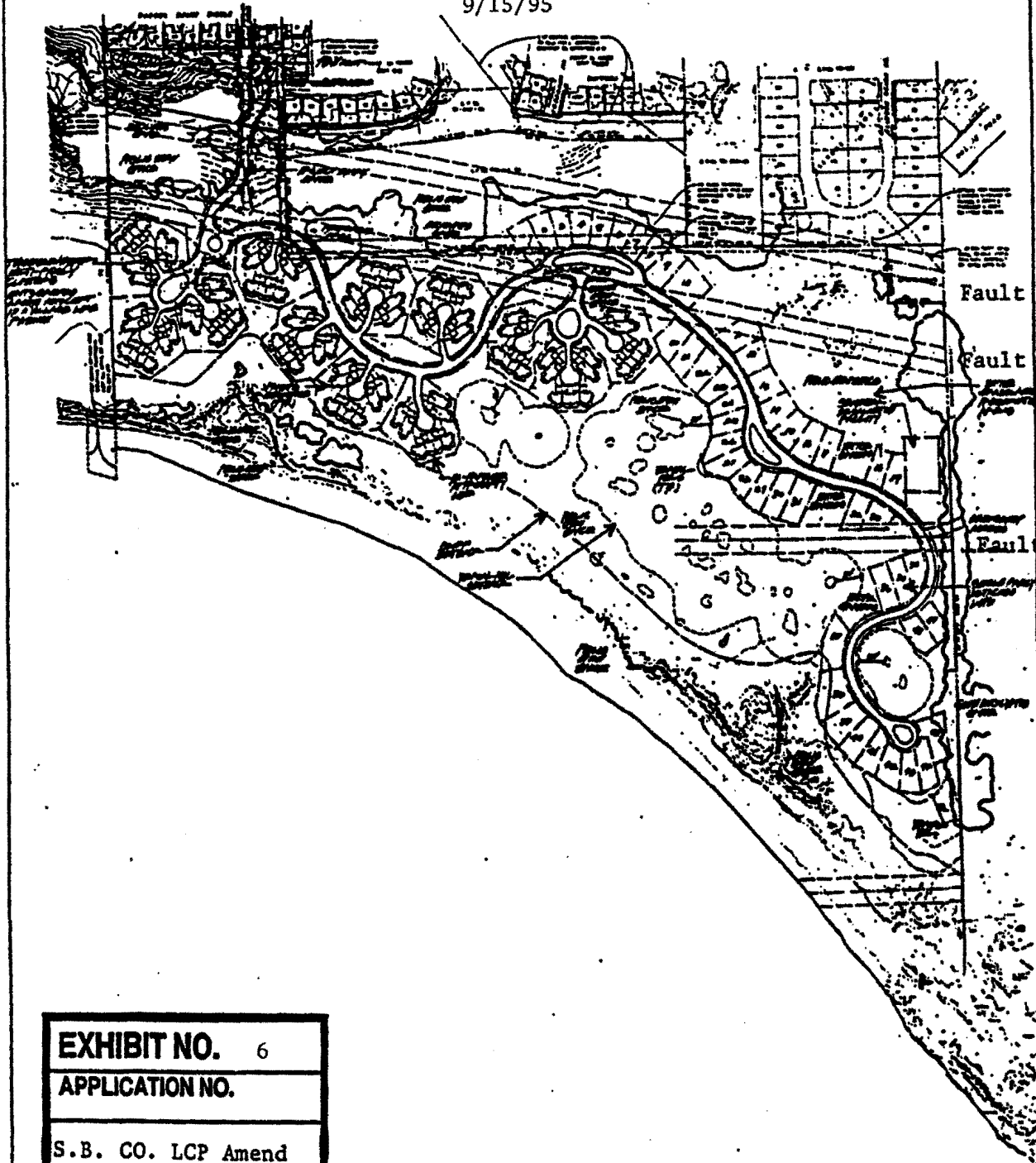


EXHIBIT NO. 6
APPLICATION NO.
S.B. CO. LCP Amend
2-97-C

**SPECIFIC PLAN SITE PLAN FOR THE
SWD PROPERTY**

III-1

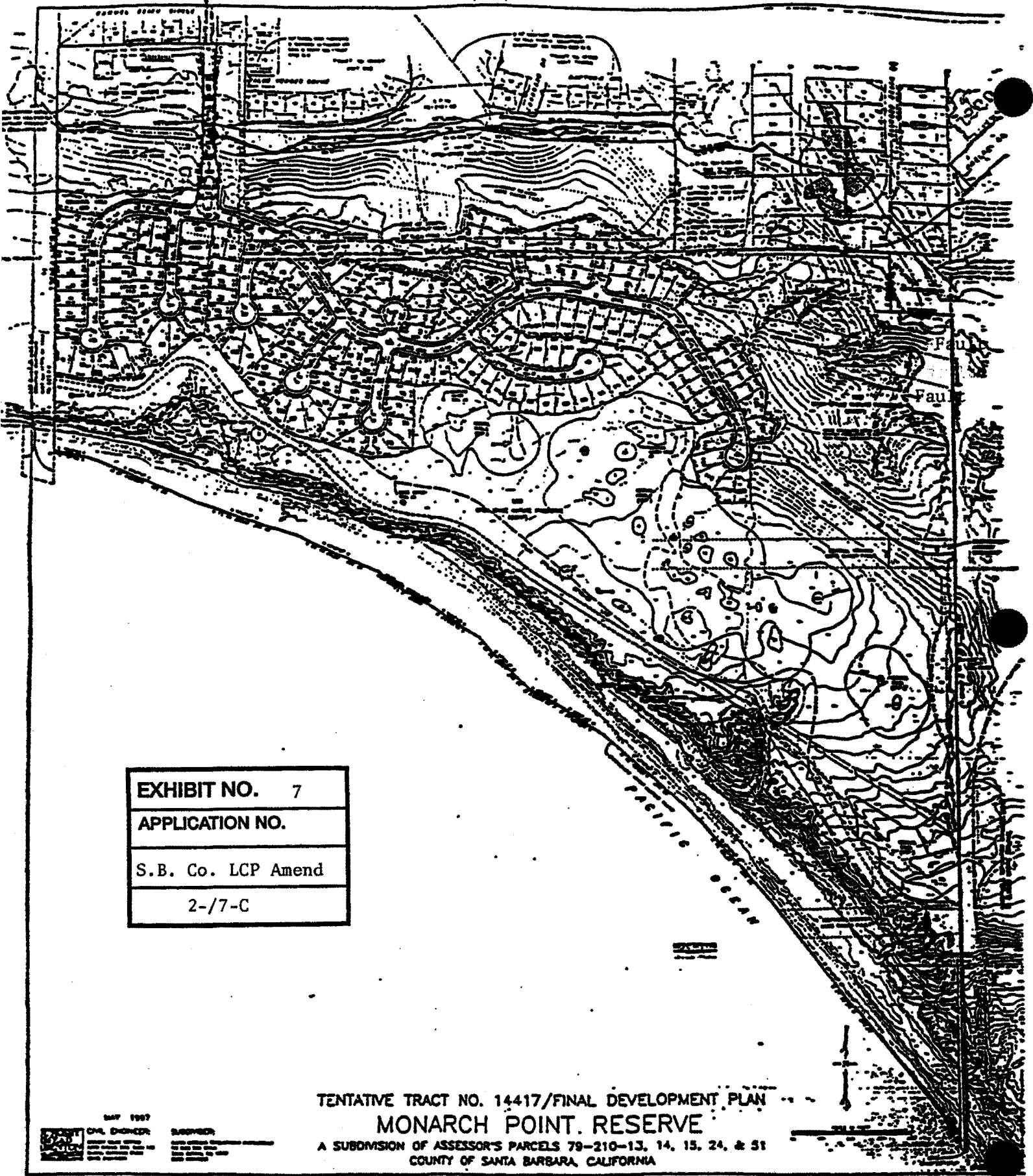
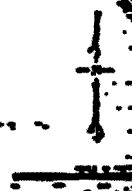


EXHIBIT NO.	7
APPLICATION NO.	
S.B. Co. LCP Amend	
2-/7-C	

TENTATIVE TRACT NO. 14417/FINAL DEVELOPMENT PLAN
MONARCH POINT RESERVE

A SUBMISSION OF ASSESSOR'S PARCELS 79-210-13, 14, 15, 24, & 51
COUNTY OF SANTA BARBARA, CALIFORNIA

MAY 1997
CIVIL ENGINEER: [Signature]
SUBMITTER: [Signature]



Certified Circulation Trail Map: Ellwood Beach - Santa Barbara Shores
9/15/95

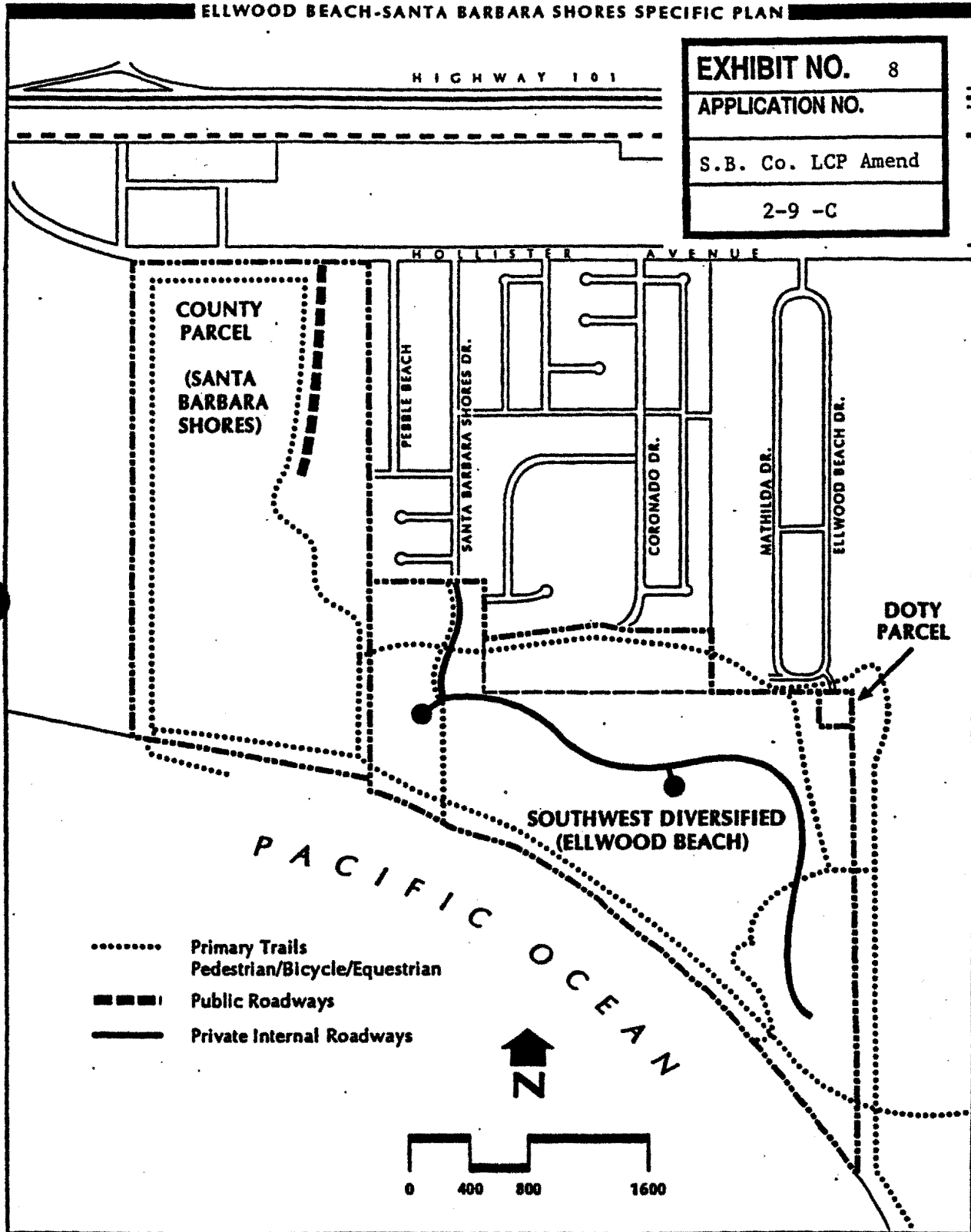
ELLWOOD BEACH-SANTA BARBARA SHORES SPECIFIC PLAN

EXHIBIT NO. 8

APPLICATION NO.

S.B. Co. LCP Amend

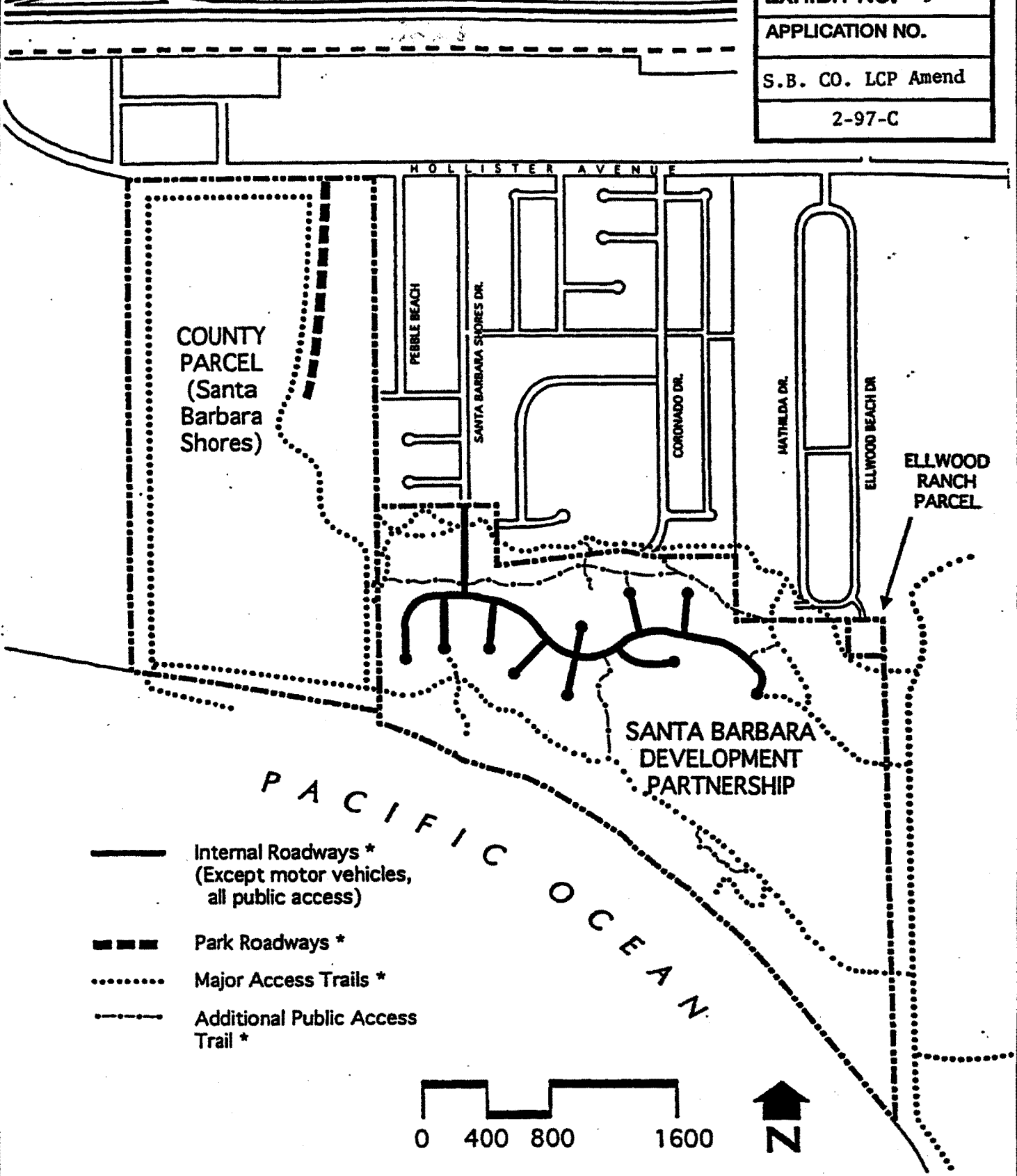
2-9 -C



ELLWOOD BEACH-SANTA BARBARA SHORES
CIRCULATION PLAN

II-3

EXHIBIT NO. 9
APPLICATION NO.
S.B. CO. LCP Amend
2-97-C



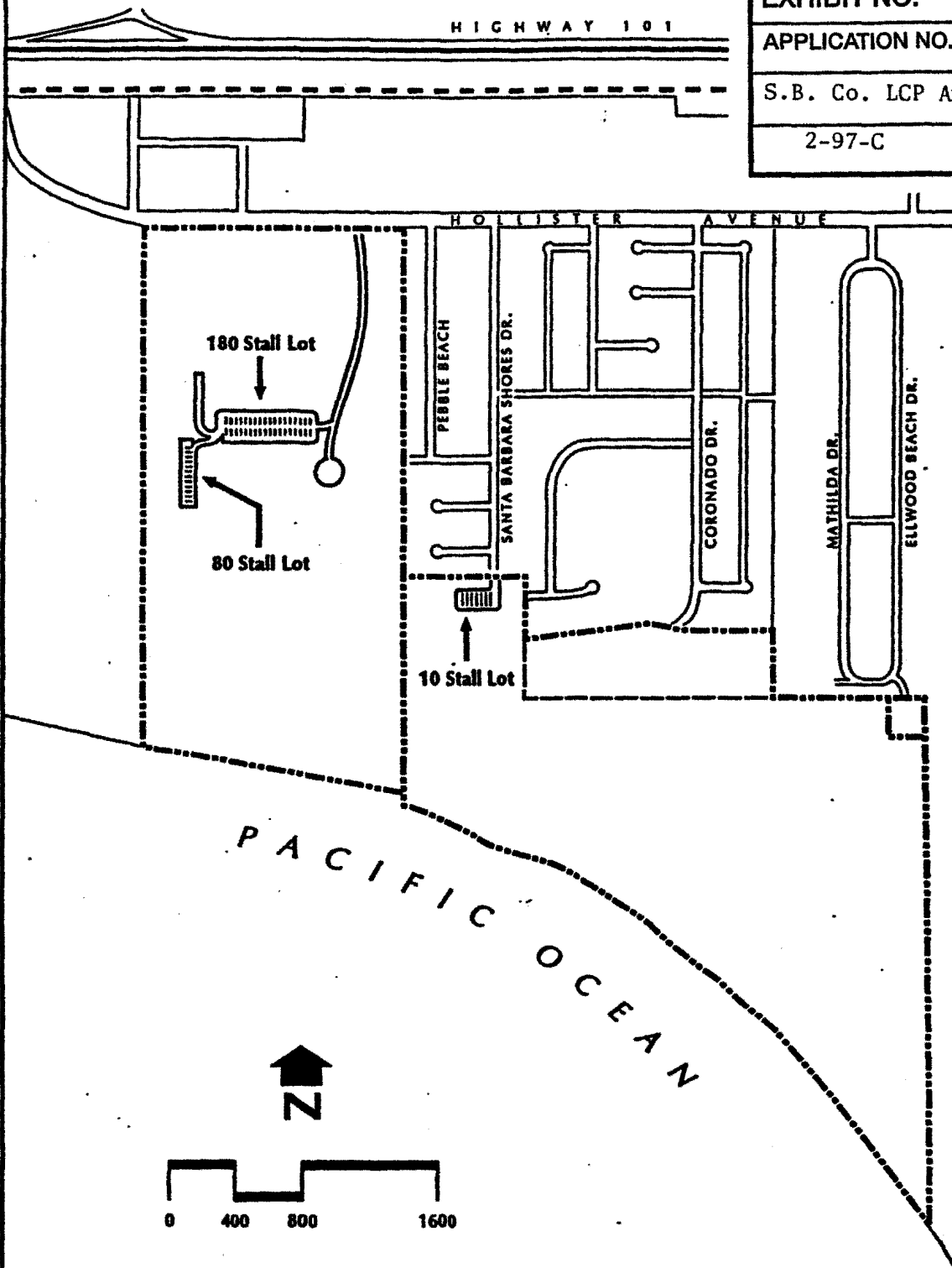
ELLWOOD BEACH - SANTA BARBARA SHORES
CIRCULATION PLAN

II-2

* Precise locations to be determined prior to recordation of final map.

ELLWOOD BEACH-SANTA BARBARA SHORES SPECIFIC PLAN

EXHIBIT NO.	10
APPLICATION NO.	
S.B. Co. LCP Amend	
2-97-C	



ELLWOOD BEACH-SANTA BARBARA SHORES
PUBLIC ACCESS PARKING AREAS

ELLWOOD BEACH - SANTA BARBARA SHORES SPECIFIC PLAN

Proposed Amended Public Access Parking Areas: Ellwood Beach - Santa Barbara Shores

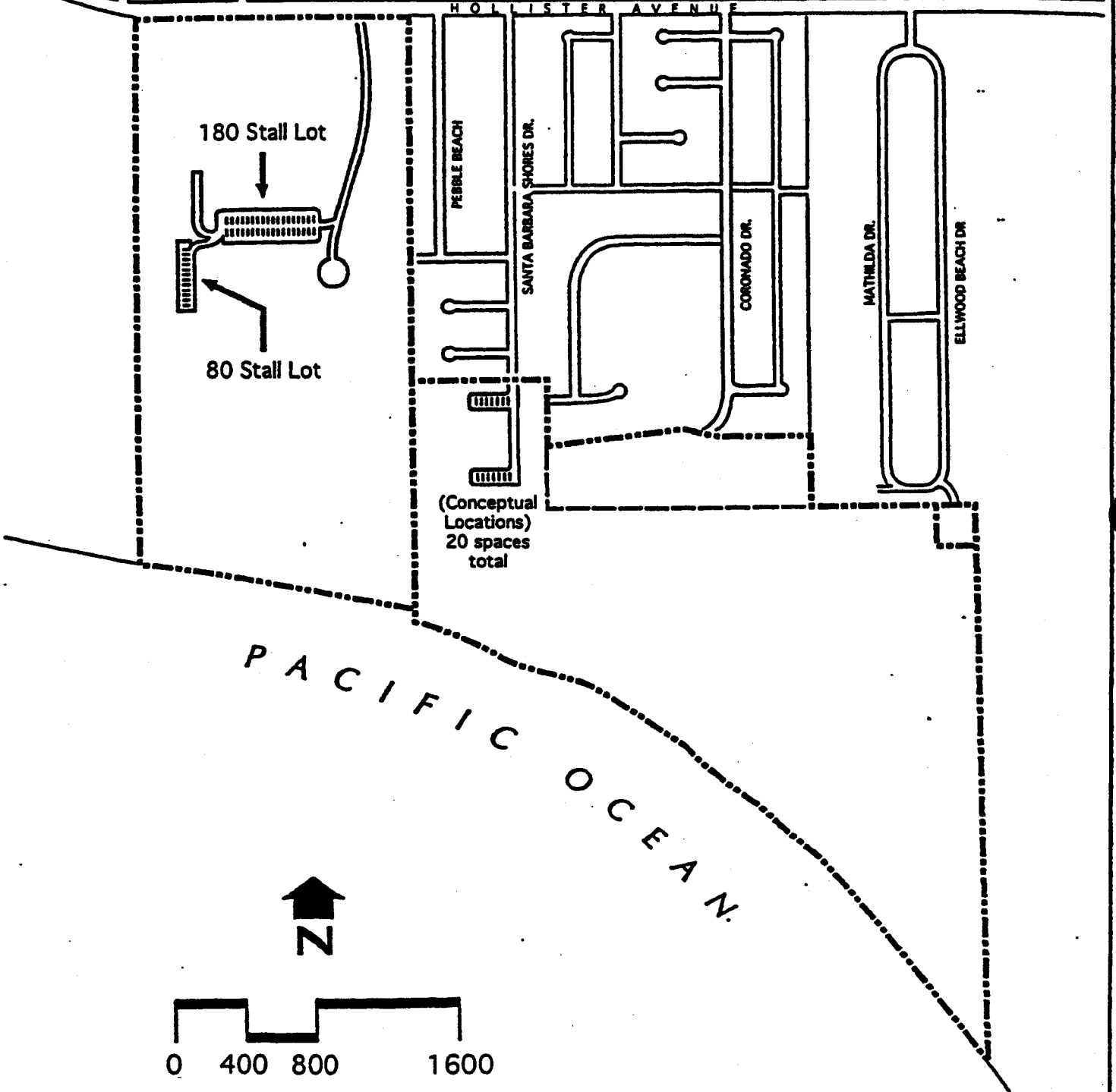
HIGHWAY 101

EXHIBIT NO. 11

APPLICATION NO.

S.B. CO. LCP Amend

2-97-C



ELLWOOD BEACH - SANTA BARBARA SHORES
PUBLIC ACCESS PARKING AREAS (CONCEPTUAL)

11-5

EXHIBIT NO. 12

APPLICATION NO.

S. B. Co. ICP Amend

2-97-C

HIGHWAY 101

S.P.R.R.

Santa Barbara
Shores

Elwood Beach

Specific Plan Area

(ESH-GOL)

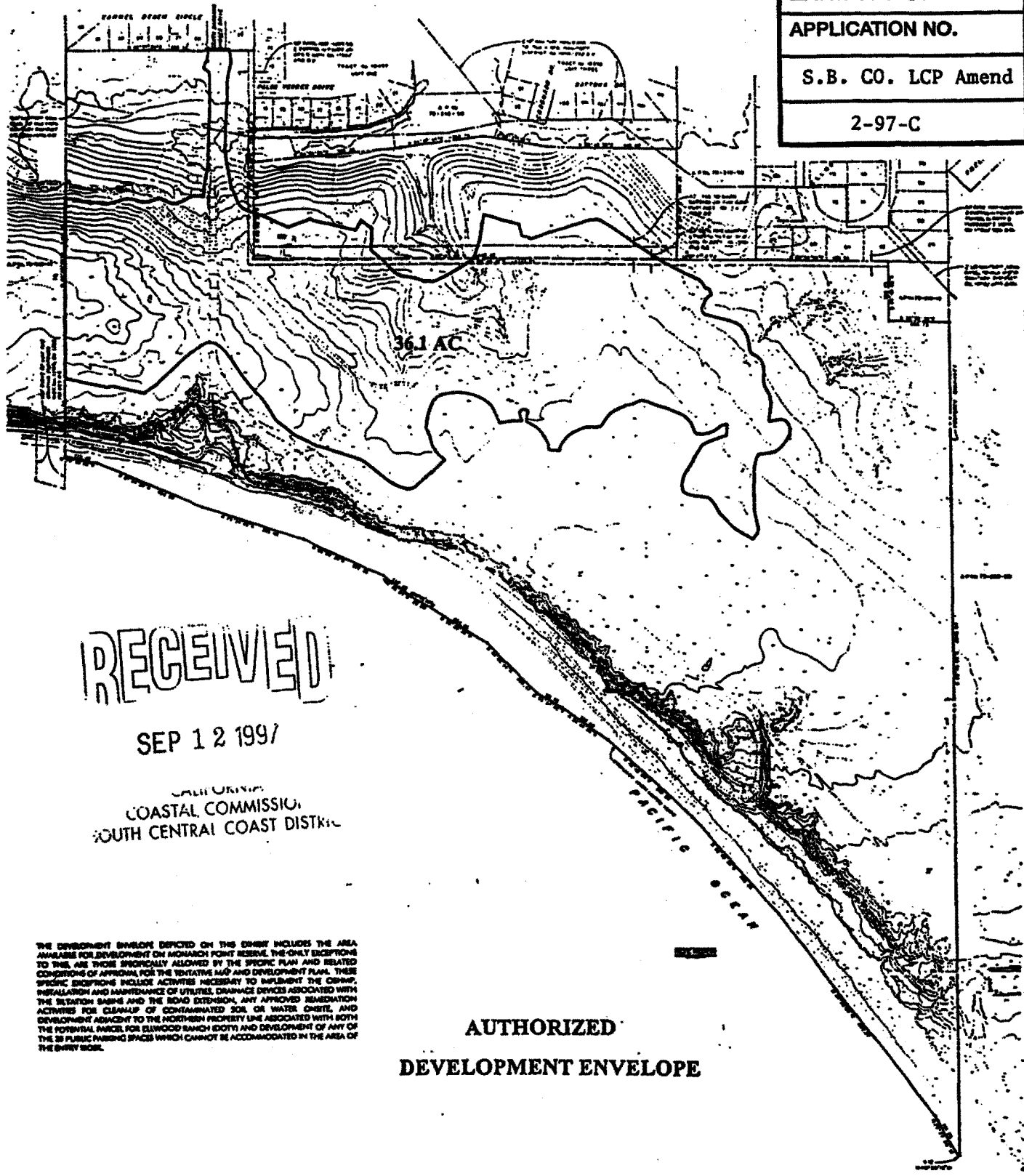
Environmentally Sensitive Habitat
mapped in certified Goleta Community Plan

NOT A PART OF
GOLETA COMMUNITY
PLAN AREA

WITHIN GOLETA
COMMUNITY PLAN

Proposed Amended Development Envelope - Ellwood Beach

EXHIBIT NO. 13
APPLICATION NO.
S.B. CO. LCP Amend
2-97-C



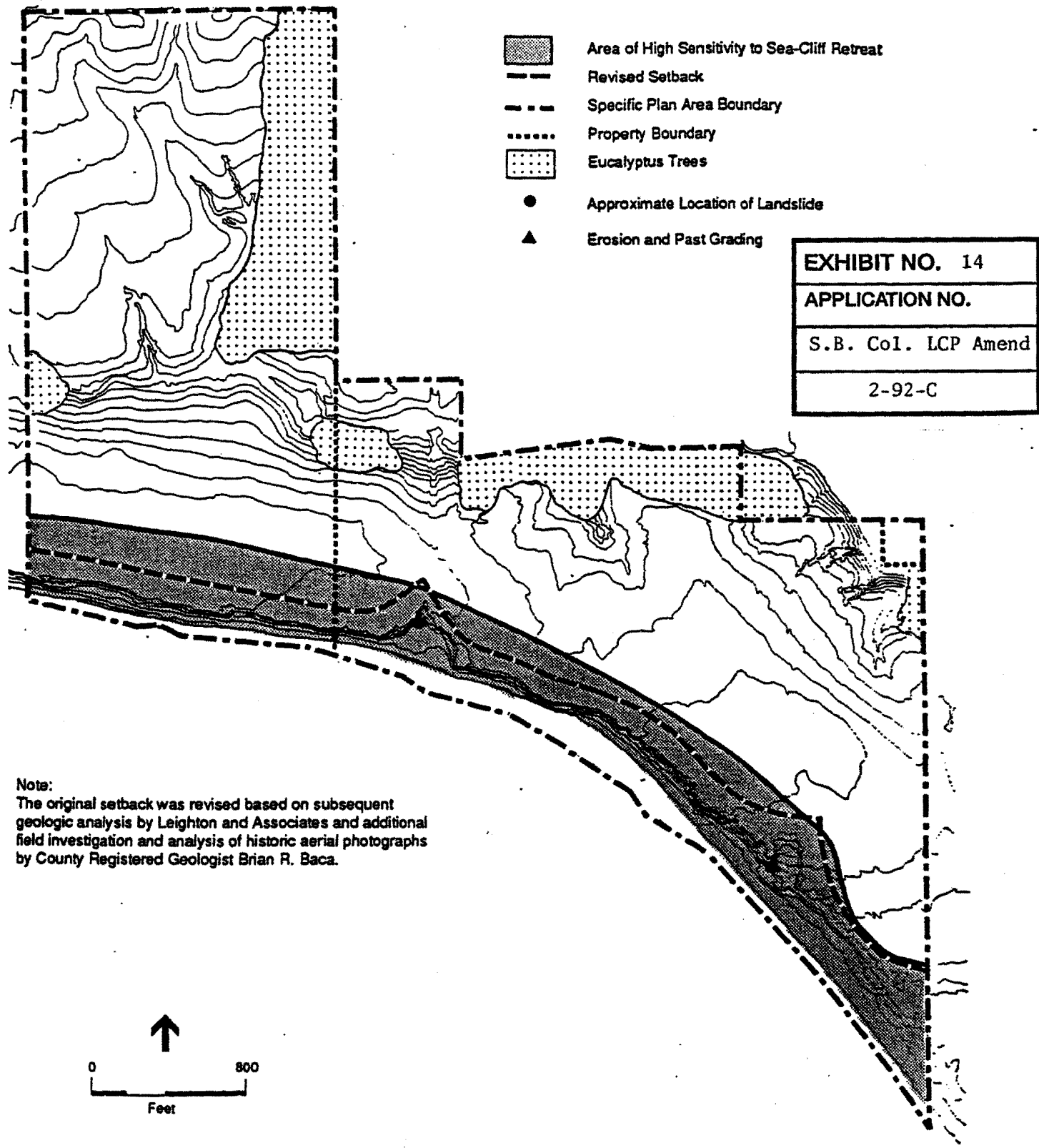
RECEIVED

SEP 12 1997

CALIFORNIA COASTAL COMMISSION SOUTH CENTRAL COAST DISTRICT

THE DEVELOPMENT ENVELOPE DEPICTED ON THIS EXHIBIT INCLUDES THE AREA AVAILABLE FOR DEVELOPMENT ON MONARCH POINT RESERVE. THE ONLY EXCEPTIONS TO THIS ARE THOSE SPECIFICALLY ALLOWED BY THE SPECIFIC PLAN AND RELATED CONDITIONS OF APPROVAL FOR THE TENTATIVE MAP AND DEVELOPMENT PLAN. THESE SPECIFIC EXCEPTIONS INCLUDE ACTIVITIES NECESSARY TO IMPLEMENT THE CONCEPT, INSTALLATION AND MAINTENANCE OF UTILITIES, DRAINAGE DEVICES ASSOCIATED WITH THE BEACHON BARRIERS AND THE ROAD EXTENSION, ANY APPROVED REMEDIATION ACTIVITIES FOR CLEANUP OF CONTAMINATED SOIL OR WATER ON-SITE, AND DEVELOPMENT ADJACENT TO THE NORTHERN PROPERTY LINE ASSOCIATED WITH BOTH THE POTENTIAL PARCELS FOR ELLWOOD BEACH (EOTV) AND DEVELOPMENT OF ANY OF THE 20 PUBLIC PARKING SPACES WHICH CANNOT BE ACCOMMODATED IN THE AREA OF THE BEACH SIDE.

AUTHORIZED DEVELOPMENT ENVELOPE










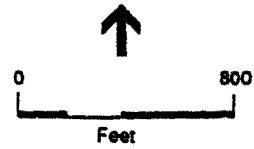
-  Area of High Sensitivity to Sea-Cliff Retreat
-  Revised Setback
-  Specific Plan Area Boundary
-  Property Boundary
-  Eucalyptus Trees
-  Approximate Location of Landslide
-  Erosion and Past Grading

EXHIBIT NO. 14
APPLICATION NO.
S.B. Co1. LCP Amend
2-92-C

Note:
 The original setback was revised based on subsequent geologic analysis by Leighton and Associates and additional field investigation and analysis of historic aerial photographs by County Registered Geologist Brian R. Baca.



SOURCE: Environmental Science Associates, Inc. Elitwood Beach / 0211 ■

Figure VI.C.3
 Specific Plan Area Zone of High Sensitivity to Sea-Cliff Retreat

EXHIBIT NO. 15
APPLICATION NO.
S.B. Co. LCP Amend.
2-97-C

RECREATION

61. The Final Development Plan/Tract Map submittal shall include a separate Open Space and Recreation Component (as part of the Open Space and Habitat Management Plan) consistent with the approved Specific Plan, which clearly identifies public, common, and private open spaces. The Open Space and Recreation Component shall be consistent with all biological Development Standards regarding biologically sensitive areas (including, but not limited to, eucalyptus trees and groves, native grassland, vernal pools, Devereux Creek, and coastal dune and bluff habitat areas) as outlined FEIR Section VI.D, these development standards and delineated in the approved Specific Plan and shall include a sign-off by a P&D-approved biologist. The Open Space and Recreation Component shall be reviewed and approved by the Park Department and P&D in consultation with the California Coastal Commission prior to approval of the Final Development Plan (FEIR Mitigation Measure VI.H.1).

The map and plan shall include, but not be limited to, the following:

- a. All trails, fences, signs, and landscaping shall be identified on a map and described in this component. All materials used and trail construction shall be in accordance with Park Department standards including:
 - i. A mixed width shared pedestrian, equestrian, and bicycle trail network as outlined in the Specific Plan.
 - ii. A 24-foot wide East/West Trail (Coastal/De Anza Trail) with separated uses, including a natural surface pedestrian/equestrian trail and a 10-foot wide bike path.
 - iii. Sign(s) shall be posted advising users about the County leash law.

The Coastal/De Anza Trail easement shall be dedicated to the County prior to recordation of the TM. The location of this trail is on the coastal bluff.

- b. Separate at-grade crossings or underpasses at all points where pedestrian, equestrian, and/or bicycle trails cross Roadways shall be provided. (see also FEIR Section VI.D., Mitigation Measure VI.D.lg).

- c. A detailed schedule for the timing of installation of park and recreational improvements on the Ellwood Beach (Santa Barbara Development Partnership) portion of the Specific Plan shall be provided.
- d. The establishment, management, and maintenance responsibilities for public, common, and private open spaces shall be outlined. The guidelines for public (and private where appropriate) open spaces shall be consistent with the Open Space and Habitat Management Plan (OSHMP) and the management contract or memorandum of agreement between title and conservation entities required by Development Standard No. 42.
- e. A long-term funding arrangement for management and maintenance of on-site open spaces shall be identified as specified in Development Standard No. 43. The funding shall be acceptable to the County and the designated management entities. The applicant shall submit a letter confirming agreement by the management entities of the proposed funding arrangement, prior to recordation of the Tract Map.
- f. Provisions for bike racks shall be provided at all parking lots for beach goers as well as near the top of beach access ramps.
- g. In order to approve the project as a gated community, the County must find that public access to and along the beach would not be adversely affected by the development.

The Open Space and Recreation Map and Component improvements shall be completed prior to issuance of occupancy clearance.

MONITORING: P&D and the Park Department, in consultation with the California Coastal Commission shall review and approve the Open Space and Recreation Map and Component prior to approval of the Final Development Plan. P&D shall site inspect for completion of all improvements prior to occupancy clearance.

62. The Final Development Plan/Tract Map submittal shall include a draft agreement for dedication in perpetuity of the public open spaces and trails (with the exception of the Coastal/De Anza Trail) to the entities designated to receive areas of the OSHMP. Title of the public open space shall be held by the designated entity, with an easement to a separate entity capable of assisting in enforcing the Open Space and Recreation Component and associated management. (Such entities may include The Land Trust for Santa Barbara County, the Botanic Garden, the Museum of Natural history, the UC Reserve System, the Park Department, The Nature Conservancy, etc.) This agreement shall be reviewed and

approved by P&D and County Counsel during processing of the Final Development Plan/Tract Map and Shall be recorded prior to recordation of the Tract Map (FEIR Mitigation Measure VI.H.2).

MONITORING: P&D and County Counsel shall review and approve the agreement ensuring consistency with management of biologically sensitive areas of the OSHMP area.

63. With submittal of the Final Development Plan/Tract Map, a separate Subregional Trail Component (as part of the OSHMP) shall be provided by the applicant for review and approval by P&D. The Subregional Trail Component shall be substantially consistent with trails shown on Figure VI.H.2 of the Final EIR. The Subregional Trail Component shall provide a connection between trails to the east and west of the project area. This component shall provide continued access to the beach for pedestrians and equestrians (FEIR Mitigation Measures VI.H.3).

The Subregional Trail Component shall be consistent with all biological Development Standards and shall be designed to minimize impact on sensitive areas as outlined in Section VI.D of the FEIR and shall include a sign-off by a P&D-approved biologist. The Subregional Trail Map and Component shall be reviewed and approved by P&D, the Park Department, in consultation with the California Coastal Commission prior to approval of the Final Development Plan.

During review of the Final Development Plan, the County and applicant shall meet with the University of California to coordinate design and funding of this subregional trail system. Long-term funding could include the applicant preparing a grant application to the State Coastal Conservancy, attaining funds from the County Coastal Resource Enhancement Fund (CREF), and/or requesting that the County draft a letter to the University of California requesting their participation. The design, implementation, and funding details of the Plan which are developed shall be agreed upon in writing by the applicant, the County, and the University.

MONITORING: P&D in consultation with the Coastal Commission, the Park Department, and the University of California shall review and approve the Subregional Trail Component prior to approval of the FDP. P&D shall site inspect for completion of all Specific Plan, as well as offsite, improvements prior to occupancy clearance.

64. Prior to recordation of the Tract Map the applicant shall provide a written report outlining recreational infrastructure and costs associated with these facilities as well as maintenance responsibilities. Recreational facilities within the Ellwood Beach (MPR) property which overlap with the OSHMP shall be included within the funding mechanism of the OSHMP.

A performance security equal to the value of purchase and installation shall be posted prior to recordation of the Tract Map, for any recreational infrastructure not within the jurisdiction of the OSHMP (FEIR Mitigation Measure VI.H.4).

MONITORING: P&D shall review and approve the written report and ensure posting of any necessary performance security prior to recordation of the Tract Map.

65. Prior to issuance of a Coastal Development Permit on the County property all entitlements, including but not limited to, a Conditional Use Permit, shall be secured by the County Parks Department or facility operator for the equestrian facility. This facility shall be designed by the County to accommodate at least 60 horses and shall include a barn, paddocks (corrals), two arenas, hay/bedding storage, equipment storage, a caretaker's residence, and a sufficient water supply. The Conditional Use Permit shall include specific site design and criteria for selecting a future operator of the facility (i.e., qualifications of operator of the facility, activities allowed, and financial/lease requirements). Site design shall be developed by County Parks in conjunction with, and reviewed and approved by, a qualified professional that is acceptable to the County (FEIR Mitigation Measure VI.H.5).

MONITORING: P&D shall ensure approval of a Conditional Use Permit application for the facility prior to issuing CDPs for other development on the County property. (CDPs required for clean-up of hazardous materials that do not interfere with the facility would not be subject to this requirement).

66. A buyer notification shall be provided to potential home buyers within the Specific Plan area in the form of a Department of Real Estate (DRE) Notice of Public Equestrian Facility on adjacent property indicating the potential for dust, flies, and other occurrences and activities normally associated with equestrian facilities (FEIR Mitigation Measure VI.H.6).

MONITORING: P&D shall review and approve the DRE notice prior to issuance of a Coastal Development Permit.

AESTHETICS

EXHIBIT NO. 16
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2-97-C

54. The applicant(s) shall incorporate two view corridors into the DP design for the SP area. 1 of 4
The following requirements shall apply (FEIR Mitigation Measure VI.G.1.):

- a. Corridors shall trend in a north-south direction on the terrace portion of the Specific Plan area: one corridor shall be located on the MPR property (as is accommodated by the approved development envelope on the eastern portion of the property) and one corridor on the County property.
- b. Within these view corridors, buildings, parking areas, and roadways, shall be recessed and screened by topography or by dunes, berms, or coastal vegetation that reduce the amount of structure in the line of sight.
- c. At least a portion of the corridors shall extend through the properties so that eucalyptus trees and other scenic natural features can be seen from public trails and accessways. Each corridor shall be a minimum of 50-feet wide when used for screening adjacent to buildings or to enhance existing eucalyptus windrows or groves, the vegetation in these corridors should remain in its natural state.
- d. The structures adjacent to these corridors shall decrease in height with proximity to the corridor, so that structures located adjacent to the corridors are of a smaller scale (such as walls for private yards) than structures further from the corridor (such as two-story homes). These features shall be coordinated with the landscape and design plans for the Specific Plan area and height limitations shall be noted on project building plans.

MONITORING: P&D shall review and approve the Final Development Plan and Coastal Development Permits for compliance with this measure.

55. A mix of residential sizes and heights shall be designated if the applicant chooses to develop only single family detached housing on the SBDP parcel.

MONITORING: P&D shall review the Final Development Plan and Coastal Development Permits for compliance with this measure.

56. The applicant shall submit a Landscape and Design Plan as part of the Final Development Plan and Tract Map application submittals for P&D and BAR approval in consultation with the OSHMP management entity. One component of the plan shall specifically address the bluff-top areas of the site, including trail design, proposed vegetation planting, and fencing design. Provisions to maintain the visual integrity of the bluff-top area shall include avoiding the removal of existing vegetation, complying with bluff-top setback

requirements, planting only native coastal species on the bluff area, and limiting the height of fences to 3 feet or less (may be planted), and limiting the height of signs to 3 feet or less.

Features of this plan shall be compatible with the landscape plan for the rest of the site. The bluff-top portion of the Landscape and Design Plan shall be reviewed and approved (and amended as appropriate) by a P&D-approved biologist (FEIR Mitigation Measure VI.G.3).

MONITORING: P&D and BAR shall review and approve the bluff-top portion of the Landscape and Design Plan in consultation with the OSHMP management entity prior to approval of the Final Development Plan. Landscaping for the bluff-top area shall be installed prior to occupancy clearance for structures. P&D shall perform site inspections to ensure compliance.

57. Project conceptual plans and architectural drawings shall be reviewed and approved by P&D and the BAR prior to approval of the Final Development Plan. The development design, scale and character shall be compatible with the surrounding natural and built environment. The design and color scheme shall be compatible with colors in the surrounding natural environment and shall utilize non-reflective surfaces and textures. Design provisions shall include arrangements of buildings in clusters with more densely clustered areas recessed back away from public view corridors/accessway. Structures shall be low profile in design, and shall be one or two stories in height. These requirements shall be incorporated into the Final Development Plan site design, architectural renderings, and building plans (FEIR Mitigation Measure VI.G.4).

MONITORING: P&D and BAR shall ensure adequacy of design and architectural modifications prior to approval of the Final Development Plan. Building inspectors shall check project building plans and shall field check during construction for compliance with approved site and structural design.

58. Exterior surfaces of all structures, including but not limited to, trash storage areas, roofs, walls, fences, and signs shall be constructed using colors that blend in with or are compatible with the natural surroundings. Colors shall blend with the surrounding soils, vegetation, bluffs, etc., using the natural color palette for the area. This measure shall be recorded as a note on the Final Development Plan and included on project building plans as well as in project CC&Rs. Color samples shall be submitted to P&D for review and approval prior to issuance of a Coastal Development Permit. Painted poles in the field may be used to best identify appropriate colors (FEIR Mitigation Measure VI.G.5).

MONITORING: BAR shall review project for compliance with this measure. P&D shall review and approve project CC&Rs prior to issuance of a Coastal Development Permit. P&D shall site inspect prior to occupancy.

59. With submittal of the Final Development Plan, the applicant shall submit to P&D and the BAR for review and approval in consultation with the management entity, a Landscaping and Design Plan. Plan elements shall be installed prior to issuance of occupancy permits. The plan shall include, but not be limited to, the following components (FEIR Mitigation Measure VI.G.6):

- a. Program Elements to be graphically depicted on the final Landscaping and Design Plan and on project building plans:
 - i. A trail and fencing design plan for each property. Fencing shall be limited to a maximum of 6 feet in height.
 - ii. A sign program which includes height limitations of 3 feet and placement and design such that the signs do not visually detract from scenic areas or views. Main educational and interpretive signs may be higher.
 - iii. Paving materials, bollards, and landscaping on and around paved areas, turnarounds, and courtyards which softens their appearance shall be specified on plans.
 - iv. Construction of walls or gates around private yards and privately maintained common areas outside of the area incorporated in the Open Space & Habitat Management Program is permissible and shall be specified on plans. Such walls or gates shall be compatible with the surrounding environment with regard to materials and colors used.
 - v. Landscaping in public and common open space areas shall consist of at least 75 percent native drought-tolerant coastal vegetation or naturalized trees, shrubs, and groundcovers. The landscaping concept shall specify the planting of trees in groups and clusters around parking areas, along streets, and in other public open spaces (except as regulated in "vi" below). Screening in the form of combinations of trees, shrubs, and groundcovers shall be provided along any walls constructed onsite.
 - vi. Existing native vegetation in the bluff setback zone shall be preserved. The Landscape and Design Plan shall ensure that additional plantings in this area

balance the maintenance of the open character of the area with the desire to provide privacy between homes and public areas, and the breaking up of massing of residential structures.

- vii. All exterior lighting (including street lighting and other lighting within public and common open space areas) shall be identified on final plans as to location, style and height.
- viii. Drought-tolerant native species shall be utilized in areas of the site abutting the public open space and sensitive habitats.
- ix. The Development shall be permanently fenced. On the south, east, and west facing edges of residences, the backyards shall be fenced with a six foot wall comprised of three feet of masonry, and three feet of wrought iron (or similar material) with plexiglass (or similar material) behind the wrought iron. On the northern edge of the development, the backyards shall be fenced with a six foot high fence of three feet of masonry and three feet of wrought iron (with or without plexiglass).

b) Program Elements to be printed as conditions on the final Landscape and Design Plan and building plans:

- i. Same as "iv" above.
- ii. Same as "v" above.
- iii. Same as "vi" above.
- iv. All exterior lighting within common open space areas shall be hooded to minimize light dispersion. Lighting within public areas (i.e., street/parking areas) shall be in accordance with Public Works requirements.

MONITORING: P&D and BAR shall review and approve the Landscaping and Design Plan prior to approval of the Final Development Plan. P&D shall site inspect prior to occupancy.

60. Night lighting shall be prohibited for the multi-purpose playing fields and tennis complex. (FEIR Mitigation Measure X.G.1, X.I.1). This measure also addresses potentially significant noise impacts.

MONITORING: P&D shall review Development permits for exclusion of nightlights and shall confirm this exclusion in the project description for the recreational facility.

GOLETA PLANNING AREA

20-Year Forecast of Long-term Supply and Long-term Demand

Refer to Worksheet on Table V.H.-3

Goleta Supply/Demand

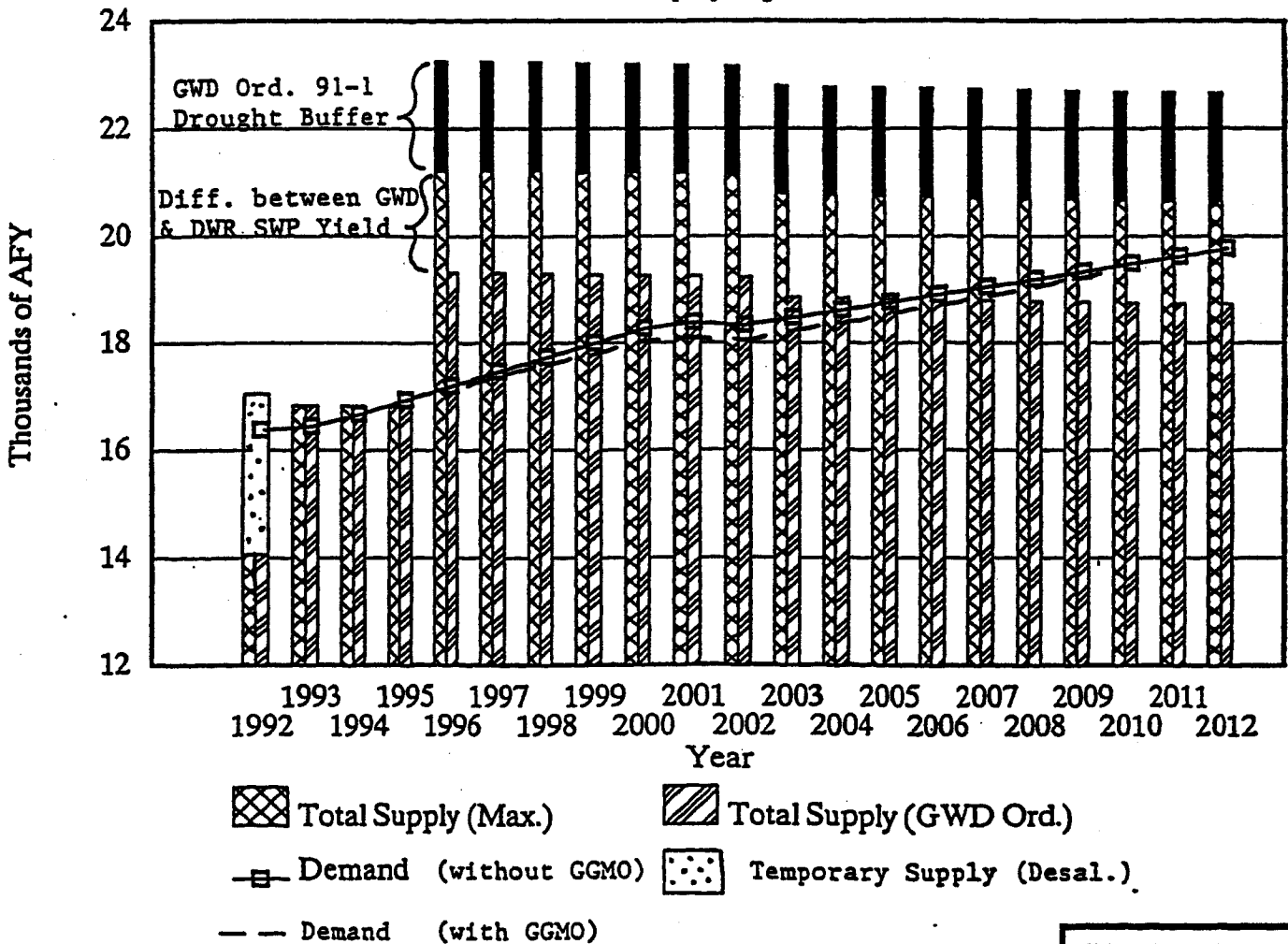


FIGURE V.H-3 (Updated April 1995)

EXHIBIT NO. 17
APPLICATION NO.
S.B. Co. LCP Amend
2-97-C

RESOLUTION NO.

A RESOLUTION OF THE SANTA BARBARA COUNTY BOARD OF SUPERVISORS ADOPTING PROCEDURES TO PROCESS APPLICATIONS FOR DEVELOPMENT PROJECTS IN THE AREA SERVED BY THE GOLETA WATER DISTRICT SUBJECT TO THE SAFE INITIATIVE

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

1. The Board of Supervisors of the County of Santa Barbara and the Board of Directors of the Goleta Water District formed a joint committee to study a water allocation and development entitlement process for 1997 and subsequent years as governed by the County's adopted land use plans and the SAFE Initiative of the Goleta Water District.

2. After more than seven months of study, including hearing public comment, the joint committee recommended that the County of Santa Barbara adopt procedures to allocate potable water entitlements for development projects consistent with the availability of potable water; applicable State and local rules, regulations and policies, including the SAFE Initiative; and the Wright judgment.

3. Accordingly, the Board of Supervisors of the County of Santa Barbara hereby adopts the following procedures to implement existing County rules, regulations and policies, including determination of priorities for certain projects and limitation on the amount of potable water a project can receive annually. These procedures are applicable only to those projects which are

EXHIBIT NO. 18
APPLICATION NO.
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2-97-C

subject to the SAFE Initiative ordinance adopted by the Goleta Water District voters in June 1991, as amended now or hereafter ("SAFE Initiative").

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA DOES RESOLVE AS FOLLOWS:

Section One: Definitions

The following defined terms will apply to this Resolution. If any conflict arises between the definitions set forth below and definitions contained elsewhere, the definitions herein will control.

A. Affordable Housing Project: A project proposed pursuant to the Affordable Housing Overlay (AHO) regulations of the County's Zoning Ordinance, a special needs housing project, or any other affordable housing project which includes at least 50% of the total number of units for affordable housing at the ratio required in the Housing Element for AHO projects or 30% of the total number of units for affordable housing for very low income households.

B. Annual Allocation Limit: The amount of potable water determined to be available to the County of Santa Barbara in any year for allocation to discretionary projects. This amount will be the sum of (i) the amount of water determined by the Goleta Water District to be available under the SAFE Initiative for that

year (including any water declared to be "Carryover Water" under District Ordinance 96-3, Section 9), plus (ii) any unallocated amount from the preceding year (that is, the preceding year's Annual Allocation limit minus approved and unexpired Water Allocations from that year), plus (iii) expired Water Allocations from any year, and subtracting therefrom the amount of water which the Goleta Water District, in its discretion, has determined to retain to serve Non-Permit and Ministerial Projects.

C. Annual Processing Limit: The amount of water available to the County for the purpose of accepting applications for discretionary projects.

(1) In 1997, that amount will be two hundred percent (200%) of the amount of water determined by the Goleta Water District to be available under the SAFE Initiative in 1997, minus (i) the amount of water reserved by the Goleta Water District for Non-Permit and Ministerial Projects, (ii) the amount of water estimated to be allocated by the County to Approved Projects by April 15, 1997 and (iii) the amount of water required for processing of Pending Projects.

(2) In subsequent years, that amount will be the sum of (i) two hundred (200) percent of the amount of water determined by the Goleta Water District to be available under the SAFE Initiative for the following year (including an amount of water declared to be "Carryover Water" under District Ordinance 96-3, Section 9), plus (ii) any unallocated amount

from the preceding year (that is, the preceding year's Annual Allocation Limit minus approved and unexpired Water Allocations from that year), plus (iii) expired Water Allocations from any year, less any amount retained in that year by the Goleta Water District for Ministerial and Non-Permit projects.

D. Approved Project: A project which has received final discretionary approval from the County prior to the adoption date of this Resolution and which either (i) was proposed with a water source other than the Goleta Water District, or (ii) was not required to identify an approved water source prior to project approval.

E. Can and Will Serve Letter: A document issued by the Goleta Water District granting final approval of water service to a project.

F. Coastal Development Permit: A permit issued by the County of Santa Barbara as set forth in Article II of the Zoning Ordinance.

G. Community Benefit Project: A project which, in the discretion of the Planning Commission or Board of Supervisors, provides for essential health, safety, or welfare needs of the community.

H. Discretionary Project: A project which requires a discretionary permit from the County of Santa Barbara and which is subject to the SAFE Initiative. The term "discretionary

project" will not include any Ministerial Project or Non-Permit Project.

I. Economic Development Project: A project which, in the discretion of the Planning Commission or Board of Supervisors, provides for the establishment or expansion of software/multimedia, telecommunications and medical devices business.

J. Land Use Permit: A permit issued by the County of Santa Barbara as set forth in Article III of the Zoning Ordinance.

K. Ministerial Project: A project not requiring a discretionary permit from the County. For purposes of this Resolution, "Ministerial Project" includes a project requiring an appealable CDP (formerly known as a Special Use Permit).

L. Non-Permit Project: A project not requiring any permit from the County of Santa Barbara, including new water service for agriculture on land not currently irrigated with water from the Goleta Water District, a Well Conversion, or a landscape project not associated with a discretionary or ministerial permit.

M. Non-Priority Project: A Discretionary Project which is not given priority under this Resolution.

N. Pending Project: A project for which a discretionary permit is needed and as to which, prior to adoption of this Resolution, (i) an application for discretionary approval was deemed to be complete by the County, and (ii) the application had been neither approved, denied nor withdrawn.

O. Priority Project: A project given priority in the water allocation process, including an Affordable Housing Project, a Community Benefit Project and an Economic Development Project.

P. Request for Water Service: A writing submitted to the Goleta Water District (with a copy to the Planning and Development Department of the County) by an applicant for a project which either (i) has received final discretionary approval and a Water Allocation from the County, or (ii) is a Ministerial or Non-Permit Project requesting a Can and Will Serve Letter from the Goleta Water District.

Q. Water Allocation: A decision by the County designating a quantity of water to an approved Discretionary Project. Upon receiving a Water Allocation a project applicant may seek a Can and Will Serve Letter.

R. Well Conversion: A project involving the discontinuance of use of a private water well system or a shared water system and a request for service from the Goleta Water District, which does not require a new Discretionary Permit.

Section Two: First Year Process

A. On or about January 1, 1997, the County will determine the Annual Processing Limit for 1997, based on the Goleta Water District's determination of the amount of water available under the SAFE Initiative in 1997.

B. On or after January 7, 1997, applicants for new Discretionary Projects (Priority and Non-Priority) may submit applications for processing to the County. First priority under the Annual Processing Limit will be given to Pending Projects. Such applications will be processed as set forth in this resolution.

C. On or before March 31, 1997, applicants for Approved Projects who wish to receive a Water Allocation in 1997 will submit to the County a written Request for Water Service.

D. On or about April 15, 1997, the County will determine the 1997 Annual Allocation Limit based upon information received from the Goleta Water District.

E. Water Allocations will be granted to those projects which submitted a written request as set forth in Subsection C. If written requests are received for Water Allocations which cumulatively exceed the Annual Allocation Limit for 1997, the requests will be prioritized as follows:

1. Approved Priority Projects will be given first priority, and will be granted Water Allocations according to the dates of approval of the discretionary permit. If Water Allocation requests for Approved Priority Projects cumulatively exceed the Annual Allocation Limit for 1997, projects not receiving a Water Allocation in 1997 will have a first priority for receiving an allocation in 1998.

2. Approved Non-Priority Projects will be given second priority, and will be granted Water Allocations according

to the dates of approval of the Discretionary Permit. If Water Allocation requests for approved Non-Priority Projects, when added to Water Allocations issued to Approved Priority Projects, exceed the Annual Allocation Limit for 1997, projects not receiving a Water Allocation in 1997 will have a second priority for receiving an allocation in 1998.

F. If water is available within the Annual Allocation Limit for 1997 after the water allocations specified in Subsections C through E have been made, fifty (50) percent of the remaining Annual Allocation Limit will be available exclusively for any Approved Priority Projects, or for any Priority Project receiving approval after the effective date of this resolution, requesting allocation prior to June 30 and the other fifty (50) percent will be available for all projects. After June 30 any remaining Annual Allocation Limit will be available for all projects.

G. If Water Allocation requests from Priority Projects exceed the portion of the Annual Allocation Limit reserved for Priority Projects, Affordable Housing Projects will receive priority as required by law.

Section Three: Process for Subsequent Years

A. On or about January 1, 1998, and each year thereafter, the County will determine the Annual Allocation Limit and the Annual Processing Limit, based upon information provided by the Goleta Water District.

B. Each year, fifty (50) percent of the Annual Allocation Limit and fifty (50) percent of the Annual Processing Limit will be available exclusively for Priority Projects submitting applications for discretionary approval to the County prior to June 30. After June 30 any remaining Annual Allocation Limit and Annual Processing Limit will be available for all projects.

C. Projects which have received discretionary approval from the County may make application for a Water Allocation on or before February 1 of each year. If requests for Water Allocations submitted on or before February 1 exceed the Annual Allocation Limit, projects will be granted Water Allocations based on the date the application for discretionary approval was accepted as complete by the County, until the Annual Allocation Limit is reached. If Water Allocation requests from Priority Projects exceed the portion of the Annual Allocation Limit reserved for Priority Projects, Affordable Housing Projects will receive priority as required by law. If the Annual Allocation Limits are not reached, additional requests for Water Allocations may be granted on a first come, first serve basis until the Annual Allocation Limits are reached.

D. On January 2 of each year, or as soon thereafter as possible, the County will begin accepting applications for projects requiring discretionary approval. The County will, prior to accepting an application as complete, transmit a copy of the application to the Goleta Water District with a request that

the District determine the amount of water required for the project.

E. Applications will be accepted for processing on a first-come, first-serve basis, until the Annual Processing Limits are reached.

Section Four: General Rules Applicable to 1997 and Subsequent Years.

The following General Rules will apply to Water Allocations issued in 1997 and all subsequent years.

A. After a project application is accepted as complete by the County, the County will conduct review as required by the California Environmental Quality Act, Public Resources Code § 21000 et seq. Environmental review will include a determination by the County of the accuracy of the initial estimate of water demand for the project made by the Goleta Water District. Based on this review, the County may request the Goleta Water District to revise its initial estimate. The District will have discretion to adjust its estimate.

B. At the time discretionary approval is granted for a project, the County will request the Goleta Water District to inform the County of its final determination of the amount of water needed by the project.

C. No project may receive an allocation for more than fifty (50) AF of water annually. If a project requires more than 50 AF for buildout (a "large project") and has applied for and

obtained a Water Allocation for 50 AF or less, it will be first in line to receive an additional allocation not exceeding 50 AF in the next annual allocation period under Section 3(B). If more than one large project requires a Water Allocation in the same year and the Annual Allocation Limit is exceeded, allocations will be granted to the large project(s) with the earliest complete application date.

D. For large projects, a maximum of 50 AF of water will be subtracted from the Annual Processing Limit in the year the discretionary permit application is deemed complete. The remainder of the large project's water demand will be subtracted in annual increments not exceeding 50 AF against subsequent Annual Processing Limits until the project water demand is met.

E. Before accepting an application for a project, the County will make a determination whether the project's water demand, not exceeding 50 AF, is within the appropriate Annual Processing Limit, as adjusted. If the project requires water in excess of the appropriate Annual Processing Limit, as adjusted, the project will be given priority for future processing.

F. If, in any year, the Annual Allocation Limits are not reached, any unallocated amounts will be added to the next succeeding Annual Allocation Limit available for all projects.

G. A Can and Will Serve Letter from the Goleta Water District will be required before the County grants a Land Use Permit or Coastal Development Permit for a project.

H. A Water Allocation will expire at the end of one year from the date it was approved, except for a large project. A Water Allocation for a large project will expire one year from the date the last Water Allocation is approved. If a Water Allocation expires, the amount of water allocated to the project will be added to the Annual Allocation Limit for all projects pursuant to subparagraph J.

I. If, after a Water Allocation has been obtained, the project applicant determines that more water is needed for the project, the applicant may retain the Water Allocation. However, any request for an additional Water Allocation will be subject to the allocation system set forth herein.

J. The Annual Allocation Limit and the Annual Processing Limit will be adjusted as necessary to reflect the actual amount of water available for allocation and for project processing.

K. Water Allocations may be used only for the project for which the allocation is reserved. Water Allocations are not transferable to other projects or other properties. A project on the same site may retain its Water Allocation if changes or amendments are made to the project after discretionary permit approval, if there is (i) no change in the project's predominant land use, and (ii) no material increase in intensity of development, and (iii) if the project received its Water Allocation as a Priority Project, its priority status does not change.

L. A priority Water Allocation may not be used for a Non-Priority Project.

Section Five: Approval of Addendum to Environmental Impact
Report for the Goleta Community Plan

Pursuant to the California Environmental Quality Act, Public Resources Code § 21000, and applicable administrative and local regulations, the Addendum attached as Exhibit I hereto is approved.

NOW, THEREFORE, BE IT RESOLVED as follows:

That the Board of Supervisors of the County of Santa Barbara hereby adopts Resolution No. _____ adopting procedures to process applications for development projects in the area served by the Goleta Water District subject to the SAFE Initiative and adopting the addendum therefor.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 19__, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:
MICHAEL BROWN
CLERK OF THE BOARD

Chair, Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:
STEPHEN SHANE STARK
COUNTY COUNSEL

Stephen Shane Stark

ATTACHMENT D

**PLANNING COMMISSION RECOMMENDED CHANGES
TO THE SPECIFIC PLAN DATED MARCH 14, 1997
AUGUST 6, 1997**

1 of 26

The majority of the changes included in this attachment relate to changes necessary as a result of requested changes by the applicant, Santa Barbara Development Partnership, in their March 14, 1997 submittal. The staff recommended changes to the Development Standards are shown in clean copy, followed by a brief description and reason for the staff recommended change. Please see the March 14, 1997 Specific Plan (Chapter VI) to compare these recommended changed development standards to the development standard changes recommended by the applicant. See also the draft findings, which indicate in the policy consistency analysis why these development standard changes are necessary to ensure policy consistency.

Changes to Text of the Specific Plan:

Cover Page - Change Case numbers to reflect the revised Specific Plan, 89-SP-002 RV02, and the approval date.

List of Figures - Add page numbers to the list.

List of Tables - Add page numbers to the list.

P. I-2 - In the second full paragraph, replace "at Section 4.5.5" with "through the Goleta Community Plan".

P. I-3 - DevStd LUDS-GV-3.4 is revised to read: "The Specific Plan shall protect unique, rare or fragile habitats to ensure their survival in the future. The Plan shall recognize and respect native grasses through a combination of preservation and management (See Figure 12). " DevStd LUDS-3.5 maintains the existing approved language and changes "West Devereux" to "University's North Campus". (Trail locations proposed meet the intent of this DS.)

P. I-4 - DevStd LUDS-GV-3.8 is revised to insert the words "and restoration" after preservation in the 8th line, and insert "consistent with the development standards in the Specific Plan." in the 11th line after "of the site" and change "University Exchange Site" to "University's North Campus Project". Dev Std LUDS-GV-3.10 is revised to read "Prior to approval of a CDP, the applicant shall file a performance security with the County sufficient to cover the cost of all public improvements and mitigations required, and the maintenance of such improvements for a period of three to five years, as determined appropriate by the County. The total amount of this performance security shall be determined by the Public Works Department in consultation with the Parks Department and P&D.

P. I-5 - The text under Specific Plan History is revised to retain the first two paragraphs. The remaining section is deleted and replaced with the Procedural History in the Findings.

P. I-8 - The text in the third line of the first full paragraph "pursuant to final settlement of litigation brought about by project opponents" is deleted.

P. II-1 - In the second paragraph, the reference to "West Devereux (University Exchange) Specific Plan" is replaced by "University's North Campus".

P. II-3 - Revise totals in Table II-B to reflect updated acreage statistics.

P. II-4 - In the third paragraph, add "and updated in 1997" after "by ATE in 1993". In the fifth paragraph, delete the phrase "...10 space parking area" and replace with "...two public parking lots with a minimum of 10 spaces each...". In the last paragraph, insert "maximum" before "52", delete "4 foot" in the third line, and insert "up to 4 feet in width" after "sidewalks" at the end of the third line.

P. II-5: The text in the second line under 2. "where appropriate" is deleted. In the last paragraph, fourth line, delete "an 8'" and insert "a 10'". In the ninth line, the word "preferred" is replaced with the word "designated".

P. II-6 - The last sentence in the first paragraph is revised to read "The bluff-top east/west trail is the location for the Coastal Trail which shall be designated and offered for dedication to the County as a 24' wide trail to include a 10' wide paved and striped bicycle trail, 5' wide pedestrian path and an 8' wide natural surface hiking and equestrian path, for a total easement width of 24'." The third and fourth paragraphs are combined to read "Three main beach accesses traverse the Monarch Point Reserve site in a north-south direction: one, from the southerly terminus of Santa Barbara Shores Drive bending westward and connecting to the County Trail then eastward to the MPR western beach access to the beach; the second from the center of the grove through the development footprint to the coastal access trail in the center of the parcel; and the other from the Devereux Creek area in the northeast corner of the Monarch Point Reserve property traveling in a southern direction bending eastward and connecting with the existing trail on the University property and the to the Coastal Trail toward the existing eastern paved beach access in the southeast corner of the Monarch Point Reserve property. All sidewalks within the development are available for non-motor vehicle public access. Handicapped members of the public would be provided access via marked parking in the southerly public parking lot proposed near the location of the entry kiosk west of the extension of Santa Barbara Shores Drive. In order to facilitate handicapped access to the coastal trail and beach, the trail segment between Lots 30 and 31 shall consist of a decomposed granite surface." In the fifth paragraph, after "or less" in the second line, "as determined to be appropriate by the Park Department" is inserted. The sixth paragraph is revised to read "Trails (excluding the paved bicycle portion of the Coastal Trail, access across sidewalks, the section of trail between Lots 30 and 31 and other areas prone to erosion or where alternative surfaces are necessary to address biological concerns) will be constructed of dirt."

P. II-7 - First paragraph, Line 6, replace the sentence beginning with "Ten spaces would be provided...", with "A minimum of 20 spaces would be provided in two parking lots located west of the extension of Santa Barbara Shores Drive. One parking lot would be located west of the existing terminus of Santa Barbara Shores Drive and the other parking lot would be located west of the entry kiosk."

Page II-8: Replace "County's threshold's manual" with "County Threshold Manual (1995)".

P. II-9 - In the second full paragraph, "unless an alternative water source is approved" is deleted.

P. II-10 - In the first paragraph under E.1., delete "except in the eastern corner of the property where the setback would be approximately 25-35 feet from the top of the bluff". In the third paragraph under 1., in the third line "and the western clump of eucalyptus trees on the Monarch Point Reserve bluff top" is inserted after "bluff top". In the second line under 3., "hydrologic buffer established by Balance Hydrolics" is replaced with "topographic watershed established by Penfield and Smith."

P. II-13 - Under paragraph 1., "West Devereux (University Exchange) Specific Plan" is replaced with "University's North Campus". The fourth and fifth sentences in the second paragraph under 1. are revised to read "In addition, a paved separate 10 foot bike path with striping, a 5 foot wide pedestrian path and an 8 foot wide equestrian/hiking trail shall be constructed as part of the area's regional trail network (the Coastal Trail). The location for this trail shall be along the bluff to allow for coastal views." Under paragraph 2., Delete the first sentence and replace with "A minimum of 180 public parking spaces divided among two parking areas located on the County property south of Hollister Avenue and two smaller parking lots (minimum of 20 spaces total) on the SBDP property (both located west of the entry road, one near the existing terminus of Santa Barbara Shores Drive and the other near the entry kiosk), will be provided to accommodate public access but prevent intrusions of motorized vehicles to the bluff top and beach environment."

P. II-14 - The last paragraph is revised to read "Funding for ongoing operation of the Nature Preserve/OSHMP would be derived from two sources: first through an endowment fund and further by direct assessment of each new homeowner at Monarch Point Reserve with appropriate enforcement powers to ensure payment to the management/conservation entities under the OSHMP, unless other options are approved by the management/conservation entities, affected landowners and the County of Santa Barbara. Initial improvements such as to ensure protection during grading and construction and construction of the interpretive center and signing shall be paid for by the developer of the parcel being improved and shall be maintained by said developer until accepted by a subsequent entity."

P. II-18 - The second bullet under 3. in the second line is revised to include "easement or other conveyance" after the word "deed".

P. II-19 - The second bullet under 4. is revised to read "The windshaped eucalyptus trees on the bluff top shall be preserved as discussed in Chapter II, Section E.1 of this Specific Plan.

P. II-21 - The first bullet under Guidelines is revised to include "or walls" after the word "fencing" in the first line.

P. II-23 - The Guidelines under 1. is retained. The Guidelines under 2. shall be retained.

P. II-24 - The Standard under 4. is revised to read "Within the development, building facades shall be of comparable quality and design in appearance and materials.

P. II-26 - The last sentence of the first paragraph is revised to read "Phasing is currently proposed for construction of residences at Monarch Point Reserve but is not required." The following shall be added as the first sentence to the second paragraph "The County is currently processing a Specific Plan Amendment.

Figure II-2 is revised to accurately reflect circulation, including roadways and trails.

Figure II-6 is revised to delete "where appropriate" with respect to the equestrian trail.

Figure II-7 is revised to accurately reflect circulation, including roadways and trails and to show a sign where the middle north south access meets the coastal trail.

P. III-1 - Change the figures in the last line of the first paragraph under A. to "4.86 units per acre (average lot size of 6,300 sf.).

P. III-2 - Under 2) "hydrologic buffer articulated by Balance Hydrologics" is replaced by "topographic watershed as mapped by Penfield & Smith". Delete the words "(e.g. substantial conformity)" in the last line of the third paragraph. Add the following to #3 "(with the exception of some trails and emergency access)".

P. III-3 - The first paragraph under B. is revised to read "The current development proposed consists of single family detached dwelling units and associated uses on the MPR property. The Specific Plan would, however, allow for and encourage a mixture of housing types, including attached and detached units. The precise location and mix of units within the buildable area will be determined during the Development Plan/Tract Map stage." In the second paragraph, delete reference to a 10-space parking lot and insert the following after "(Nature Preserve), "two public parking lots with a minimum total of 20 spaces", public pedestrian... Also replace the words "also designated" in the first line of the third paragraph with "currently proposed".

P. III-4 - In the first paragraph, "hydrologic buffer established by B. Hecht" is replaced by "topographic watershed as mapped by Penfield & Smith". In the third paragraph under C, in the third line, "4 foot" is deleted and "up to 4 feet in width" is inserted after "sidewalk". In the third

paragraph, delete the phrase "...10 space parking area" and replace with "...two public parking lots with a minimum of 10 spaces each..." In the third paragraph under C., second line, insert "at its widest" after "right-of-way". In the third paragraph, delete the phrase "...10 space parking area" and replace with "...two public parking lots with a minimum of 10 spaces each..."

P. III-5 - In the first (incomplete paragraph), the last sentence is revised to read "Improvements to the emergency access would be the minimum necessary to accommodate emergency access." 2. is revised to read "2. Sewer. There are existing 18" to 24" Goleta West Sanitary District (GWSD) sewer mains near the northeast corner of the Santa Barbara Development Partnership parcel running generally along Devereux Creek. The connection to the existing line near the location of the extension of Santa Barbara Shores Drive has been determined to be adequate to service this development. Officials of the GWSD have indicated that they can provide residential service to the Santa Barbara Development Partnership property and that the existing collector is expected to be adequate." The first line of the third paragraph is deleted and the second line shall be combined with the second paragraph; the word "then" is deleted.

P. III-6 - Under 1.a., the word "will" in the sixth line is revised to be "may" and the last line proposed to be deleted is retained. Paragraph b. is revised to read "**h.Coastal Bluff**. The bluff area from the toe of the bluff to the approximate bluff setback consists of approximately 16.5 acres. This area will be preserved in its natural state with a pedestrian/bicycle/equestrian trail as part of the designated Coastal Trail with a paved 10' wide bike path, a 5' wide pedestrian path and an 8' natural surface hiking and equestrian trail set back from the bluff top. Views will be maintained and the new plantings of drought tolerant native coastal vegetation will be allowed to replace existing exotic plants now invading the bluff top, to revegetate and to define safe trail areas. Invasive exotic species which have taken over much of the bluff top will be eradicated. The western-most unique windshaped eucalyptus will be preserved."

P. III-7 - The first sentence under d. is revised to read "The Native Grassland areas on-site will be preserved (to the maximum extent feasible) and protected through avoidance, management, and restoration to offset removal of native grassland by the development." The last sentence under d. which is proposed to be deleted is retained. Under e., the first and second sentence which are proposed to be deleted are retained and the word "western" is inserted after "distinctive" in the first line. Under 2., the last sentence is revised to begin with "Six foot high". Under 3., the first sentence is revised to begin with "Six foot high".

P. III-8 - Under F.1. in the third line, the word "an" is replaced with "the" and the word "preferably" is deleted.

P. III-9 - Under 3., the following is deleted "owned and operated by a private conservation group, such as the Land Trust for Santa Barbara County, the Santa Barbara Botanic Garden, the Santa Barbara Museum of Natural History, County of Santa Barbara, or similar organization, as". In the second paragraph under 4., the language proposed to be deleted is retained and

"conservation" is inserted after the word "management" in the sixth line. In the second paragraph under 4., "Development Standard 50" is replaced by "Development Standard 43".

P. III-10 - In the third paragraph, the words "ha ha wall" are deleted. In the fourth paragraph, first line, the word "generally" is inserted after the word "lot".

P. III-11 - In the first bullet, the words "as necessary" in the second line is deleted and "pursuant to OSHMP requirements" is added to the end of the bullet. In the second bullet under 2., "at its maximum" is inserted after "width" in the first line, and "10 foot" is deleted in the second line. In the third bullet, the language proposed to be deleted is retained, and "with the preferred location for this trail" is deleted.

P. III-13 - In the first bullet, "generally" is inserted after "shall" in the first line. In the last line of the first bullet, "or by conditions of approval" is inserted after "Plan". The fourth bullet is retained and the word "westernmost" shall be inserted before "windshaped". In the first line under H. "given the constraints imposed by the reduced development envelope" is deleted.

P. III-14 - In the first partial paragraph, the first full sentence reads "The public access improvements and Nature Preserve improvements will be provided with the first phase of development." Under J, after the second sentence, the following is inserted "Other studies were prepared and submitted to the County and are available for review in the P&D files.". In the last sentence, the dates of the addenda will be filled in when they are known.

P. III-15 - Figure III-1 is revised to include a corrected version of the proposed development envelope. Along the northern perimeter of the property, the development envelope shall be coterminous with the limits of development shown in the May 1997 Preliminary Grading and Drainage Plan as well as the limits around the Main Aggregation area established by TM Condition XX. The remainder of the development envelope boundaries shall be consistent with Exhibit ____.

Figure III-1 is revised to delete the reference to the previously approved development envelope.

P. V-1 - A. is revised to read "The possibility of one residential unit is allowed on this parcel. Prior to development of the property, the owner shall submit appropriate development plans for County approval. This Specific Plan authorizes the County to require any special studies warranted at the time of development permit application for environmental and planning review. As articulated in the development standards, the residential use of this property may be transferred to the Monarch Point Reserve property with both landowners consent but must still comply with the development standards and shall be located outside the primary development envelope for the Monarch Point Reserve property but instead shall be located in the northwest portion of the site west of the extension of Santa Barbara Shores Drive and north of the existing eucalyptus grove."

Page VI-2: Development Standard 3. is added as follows: "The applicant shall provide a substantial contribution to a high priority alternative transportation project or projects as identified in the Goleta Transportation Improvement Plan that substantially improves the alternative transportation network, has a reasonable relationship to the project, and is proportional in size and extent of the project's impact on Goleta's transportation system. Monitoring: The proposed contribution to an alternative transportation project shall be reviewed and approved during the discretionary approval process and implemented prior to approval of a Coastal Development Permit or recordation of a final map.

Changes To Development Standards:

2. Development subject to this Specific Plan shall be served by the Goleta Water District through the Goleta Water District through the District's ordinances, including 96-2 and 96-3, and through County rules and regulations, including Resolution 97-15.

MONITORING: A County water processing allocation or a preliminary can and will serve letter from the Goleta Water District shall be provided prior to determining applications complete. A can and will serve letter from the Goleta Water District shall be provided prior to Final Map Recordation and/or issuance of a Coastal Development Permit

(Change necessary to ensure consistency with LCP Policy 2-6)

3. Development Standard is deleted. *(Intersection improvement complete)*
4. Any applicant for building permits shall contribute the applicable peak hour trip fee for each peak hour trip to the County Off-Site Road Improvement Fund, to be combined with county, state, and federal funds for future road improvements in the project area. The road improvement contributions shall be paid on a per peak hour trip basis at time of issuance of Coastal Development Permit (FEIR Mitigation Measure VI.B.5) for each residential phase.

MONITORING: P&D shall check for receipt prior to issuance of a Coastal Development Permit for each residential phase.

(Clarifies fees are assessed for each peak hour trip generated)

5. Development Standard is deleted. *(Improvement not necessary to ensure consistency with the Circulation Element)*
11. The applicant shall submit grading, drainage, and erosion control plans with the Final Development Plan/Tract Map application. These plans shall be reviewed and approved by P&D, Flood Control, and Public Works. The plans shall include, but not be limited to, the following (FEIR Mitigation Measure VI.C.6):

- a. Temporary berms and sedimentation traps installed in association with project grading to minimize erosion of soils into Devereux Creek. The sedimentation basin shall be cleaned periodically and the silt shall be removed and disposed of in an P&D-approved location.
- b. Revegetation or restoration with included measures to minimize erosion and to reestablish soil structure and fertility. Revegetation shall include native, fast-growing, viney plants that will quickly cover the outlet structures for the northeast siltation basin, and thrive in a rocky environment. Local native species shall be utilized first, followed by these suggested species: Wild Blackberry (*Rubus ursinus*), Poison oak (*Toxicodendron diversiloba*), Chaparral Morning Glory (*Calystegia macrostegia*, subspecies *cyclostegia*), Mugwort (*Artemisia douglasiana*), Creek clematis (*Clematis liquisticifolia*).
- c. Outlet structures for proposed siltation basins shall utilize natural rock or steel gabions for bank retaining walls. If concrete must be used, the prefabricated crib wall construction is recommended rather than poured concrete. Rock grouting shall be used only if no other feasible alternative is available.
- d. Installation of drain and outlet structures for proposed siltation basins shall minimize disturbance or alteration of the creek bottom, and undisturbed natural rocks embedded in the stream bank shall be utilized as a base to tie in rip-rap. The outlet shall be designed to end at the edge of the creek bank with appropriate energy dissipaters rather than entering the stream channel itself.
- e. An energy dissipater at the base end of the drain pipe outlet shall be installed, or a similar device such as trash racks or baffles, shall be installed to insure minimal erosion during storm events. To prevent children from entering the storm drain system, pipes shall be covered with a grate.
- f. All storm drains shall be shown on drainage plans. Easements shall be designed to allow proper installation and shall be placed in the least environmentally damaging area. Easements shall be located to minimize environmental impacts and shall be approved by P&D and Flood Control District.
- g. Within areas of high sea-cliff erosion sensitivity, drainage shall be directed into proposed storm drains away from the cliff face. Drainage shall not be permitted directly over the seacliff.
- h. Grading shall be prohibited within 50 feet of the top-of-bank of Devereux Creek except for sedimentation basins and Santa Barbara Shores drive extension improvements.

- i. Methods such as retention basins, drainage diversion structures, and spot grading shall be used to reduce siltation into adjacent streams.
- j. Graded areas shall be revegetated within 4 weeks of grading activities with deep-rooted, native, drought-tolerant species (wherever possible and practical) to minimize slope failure and erosion potential. The use of geotextile binding fabrics may be necessary to hold soils until vegetation is established.
- k. Grading of slopes shall be designed to minimize surface water runoff.
- l. Grading and clearance shall begin as soon as possible after April 1 and shall extend no later than November 1 on sensitive portions of the site, as determined by P&D, to allow establishment of vegetation prior to the following rainy season.
- m. A detailed geologic and soils engineering study addressing structure site and the access road shall be prepared to determine structural design criteria, as required by Building and Safety.
- n. Temporary storage of construction equipment shall be limited to a P&D approved area along the existing dirt access road for the MPR property, or in accordance with Development Standard #48.
- o. Grading shall not occur during the wet season (November 1 - April 15), unless erosion control devices acceptable to P&D and Public Works are implemented. However, grading of sedimentation basins, Santa Barbara Shores Drive extension and areas in proximity to the creek or highly erosive soils shall only occur during the non-rainy period. Specific lots affected are to be determined in during the Development Plan process.
- p. Temporary siltation protection devices such as silt stop fencing, straw bales, and sand bags shall be placed at the base of all cut and fill slopes and soil stockpile areas where potential erosion may occur. P&D and on-site monitors shall determine specifically which lots require siltation runoff-prevention devices.
- q. Areas identified in the geologic and soils investigation as experiencing accelerated erosion will be rehabilitated by regrading, replanting, and restoring normal surface drainage conditions as necessary consistent with the OSHMP and project conditions.
- r. Top soil shall be retained from graded areas for use in revegetation of cut and fill slopes.

- s. Equipment buffer fencing and signage shall be placed around the periphery of the existing erosion gullies adjacent to graded areas. Specific fence locations shall be determined by the on-site monitor.

These requirements shall be included as a note on a separate informational sheet to be recorded with the Tract Map (for MPR site) and shall be graphically depicted on project grading, drainage, erosion control, and building plans for all properties where applicable.

MONITORING: P&D shall ensure requirements are included on approved plans prior to issuance of a Coastal Development Permit. Building and Safety shall site inspect to ensure compliance with approved plans.

(Minor changes due to sedimentation basin location, minimal alterations necessary to the creek bottom, flexibility in construction staging area, and to establish a connection between rehabilitation of slopes and the OSHMP and project conditions)

16. A revised Open Space and Habitat Management Plan (OSHMP) for the entire Ellwood Beach (Santa Barbara Development Partnership) portion of the Specific Plan area shall be submitted with the Final Development Plan (FDP) and Tract Map (TM) application and shall be reviewed and approved by P&D during processing. P&D shall consult with affected agencies and districts during review and approval of the OSHMP (and/or resource plans) including, but not limited to, the Santa Barbara County Park Department, Santa Barbara County Fire Department, Santa Barbara County Flood Control District, Santa Barbara County Environmental Health Services, the Mosquito Abatement District, the Goleta West Sanitary District, the Department of Fish and Game, the Army Corps of Engineers, and the Coastal Commission. The revised OSHMP shall be consistent with the approved Specific Plan and associated Development Standards and shall be coordinated with the Specific Plan for the University's North Campus to ensure maximum protection of Devereux Creek, Devereux Slough, and the adjacent upland and marine habitats. The components of this mitigation measure identified below shall be developed in conjunction with qualified experts, which are acceptable to the County (FEIR Mitigation Measure VI.D.1.).

The revised OSHMP shall address, but not be limited to, the following topics: Monarch butterflies; native grasslands; Devereux Creek; vernal pools; rare plant species; coastal dune and bluff habitat; and, regional coordination. The FDP and TM shall incorporate the provisions of the OSHMP and they (and any additional information) shall be reflected in the site plan, grading plan, and landscape plan.

Parks Department shall submit a similar OSHMP for the County owned property at submittal of any FDP/Master Plan or CUP application for the County property. The Ellwood Ranch property shall submit a similar OSHMP for that property upon request for development on the property.

(Changes property owner from UEC to University's North Campus)

18. Improvements to the extension of Santa Barbara Shores Drive shall be designed and constructed to minimize removal of and/or damage to eucalyptus trees in the grove. Proposed improvements shall be identified on the Final Development Program and Tract Map. Any tree removal shall be identified in the Tree Protection and Replacement Plan required by the applicable Development Standards which address tree protection and replacement. Replanting shall be required to offset tree removal and provide a buffer between the roadway and the eucalyptus grove (FEIR Mitigation Measure VI.D.1.a.2.).

MONITORING: P&D shall review proposed improvements and replanting plan program during processing of the FDP/TM and shall approve same prior to recordation of the Tract Map. P&D (or Consultant to P&D) shall site inspect for compliance with replanting program and Building and Safety shall ensure construction of roadway according to plan.

(Allows for minimal tree removal to improve Santa Barbara Shores Drive extension)

21. An irrigation system to provide drainage to the Main Grove, particularly the Monarch aggregation site, during years of below average rainfall shall be submitted for review and approval prior to final map recordation. This system shall be developed in conjunction with an arborist, Monarch butterfly specialist and the proposed management entity (FEIR Mitigation Measure VI.D.1.a.5.).

MONITORING: P&D shall review and approve the final irrigation system prior to recordation of the final map. P&D (or Consultant to P&D) shall site inspect for installation according to project plans.

(Requires irrigation system in the eucalyptus grove to ensure its long term health, consistent with Policy BIO-GV-6 and its implementing Development Standards, and DevStd LUDS 3.6 in the Goleta Community Plan)

23. A Tree Protection and Replacement Program, prepared by a P&D-approved arborist/biologist, shall be implemented. This program shall be submitted to P&D for review and approval with the TM/DP applications. The program shall include, but not be limited to, the following (FEIR Mitigation Measure VI.D.1.a.7.):
- a. A map shall be prepared showing the location and extent of dripline for all trees, or groupings of trees, and identification of all trees which are to be removed and those that would remain.
 - b. All ground disturbances within the driplines of trees designated to be retained shall be prohibited except fencing, trail construction, interpretive signing, benches, and approved roadway improvements to the extension of Santa Barbara Shores Drive.

- c. Temporary fencing with chain link or other material satisfactory to P&D shall be required to be installed 50 feet from the edge of the eucalyptus grove, or 3 feet from smaller trees on the edge of the grove, except as necessary to accommodate development of the entry road, sedimentation basins, and some lots in the northern portion of the development which may require removal of smaller trees. All other trees within 25 feet of proposed ground disturbances shall also be temporarily fenced 3 feet from their driplines. These requirements shall apply in all areas where trees may be impacted except where development has been approved and where trees have been designated for removal. Fencing shall be shown on project grading and building plans and shall remain in place throughout all grading and construction activities. Also see related standard 20 above.
- d. No construction equipment or supplies shall be parked, stored, or operated within 3 feet of any eucalyptus tree or willow dripline.
- e. Any construction activity required within 3 feet of any eucalyptus tree or willow dripline shall be done with hand tools, if feasible. Exceptions to this requirement shall be approved by the biologist in advance.
- f. Any pervious or impervious artificial surfaces shall be prohibited within the dripline of any tree unless surfaces such as roads are specifically approved in such locations.
- g. Any roots encountered that are one inch in diameter or greater shall be cleanly cut and sealed with a tree-seal compound.
- h. Only designated eucalyptus or willow trees shall be removed. Any of these trees which are removed, shall be replaced on a 3:1 basis for eucalyptus trees and 5:1 basis for willow trees. New plantings shall be at a minimum 5- gallon size saplings from locally obtained seed except eucalyptus replacement which need not be locally obtained and shall be irrigated and maintained until established (5 years). New plantings shall be protected from predation by wild and domestic animals, and from human interference, by use of fencing for the duration of the establishment period.
- i. All utilities shall be placed within or directly adjacent to roadways and driveways or in a designated utility corridor in order to minimize impacts to eucalyptus and willow trees.

MONITORING: The Tree Protection and Replacement Program shall be reviewed by P&D during processing of the FDP/TM and shall be approved by P&D prior to recordation of the Tract Map. P&D (or Consultant to P&D) shall site inspect during grading and

construction for adequacy of temporary fencing, and compliance with protective/restoration measures.

(Keeps 50 foot setback as required by Policy 9-23 and DevStd BIO-GV-6.2)

24. A Native Grassland Restoration and Management Program shall be developed and implemented by a P&D-approved biologist and shall be submitted with the DP/TM. The goal of this program shall be the long-term protection, preservation and restoration of native grasslands. This program shall include, but not be limited to, short-and long-term maintenance and management criteria and provision of buffers and permanent fencing as necessary based on proximity to potential sources of degradation. The native grassland boundary shall be shown on project grading plans and temporarily fenced with chain-link, staked every six feet, or other material satisfactory to P&D throughout all grading and construction activities. Gaps in the fencing (approximately 4-feet wide) shall be provided for pedestrian access at trail locations. This temporary fencing shall be indicated on grading plans and shall be installed prior to issuance of a Coastal Development Permit for grading (FEIR Mitigation Measure VI.D.1.b.1).

Restoration of native grassland removed as a result of development, including grassland removed for emergency access and trail development, grassland which has expanded into the development envelope and would be removed, and grassland unintentionally removed outside areas approved for development, shall occur on site on not less than a 3:1 basis. A restoration program shall be developed by a P&D approved biologist and shall include, but not be limited to, the following (FEIR Mitigation Measure VI.D.1.b.2):

- a. Establishment of performance criteria and a monitoring period of at least 5 years.
- b. Identification of restoration, preferably in contiguous areas such as the bluff top open space, within or near the existing vernal pool/native grassland complex.
- c. The seed stock which is removed from development areas shall be used for revegetation. Criteria and timing for removal and replanting shall be identified.
- d. Short-term and long-term maintenance and management criteria shall be developed and implemented by a P&D approved biologist.
- e. Buffers and/or fencing shall be included based on proximity to potential sources of degradation.

MONITORING: P&D shall review and approve the program prior to recordation of the Tract Map. P&D (or consultant to P&D) shall site inspect for adequacy of implementation. P&D shall check grading plans and site inspect for installation of fencing prior to issuance of a Coastal Development Permit for grading.

(Keeps requirement for a restoration plan for grassland to be removed in trails, emergency access and expanded grasslands in the development envelope to ensure consistency with DevStd BIO-GV-14.3)

Page VI-14: In Development Standard 25, the word "sewer" is replaced by "utility".

Page VI-15: In Development Standard 27, the word "sewer" is replaced by "utility".

29. Sampling of water in Devereux Creek (upstream and downstream of the Specific Plan area) and Devereux Slough shall be conducted immediately prior to commencement of grading to the extent practical (e.g., if no water flow in creek, sampling cannot occur) in order to assess water quality prior to project development. Samples shall be conducted by a P&D-approved water quality specialist/biologist prior to issuance of a Coastal Development Permit for grading and thereafter on a biannual basis and the findings shall be submitted to P&D for every sampling period. Sampling shall be conducted by the property owner until conveyance of the OSHMP areas to a management entity at which time the management entity shall conduct and continue sampling (and any remedial measures as necessary). If a significant decline is detected (as determined by the water quality specialist/biologist in conjunction with P&D), the source of contamination shall be identified and remedial measures implemented if contamination is related to the Specific Plan development. This requirement would be terminated if an areawide monitoring program is established for the Devereux Slough watershed area. (FEIR Mitigation Measure VI.D.1.c.5).

MONITORING: P&D shall receive results of sampling prior to issuance of a Coastal Development Permit for grading. P&D shall require remediation at such time as deemed necessary based on sampling results by the water specialist/biologist. P&D shall consult with water quality specialist/biologist in making this determination.

(Keeps biannual monitoring requirement for Devereux Creek unless an areawide monitoring program is established in the Devereux Slough watershed area. Monitoring is necessary to ensure consistency with Policy BIO-GV-19 and its implementing Development Standards.

31. Plans detailing sewer connections to the main trunk line in Devereux Creek shall be included with the Final Development Plan and Tract Map applications. The sewer line connection shall be located in the Santa Barbara Shores Drive extension. These plans shall identify depth of trenching and shall minimize impacts to biological resources. Any removal of vegetation shall be replaced according to Development Standards No. 23 and No. 47. Plans for trenching and revegetation shall be coordinated with the Goleta West Sanitary District's (GWSD) Habitat Restoration Plan. The sewer connections and revegetation plan shall be reviewed and approved by P&D in consultation with the GWSD, Santa Barbara County Flood Control, and the Santa Barbara County Park Department prior to recordation of the Tract Map (FEIR Mitigation Measure VI.D.1.c.7).

MONITORING: P&D shall review and approve plan prior to recordation. P&D (or Consultant to P&D) shall site inspect to ensure compliance with plan.

(Clarifies sewerline connection location to ensure consistency with various habitat policies which would be triggered with an alternative location)

32. All development, including ground disturbances associated with site preparation, shall avoid the topographic watershed as mapped by Penfield and Smith or 100 feet, whichever is greater, as the Buffer Area (as reflected in the approved development envelope). A Vernal Pool Management Program shall be developed and implemented by a P&D-approved biologist (including, but not limited to, the criteria identified in FEIR Mitigation Measure VI.D.1.d-3). The Vernal Pool and Buffer Area boundaries shall be shown on project grading plans and temporarily fenced with chain-link, staked every six feet, or other material satisfactory to P&D throughout all grading and construction activities. No development or construction activities shall be allowed within the larger of these buffer areas. Gaps in the fencing (approx. 4 feet wide) shall be provided for trail locations if designated public access would otherwise be blocked. This temporary fencing shall be indicated on grading plans and shall be installed prior to issuance of a Coastal Development Permit for grading (FEIR Mitigation Measure VI.D.1.d.1).

MONITORING: P&D shall review the preservation and protection program at the time of TM/DP submittal and during processing of the FDP/TM and shall approve the program prior to recordation of the Tract Map. P&D shall check grading plans and site inspect for installation of fencing prior to issuance of a Coastal Development Permit for grading.

(Clarifies how vernal pool bluffer was established and eliminates limitation of pedestrian access, allowing gaps to be used for all types of trail users)

- 32A. All development, including ground disturbances associated with site preparation, shall avoid swales which are determined to be wetlands by the Army Corps of Engineers, to the greatest extent feasible. If swales cannot be avoided, either an onsite swale restoration and enhancement plan shall be prepared and implemented by a P&D qualified biologist or a contribution to fund and restore remaining open lands within the Devereux watershed shall occur.

MONITORING: P&D shall ensure compliance prior to recordation of the final map.

(Added to address swales which were not identified as wetlands by the Army Corps of Engineers until the applicant wetland delineation study prepared earlier this year)

35. A survey by a P&D-approved biologist shall be conducted immediately prior to construction in order to establish the current breeding and roosting status of resident raptors.

The survey shall include recommendations regarding minimizing impacts during construction, including but not limited to, setbacks, fence protection, restrictions on construction scheduling, etc. The survey shall take into account expected increases and decreases in raptors over the construction period and shall include a map showing known roosting and nesting sites. This survey shall be reviewed and approved by P&D prior to issuance of a Coastal Development Permit for grading. The biologist's recommendations shall be included on all project grading and construction plans (FEIR Mitigation Measure VI.D.1.f.1).

MONITORING: P&D shall review and survey prior to issuance of a Coastal Development Permit for grading. P&D (or Consultant to P&D) shall site inspect for compliance with survey recommendations.

(Keeps original language to protect raptor, in light of recent documentation of white tailed kites in the area to ensure consistency with Policy BIO-GV-18 and its implementing Development Standards)

36. A Coastal Dune and Bluff Habitat Protection and Management Program shall be prepared by a P&D-approved biologist. This Plan shall be coordinated with the Open Space and Recreation Component (a component of the OSHMP). The Dune and Bluff Program shall include, but not be limited to, the following (FEIR Mitigation Measure VI.D.1.g.1):
- a) The bluff trail may be fenced on the ocean side. Where adjacent to any biological resource area, clear trail edge definition shall be provided with fencing, wooden markers or other form of markers approved by P&D. Bike racks shall be provided along the blufftop to discourage bike riding across the dunes.
 - b) Planting of coastal dune strand vegetation including sand verbena, beach bur, saltgrass, sea scale, and sea rocket on the foredunes.
 - c) A post and rope trail delineation shall be provided to direct beach users across the loose sand to the shoreline. This trail segment shall include an 8 foot wide sand/dirt section for equestrian use. The location of trails and fencing shall be planned in consultation with P&D and the Park Department.
 - d) Signs shall be posted and maintained at strategic locations on the bluff to inform residents and visitors of the sensitivity of the sand dunes, the presence of the globose dune beetle, and restrictions on the use of the dune area. Signs shall be posted and maintained at both ends of the dunes, along the dunes, and at the coastal accesses. Signs shall also state that vehicles are prohibited from the dune complex entirely.

MONITORING: P&D shall review the Coastal Dune and Bluff Habitat Protection and Management Program during processing of the FDP/TM and shall approve the program prior to recordation of the Tract Map. P&D (or Consultant to P&D) shall site inspect for adequate implementation of plan. All aspects of the plan shall be implemented for the property being developed at that time prior to issuance of any residential occupancy permit on that property.

(Requires post and rope trail delineation instead of boardwalks to ensure consistency with Coastal Plan policy 9-5)

37. The revised OSHMP shall include a provision for an Advisory Committee to facilitate proper management of the natural resources and coordination of management efforts on adjacent and nearby properties. Diligent effort shall be made to secure participation on the Committee by all appropriate parties including, but not limited to, members from the County (P&D, Flood Control, Park Department), UCSB, Goleta West Sanitary District, Department of Fish and Game, Mobil Oil and representatives from the Homeowners Association. The applicant, in conjunction with the Committee, shall prepare a long-term management plan for the land to be preserved. The plan shall include, but not be limited to, the following (FEIR Mitigation Measure VI.D.1.h.1):

- a) The creation of an ecological interpretative center (not necessarily a major structure) for the purpose of public education and involvement;
- b) The design of a regional trail system which allows for public access to open space areas, while directing recreational activities away from sensitive resources;
- c) Maintenance of appropriate buffer zones around sensitive resources by installing fencing and signage; and
- d) Implementation of a management plan to decrease siltation entering the slough.
- e) The conservation/management entities shall convene a meeting at least once a year to review management of the site and to solicit input from the committee.

MONITORING: P&D shall review and approve the long-term management plan prior to recordation of the Tract Map, P&D (or Consultant to P&D) shall site inspect for adequate implementation of the plan. The plan shall be implemented prior to issuance of any residential occupancy permit.

(Requires meeting to discuss management to ensure consistency with DevStd LUDS-GV-3.8 and Action BIO-GV 22.1)

41. A construction plan shall be prepared which minimizes impacts to biological resources. This plan shall include, but not be limited to, 1) fencing of all sensitive areas prior to ground breaking, 2) designation of access routes for heavy equipment that avoids sensitive areas, 3) prohibitions against material storage or parking outside of the development footprint, except as approved by P&D (including anywhere in Devereux Creek), 4) specification regarding stockpiling of plant material and topsoil (including watering, covering, etc.) that would be used for revegetation purposes (FEIR Mitigation Measure VI.D.1.i.4); and 5) the development footprint, including the extent of grading, shall be fenced during construction.

MONITORING: P&D shall review and approve grading and construction plans for inclusion of these restrictions as written notes and designated locations on the plans prior to issuance of CDP. A construction monitor (P&D or Consultant to P&D) shall be on-site at all times during grading.

(Requires the construction plan to include the extent of grading to ensure protective measures are applied to grading, consistent with various habitat policies)

42. Prior to recordation of the Tract Map, the deed, easement(s) or other conveyances for the areas covered by the OSHMP shall be reviewed and approved by P&D. The management entities shall be approved by the County, Save Ellwood Shores, and the League for Coastal Protection prior to final map recordation. The conveyance shall be executed prior to recordation of the Tract Map. Examples of potential entities include, but are not limited to, the following: The Land Trust for Santa Barbara County; the Botanic Garden; the Museum of Natural History; the Park Department; the UC Reserve System; The Nature Conservancy; and the County of Santa Barbara (FEIR Mitigation Measure VI.D.2).

The management contract shall include, but not be limited to, the following goals and objectives relating to the preservation, management, and enhancement of resources:

- a. The enforcement of the OSHMP and associated project description and mitigation measures/conditions of approval.
- b. Maintenance of OSHMP infrastructure and property management.
- c. Development of a public education component involving signage/mapping of on-site resources.

MONITORING: P&D shall review, approve, and ensure receipt of a copy of the signed conveyance document(s) prior to recordation of the Tract Map.

(Added approval of the management entities by the County, Save Ellwood Shores and the League for Coastal Protection consistent with the Settlement Agreement provisions)

43. OSHMP funding information shall be provided with the DP/TM submittal. Prior to recordation of the Tract Map, P&D shall review and approve the method of funding of the OSHMP area and the conceptual start-up, near-term, and long-term operation/maintenance budgets (long-term funding shall be appropriate to cover necessary management activities over the life of the project, estimated to be 75-years). Final funding and budgets shall be signed-off as adequate by the title and conservation entities prior to recordation of the Final Map. (FEIR Mitigation Measure VI.D.3).

MONITORING: P&D shall review preliminary information during processing of the FDP/TM. P&D shall check for endorsement of funding and budgets by the title and conservation entities and shall review and approve same prior to recordation of the Tract Map.

(Retained requirement for title and conservation entities to approve the budget to ensure proper implementation of the OSHMP, consistent with DevStd LUDS-GV-3.8 and Action BIO-GV-22.1)

48. Dust generated by generated by project development activities shall be kept to a minimum by following the dust control measures listed below (FEIR Mitigation Measure VI.F.1):
- a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever dust is blowing in the construction area.
 - c. After clearing, grading, earth moving, or excavation is complete, the entire area of disturbed soil shall be treated immediately by watering or revegetating or spreading soil binders to prevent wind pickup of the soil until the area is paved or otherwise developed so that dust generation will not occur.
 - d. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
 - e. Trucks transporting soil, sand, cut, or fill materials and/or construction debris to or from the site shall be tarped from the point of origin.

All requirements shall be shown on grading and building plans. This condition shall be adhered to throughout all grading and construction periods.

MONITORING: P&D shall ensure measures are on all plans. P&D and grading/building inspectors shall spot check onsite to ensure compliance. APCD inspectors shall respond to nuisance complaints.

(Deleted the requirement that must be retained onsite as requirement is not practical)

54. The applicant(s) shall incorporate two view corridors into the DP design for the SP area. The following requirements shall apply (FEIR Mitigation Measure VI.G.1.):

- a. Corridors shall trend in a north-south direction on the terrace portion of the Specific Plan area: one corridor shall be located on the MPR property (as is accommodated by the approved development envelope on the eastern portion of the property) and one corridor on the County property.**
- b. Within these view corridors, buildings, parking areas, and roadways, shall be recessed and screened by topography or by dunes, berms, or coastal vegetation that reduce the amount of structure in the line of sight.**
- c. At least a portion of the corridors shall extend through the properties so that eucalyptus trees and other scenic natural features can be seen from public trails and accessways. Each corridor shall be a minimum of 50-foot wide when used for screening adjacent to buildings or to enhance existing eucalyptus windrows or groves, the vegetation in these corridors should remain in its natural state.**
- d. The structures adjacent to these corridors shall decrease in height with proximity to the corridor, so that structures located adjacent to the corridors are of a smaller scale (such as walls for private yards) than structures further from the corridor (such as two-story homes). These features shall be coordinated with the landscape and design plans for the Specific Plan area and height limitations shall be noted on project building plans.**

MONITORING: P&D shall review and approve the Final Development Plan and Coastal Development Permits for compliance with this measure.

(Retained the requirement that structures decrease in height in proximity to the corridor to ensure consistency with DevStd LUDS-GV-3.7)

55. A mix of residential sizes and heights shall be designated if the applicant chooses to develop only single family detached housing on the SBDP parcel.

MONITORING: P&D shall review the Final Development Plan and Coastal Development Permits for compliance with this measure.

(Development Standard added to require varied heights and sizes of units if only detached housing is proposed, consistent with Coastal Plan Policy 2-18 and Visual Resources policies)

56. The applicant shall submit a Landscape and Design Plan as part of the Final Development Plan and Tract Map application submittals for P&D and BAR approval in consultation with the OSHMP management entity. One component of the plan shall specifically address the bluff-top areas of the site, including trail design, proposed vegetation planting, and fencing design. Provisions to maintain the visual integrity of the bluff-top area shall include avoiding the removal of existing vegetation, complying with bluff-top setback requirements, planting only native coastal species on the bluff area, and limiting the height of fences to 3 feet or less (may be planted), and limiting the height of signs to 3 feet or less. Features of this plan shall be compatible with the landscape plan for the rest of the site. The bluff-top portion of the Landscape and Design Plan shall be reviewed and approved (and amended as appropriate) by a P&D-approved biologist (FEIR Mitigation Measure VI.G.3).

MONITORING: P&D and BAR shall review and approve the bluff-top portion of the Landscape and Design Plan in consultation with the OSHMP management entity prior to approval of the Final Development Plan. Landscaping for the bluff-top area shall be installed prior to occupancy clearance for structures P&D shall perform site inspections to ensure compliance.

(Requires approval of the landscape plan by the BAR consistent with County ordinance standards)

57. Project conceptual plans and architectural drawings shall be reviewed and approved by P&D and the BAR prior to approval of the Final Development Plan. The development design, scale and character shall be compatible with the surrounding natural and built environment. The design and color scheme shall be compatible with colors in the surrounding natural environment and shall utilize non-reflective surfaces and textures. Design provisions shall include arrangements of buildings in clusters with more densely clustered areas recessed back away from public view corridors/accessway. Structures shall be low profile in design, and shall be one or two stories in height. These requirements shall be incorporated into the Final Development Plan site design, architectural renderings, and building plans (FEIR Mitigation Measure VI.G.4).

MONITORING: P&D and BAR shall ensure adequacy of design and architectural modifications prior to approval of the Final Development Plan. Building inspectors shall check project building plans and shall field check during construction for compliance with approved site and structural design.

(Requires County BAR review and approval of plans, consistent with ordinance requirements)

59. With submittal of the Final Development Plan, the applicant shall submit to P&D and the BAR for review and approval in consultation with the management entity, a Landscaping

and Design Plan. Plan elements shall be installed prior to issuance of occupancy permits. The plan shall include, but not be limited to, the following components (FEIR Mitigation Measure VI.G.6):

- a. Program Elements to be graphically depicted on the final Landscaping and Design Plan and on project building plans:
 - i. A trail and fencing design plan for each property. Fencing shall be limited to a maximum of 6 feet in height.
 - ii. A sign program which includes height limitations of 3 feet and placement and design such that the signs do not visually detract from scenic areas or views. Main educational and interpretive signs may be higher.
 - iii. Paving materials, bollards, and landscaping on and around paved areas, turnarounds, and courtyards which softens their appearance shall be specified on plans.
 - iv. Construction of walls or gates around private yards and privately maintained common area outside of the area incorporated in the Open Space & Habitat Management Program is permissible and shall be specified on plans. Such walls or gates shall be compatible with the surrounding environment with regard to materials and colors used.
 - v. Landscaping in public and common open space areas shall consist of at least 75 percent native drought-tolerant coastal vegetation or naturalized trees, shrubs, and groundcovers. The landscaping concept shall specify the planting of trees in groups and clusters around parking areas, along streets, and in other public open spaces (except as regulated in "vi" below). Screening in the form of combinations of trees, shrubs, and groundcovers shall be provided along any walls constructed onsite.
 - vi. Existing native vegetation in the bluff setback zone shall be preserved. The Landscape and Design Plan shall ensure that additional plantings in this area balance the maintenance of the open character of the area with the desire to provide privacy between homes and public areas, and the breaking up of massing of residential structures.
 - vii. All exterior lighting (including street lighting and other lighting within public and common open space areas) shall be identified on final plans as to location, style and height.

- viii. Drought-tolerant native species shall be utilized in areas of the site abutting the public open space and sensitive habitats.
 - ix. The Development shall be permanently fenced. On the south, east, and west facing edges of residences, the backyards shall be fenced with a six foot wall comprised of three feet of masonry, and three feet of wrought iron (or similar material) with plexiglass (or similar material) behind the wrought iron. On the northern edge of the development, the backyards shall be fenced with a six foot high fence of three feet of masonry and three feet of wrought iron (with or without plexiglass).
- b) Program Elements to be printed as conditions on the final Landscape and Design Plan and building plans:
- i. Same as "iv" above.
 - ii. Same as "v" above.
 - iii. Same as "vi" above.
 - iv. All exterior lighting within common open space areas shall be hooded to minimize light dispersion. Lighting within public areas (i.e., street/parking areas) shall be in accordance with Public Works requirements.

MONITORING: P&D and BAR shall review and approve the Landscaping and Design Plan prior to approval of the Final Development Plan. P&D shall site inspect prior to occupancy.

(Requires BAR approval of the landscape plan, allows for interpretive and educational signs to be higher than three feet and requires a 6 foot high solid fence or wall instead of 3 foot masonry wall with 3 feet of Plexiglas to ensure consistency with Coastal Plan policy 4-4 and Public Resources Code Section 30251)

61. The Final Development Plan/Tract Map submittal shall include a separate Open Space and Recreation Component (as part of the Open Space and Habitat Management Plan) consistent with the approved Specific Plan, which clearly identifies public, common, and private open spaces. The Open Space and Recreation Component shall be consistent with all biological Development Standards regarding biologically sensitive areas (including, but not limited to, eucalyptus trees and groves, native grassland, vernal pools, Devereux Creek, and coastal dune and bluff habitat areas) as outlined FEIR Section VI.D, these development standards and delineated in the approved Specific Plan and shall include a sign-off by a P&D-approved biologist. The Open Space and Recreation Component shall be reviewed and approved by the Park Department and P&D in consultation with the California Coastal Commission prior to approval of the Final Development Plan (FEIR Mitigation Measure VI.H.1).

The map and plan shall include, but not be limited to, the following:

- a. All trails, fences, signs, and landscaping shall be identified on a map and described in this component. All materials used and trail construction shall be in accordance with Park Department standards including:
 - i. An mixed width trail network as outlined in the Specific Plan.
 - ii. A 24-foot wide East/West Trail (Coastal/De Anza Trail) with separated uses, including a natural surface pedestrian/equestrian trail and an 8-foot wide bike path.
 - iii. Sign(s) shall be posted advising users about the County leash law.

The Coastal/De Anza Trail easement shall be dedicated to the County prior to recordation of the TM. The location of this trail is on the coastal bluff.

- b. Separate at-grade crossings or underpasses at all points where pedestrian, equestrian, and/or bicycle trails cross Roadways shall be provided. (see also FEIR Section VI.D., Mitigation Measure VI.D.1g).
- c. A detailed schedule for the timing of installation of park and recreational improvements on the Ellwood Beach (Santa Barbara Development Partnership) portion of the Specific Plan shall be provided.
- d. The establishment, management, and maintenance responsibilities for public, common, and private open spaces shall be outlined. The guidelines for public (and private where appropriate) open spaces shall be consistent with the Open Space and Habitat Management Plan (OSHMP) and the management contract or memorandum of agreement between title and conservation entities required by Development Standard No. 42.
- e. A long-term funding arrangement for management and maintenance of on-site open spaces shall be identified as specified in Development Standard No. 43. The funding shall be acceptable to the County and the designated management entities. The applicant shall submit a letter confirming agreement by the management entities of the proposed funding arrangement, prior to recordation of the Tract Map.
- f. Provisions for bike racks shall be provided at all parking lots for beach goers as well as near the top of beach access ramps.

- g. In order to approve the project as a gated community, the County must find that public access to and along the beach would not be adversely affected by the development.

The Open Space and Recreation Map and Component improvements shall be completed prior to issuance of occupancy clearance.

MONITORING: P&D and the Park Department, in consultation with the California Coastal Commission shall review and approve the Open Space and Recreation Map and Component prior to approval of the Final Development Plan. P&D shall site inspect for completion of all improvements prior to occupancy clearance.

(Deleted changes to clarify that the coastal trail may include equestrian uses)

84. Prior to approval of a Coastal Development Permit, the applicant shall submit a plan for onsite composting to P&D and the County's Solid Waste Management Division for review and approval. Compost units for clippings generated within public and common open space areas shall be provided in designated areas within the development. Individual backyard compost units and instructions shall be provided for each single family dwelling unit greater than 7,500 square feet in lot size or for any buyer of any lot size who requests a composting unit. The applicant shall install compost units prior to issuance of occupancy clearance (FEIR Mitigation Measure VI.L.2.).

MONITORING: P&D shall site inspect for installation of compost units prior to issuance of occupancy clearance.

(Ensures consistency with Resource Recovery Policies in the Goleta Community Plan)

August 19, 1997

**Errata to Planning Commission Recommendations For Revised Specific Plan
Document dated August 6, 1997
(Attachment 1D to Agenda Board Letter dated August 11, 1997)**

The following are changes to the Planning Commission Recommended Modifications to the Ellwood Beach - Santa Barbara Shores Specific Plan document in Attachment 1D of the Agenda Board Letter dated August 11, 1997.

- P. 1-8, 3rd ¶- The following language should be added: An Addendum to 91-EIR-3 and 91-EIR-13 was prepared to comply with environmental review requirements for the 1997 Revised Specific Plan 89-SP-002 RY02. The Final Addendum (dated August 6, 1997) includes the Addendum Errata dated August 18, 1997, which includes minor modifications or additions to the Addendum.

Global Changes

- References to the site specific development standard, LUDS-GV-3.4: Figure 13 should be changed to Figure 12.
- References to the acreage of the developable area shall be updated to reflect the re-calculated acreage for revised Figure III-1 (this figure to be revised consistent with TM and DP condition #s 39 and 80). The preliminary acreage estimate is approximately 37 acres.
- References to public open space shall be changed from approximately 101 acres to at least 96 acres. The final acreage figure is also subject to re-calculation of the developable area acreage based on required revisions to Figure III-1.
- Change description of emergency access road to allow for improvements as follows: Improvements for the emergency access road would be limited to widening the dirt surface of the existing trail (approximately 12-foot easement width exclusive of fencing/landscaping), installation of a permeable all-weather surface (e.g. grass-crete), and provision of emergency gate(s) as required by the Fire Department.
- References to the Coastal Trail paved bikepath should be to a 10-foot wide bike path.
- Project density should be revised from 4.86 du/acre to 4.68 du/acre.

The above identified changes are minor and primarily reflect re-calculated acreage figures and clean-up items.