


CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 641-0142



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Staff: M. H. Capelli 
Staff Report: 1/21/99
Hearing Date: 2/2-5/99

STAFF REPORT: PERMIT AMENDMENT

APPLICATION NO: A-4-STB-93-154-A-2

APPLICANT: Arco Oil and Gas Company (Agent: R. Whitt Hollis)

PROJECT LOCATION: 1.5 miles west of Winchester Canyon on Highway 101, Santa Barbara County.

DESCRIPTION OF PROJECT PREVIOUSLY APPROVED: Removal of existing oil and gas production facilities; construction of a public 18-hole and 9-hole golf course with appurtenant facilities; + 154,000 cubic yards of grading; extension of an eight inch water line + 5,200 feet from Goleta to the site; construction of a 4 acre-foot pond; and dedication, construction, operation and maintenance of various access improvements, landscaping and merger of all 23 lots into two parcels.

DESCRIPTION OF AMENDMENT: Modify a number of existing elements of the golf course including layout of fairways putting greens and driving range, tees, cart paths, vehicular entrances, location of storage lake, architectural design of buildings, drainage design, future horse tie-up/bicycle rack; change the location and number of bridges; add a pump house, and a six-acre parcel to the project site; add a concrete terminus to the vertical access west of Tomate Canyon; and revise the project description to reflect proposed changes and to conform to previously included elements in design plans.

LOCAL APPROVALS RECEIVED: 91-CP-085; 91-CP-085 SC05

SUBSTANTIVE FILE DOCUMENTS: Coastal Development Permit A-4-STB-93-154; Final EIR (92-EIR) March 1993

PROCEDURAL NOTE: The Commission's regulations provide for referral of permit amendment requests to the Commission if:

1. The Executive Director determines that the proposed amendment is a material change, or

2. Objection is made to the Executive Director's determination of immateriality, or
3. The proposed amendment affects conditions required for protecting a coastal resource or coastal access.

If the applicant or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material (14 Cal. Admin. Code Section 13166). The applicant has requested that this proposed amendment be processed as a material amendment.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends that the Commission determine that the proposed development with this proposed amendment is consistent with the requirements of the Coastal Act.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval

The Commission hereby approves the amendment to the coastal development permit with proposed amendments, on the grounds that the development will be in conformity with the certified Santa Barbara County Local Coastal Program, the public access provisions of Chapter 3 of the California Coastal Act of 1976, and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, nor have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act.

Staff Note: All standard and special conditions attached to the original permit shall remain in effect. These conditions are attached in Exhibits 4, 5 and 9 and are incorporated herein.

II. Findings and Declarations

The Commission finds and declares:

A. Project Location

The proposed Dos Pueblos Golf Links site consists of 208 acres located on the coastal bluff 1.5 miles west of the Winchester Canyon exist of Highway 101 in Santa Barbara

County. It is bordered on the north by Highway 101; on the east by Eagle Canyon; on the west by the undeveloped property known as Naples; and on the south by the Pacific Ocean. (See Exhibits 1 through 3.)

B. Project Background

Historically half of the project site was used for dry farming and grazing, while the other half has been most recently used for oil and gas production. The site was originally zoned Coastal Dependent Industry (M-CD) under the County's certified Local Coastal Program (adopted in 1982). However, the remaining on-site petroleum production facilities were deemed non-conforming with the adoption of the County South Coast Consolidation Planning Area Policy in 1990. The site was subsequently rezoned Agriculture (AG-II-100) in 1991 through a Local Coastal Program amendment.

Shortly thereafter, Arco applied for a Conditional Use Permit (CUP)/Coastal Development Permit (CDP) to abandon the oil and gas facilities and construct a golf course. This Conditional Use Permit was appealed to the Coastal Commission by the Surfrider Foundation in 1993. At its November 17, 1993 hearing the Commission determined the appeal raised substantial issue with respect to conformity with the County of Santa Barbara's Local Coastal Program and took coastal develop permitting jurisdiction over the project. On April 13, 1994 the Commission conducted a de novo public hearing on the merits of the appeal and denied the project. Subsequently, the applicant requested a reconsideration of the Commission's action, and the Commission on July 13, 1994 voted to grant reconsideration of its previous denial. On November 16, 1994 the Commission voted to approve an amended project with special conditions.

The purpose of this present request for amendment is to reflect a number of design changes in the project which have arisen in the course of refining the original golf course design and in the development of a soil remediation program for the project. (The soil remediation project is the subject of a separate locally issued Coastal Development Permit, and a pending appeal to the Coastal Commission).

Basically, the proposed amendment changes are intended to avoid impacting coastal resources (including seasonal wetlands) which have expanded or shifted location in response to the naturally dynamic nature of the site. The other changes are intended to address aesthetic or other design issues. None of the changes fundamentally alters the project originally approved by the Coastal Commission in 1994. These changes are further described below.

C. Proposed Project Changes

The applicant proposes a number of changes to the project that are described below: (See Exhibits 6, 7 and 8.)

General Site Plan Modifications

1. **Relocation of the entrance and exit road approximately 150 feet west from the original entrance/exists.**

The entrance and exist locations have been moved west from the location previously approved to align with the currently existing site access point. This relocated entrance/exit site has received approval from the California Department of Transportation. A deceleration and acceleration lane off Highway 101 at the project entrance/exist would still be provided, as previously proposed and approved.

2. **Relocation of the cart barn.**

As originally proposed, the cart barn was located off-site from the applicants property in the California Department of Transportation right-of-way. Under the amendment, the barn would be relocated to the west of the right-of-way on the applicant's property. As a result of the amendment, the lot line adjustment provided for in Special Condition #36 of the County's Conditional Use Permit (91-CP-085) is not necessary. In addition, relocation of the cart barn would eliminate the need to fill an existing drainage swale, which will now be maintained in its current natural condition.

3. **Realignment of pathways.**

Paths and concrete walkways around the clubhouse, cart barn, and parking lot have been modified to reduce the overall amount of hardscape area, and improve on-site circulation.

4. **Design changes to the architectural style of the buildings.**

The redesign of the clubhouse, cart barn, and maintenance building exteriors is proposed to be more compatible with the rural character of the area by reducing heights and incorporating natural wood elements. These changes do not involve any increase in floor area or the height of the buildings.

5. **Use of potable water for fire suppression.**

The fire suppression for onsite structures will use will use potable water rather than reclaimed water. This change will that ensure adequate water pressure is available for fire suppression, and will reduce the chance of human contact with reclaimed water. Reclaimed water will continue to be used for toilets. This change will not alter the daily potable water demand estimates, which are not affected by emergency use for fire suppression.

Nine-Hole Golf Course Modifications

1. **Modification of water storage lake.**

The water storage lake will be relocated to the east of the location previously approved and the shape modified to avoid impacting the newly emerged wetlands to the west and south of the lake, as well as the archaeological site to the east. Additionally, the original estimated volume of the lake has been changed from 4 to 5 acre-feet to 5.4-acre feet due to a minor change in the depth of the lake.

2. Pump house.

A pump house was intended as part of the project, but its location was not identified as part of the original plans. The pump house, which will be approximately 32 feet by 23 feet, would be located on the southwest of the water storage lake.

3. Extension of Hole #9 fairway between the green and tee area.

The proposed change does not alter the length of the fairway, but only relocates it slightly to reflect overall refinements in the golf course design.

4. Alteration of Hole #7.

The tee box for this hole has been relocated to the eastern side of the lake to avoid intrusion into a wetland buffer.

5. Relocation of horse tie-up and bicycle rack pad area.

The horse tie-up and bicycle rack pad area are proposed to be located at the eastern end of the coastal trail rather than adjacent to the stairway and bridge in order to comply with the vernal pool buffer requirements. Additionally, the bottom landing of the stairway is to be sized to accommodate the future construction of a bicycle rack and horse tie-up area. The addition of a stairway is being required by the County Parks Department to provide access from the existing bridge to the coastal trail.

6. Vertical coastal access trail.

The northern one-third of the western vertical coastal access trail has been realigned so that the trail is moved away from the golf course play areas to improve safety for public trail users.

Eighteen-Hole Golf Course Modifications

1. Re-alignment of the cart path and bridge crossings.

The original project provided for 13 bridges; 11 cart bridges; and 2 foot bridges. The modified course layout incorporates a total of 11 bridges; 9 cart bridges; and 2 foot bridges. The realignments and proposed changes in the number of bridges and cart

bridges are intended to improve overall golf course circulation, reduce the number of bridge spans, and minimize encroachment into sensitive habitats. The number of culverts (7) remain the same.

2. Realignments of east and west tunnels.

The east tunnel under the railroad line has been re-aligned at an angle versus the original 90-degree alignment. The west tunnel has been relocated approximately 50 feet to the east. These changes are a result of a recent topographic survey and final-engineering requirements, which will reduce impacts to recently, identified wetlands which would have been impacted by the golf course. approved under the original Coastal Development Permit.

3. Removal of desiltation basin within Tomate Canyon.

A recent preliminary drainage analysis of the project site indicated the that existing culvert within Tomate Canyon would be adequate to meet the County's 100 year flood flow requirements, and as a result the desiltation basin originally proposed for Tomate Canyon would not be necessary. Additionally, the elimination of the desiltation basin would serve to protect approximately 80,000 square feet of seasonal wetlands associated with the desiltation basin site.

4. Reduction of the practice putting green.

The practice putting green will be slightly reduced as a result of the overall changes of the golf course design.

5. Alteration of driving range configuration.

The shape of the driving range has been modified at the west end, the middle driving range tee area has been removed the back driving range tee area has been enlarged, and the front driving range tee area has been reduced. The modification of the west end was designed to avoid a small seasonal wetland area in Drainage #3. The removal of the middle driving range tee area eliminates the need to fill a drainage swale, which will now be left in its natural condition.

6. Miscellaneous course refinements.

The following miscellaneous course refinements have been proposed to improve the overall golf course design and playability, as well as to reduce impacts to sensitive seasonal wetland habitats.

- Hole #1 – minor alteration of fairway and rough configuration

- Hole #2 – minor alteration of fairway and rough configuration; relocation of tee boxes approximately 200 feet south
- Hole #3 – minor alteration of fairway and rough configuration
- Hole #4 – removal of part of the fairway to allow for existing drainage swale and eliminate need for filling; relocation of tee boxes approximately 100 feet north
- Hole #6 – addition of a tee box next to the main tee box; relocation of the most forward (i.e., red) tee box approximately 100 feet south
- Hole #7 – relocation of the green to the west to avoid the 100 foot buffer of the small (i.e., 0.55869) acre wetland
- Hole #8 – minor alteration of fairway and rough configuration; relocation of red tee box approximately 50 feet to the east
- Hole #10 – minor alteration of fairway and rough configuration
- Hole #12 – minor alteration of fairway and rough configuration; addition of new tee box
- Hole #13 – minor alteration of fairway and rough configuration; relocation of tee box approximately 100 feet southeast
- Hole #14 – minor adjustment of tee box locations
- Hole #15 – minor alteration of fairway and rough configuration; minor adjustment of tee box locations
- Hole #16 – modification of fairway to avoid 0.5869 acre wetlands 100 foot buffer; addition of back tees for better playability
- Hole #17 – minor adjustment of tee box locations
- Hole #18 – relocation of the green to the west to avoid the 100 foot buffer around a vernal pool; addition of a new tee box

Modifications to Project Description

The following elements of the project description have been modified from the original project description:

1. **Acreage:** The project was originally described as encompassing 202 acres with an approximately 4 acre area of the site described as "Not a Part" of the site. This 4-acre area was completely surrounded by the project but owned by another party; it has recently been acquired by the applicants and will be merged into the southern portion of the two parcels and incorporated into the golf course. Additionally, a recent land survey indicated that this area is in fact 2 acres larger than previously thought, thus the new project area includes the newly acquired 6 acres for a total project site area of 208 acres.
2. **Cart path:** The car path will be standard concrete, not earthen
3. **Bridges:** The original project description indicated that there would be a total of 6 bridges, which was inconsistent with the site plans which showed a total of 13 bridges. The revised proposed plan eliminates two of these bridges, bringing the total to 11. The project description and revised plans now reflect this reduced number.
4. **Existing facilities:** The project description was originally written before abandonment of the existing remaining oil and gas facilities had occurred. The current project description reflects the current status of the site.
5. **Atrium:** The atrium of the building plans has been eliminated as part of the architectural design changes.
6. **Lake volume:** The original project description indicated that the water storage lake had a volume of 4 acre feet, while Special Condition #10 of the Conditional Use Permit (91-CP-085) correctly estimated the lake to be approximately 5 feet. The modifications described above do not substantially change this lake volume.
7. **Pump house:** The pump house was not explicitly included in the project description or plans, though it is essential for the use of the lake as an irrigation water supply. It is explicitly included as part of the amended project description and plans.
8. **Cart barn:** Due to the relocation of the car barn off the California Department of Transportation right-of-way, the lot line adjustment will not be necessary.

D. Coastal Issues

The County of Santa Barbara's Local Coastal Program incorporates the policies of Chapter 3 of the Coastal Act, verbatim, into the Local Coastal Program Land Use Plan. The following analysis is intended, therefore, to address the consistency of the proposed amendments with both the Local Coastal Program, and the applicable provisions of the Coastal Act. (See Exhibit 11, Santa Barbara Local Coastal Program Land Use Plan Policy 1-1.)

1. Environmentally Sensitive Resource Areas

Coastal Act Section 30233 includes policies requiring the protection of coastal resources, and specifies the circumstances under which coastal wetlands can be filled. The basic policy provides, in part, that:

- (a) The diking, filling or dredging of open coastal waters, wetland,, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects . . .

The types of permitted uses in wetlands under Section 30233 do not include filling for golf courses.

Coastal Act Section 30240 of the Coastal Act states:

- (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.

Coastal Act Section 30107.5 stipulates that:

“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.

Coastal 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.

(See Exhibit 11, Santa Barbara County Local Coastal Program Land Use Plan Policies 9-1, 9-6, and 9-18.)

The project site comprised of an elevated marine terrace, which is vegetated primarily by, introduced annual grasses (with a few scattered small patches of natives grasses). There are also several areas containing other native plant species. These include the riparian habitats along Tomate Canyon and Eagle Canyon. There is also a vernal pool located in the southeastern portion of the property midway between the railroad tracks and the edge of the coastal bluff. The project as originally approved did not infringe upon any identified environmentally habitats.

As noted above, during the course of developing a soil remediation plan for the abandonment of the oil and gas facilities on the project site, additional wetlands were identified on the site which were located where developed approved as part of the original Coastal Development Permit had been proposed. These wetlands are scattered throughout portions of the site, are generally small (less than a few hundred square feet) and appear to be seasonal in nature. Based upon previous surveys of the site, it is believed that these wetlands have developed in response to the unusually heavy rainfall of the past year, and may not persist in normal or drought years.

However, the proposed amendment modifies the layout of the golf courses and appurtenant facilities to avoid these newly identified wetlands, with one exception. This involves a small seasonally wet area (0.08 of an acre) created by an existing culvert which was proposed to be removed as part of the originally approved Coastal Development Permit. Because this wetland is not expected to persist as a result of natural headward erosion of a nearby gully, the applicant is proposing to mitigate the loss of this wetland by restoring wetland habitat elsewhere on the site. (The actual loss and mitigation of this wetland would occur as part of the soil remediation proposed in connection with this project; as noted previously this soil remediation is the subject of a separate locally issued Coastal Development Permit which has been appealed to and is pending before the Commission.)

The proposed amendment would not result in any additional adverse impacts to any of the previously identified environmentally sensitive habitats, including the recently emerged seasonal wetland habitats now scattered throughout portions of the project site. However, as noted above, since the original approval of the golf course by the County and the Commission, the physical circumstances on the site have changed. In particular, the past exceptionally wet season has fostered the development of seasonal wetland areas on the project site, which had not been previously identified.

The proposed changes to the project plans and project description have been designed to avoid new (with the exception noted above), or previously existing wetland resources. Specifically, the relocated cart barn, water storage lake, hole #7, horse-tie-up/bicycle rack, bridges, tunnels, driving range, and the deleted desiltation basin will avoid being

located within any newly developed seasonal wetland areas. Part of the fairway for Hole #4 would be removed pursuant to the amendment to avoid filling a drainage swale. The fairway for Hole #16 would be relocated to avoid the 100-foot wetland buffer. The green for Hole #18 would be relocated to avoid the 100-foot buffer around the vernal pool. The one wetland which would be directly impacted by the previously approved golf course project will be mitigated by restoring wetland habitat elsewhere on the site. (Where any wetlands are unavoidably disturbed by the related abandonment and soil remediation program, which is the subject of a separate Coastal Development Permit, they will be either allowed to regenerate naturally or be off-set by wetland restoration or enhancement activities on-site.)

Therefore, the Commission finds that the project as amended is adequate to address environmentally sensitive resources consistent in Section 30231, 30233, and 30240 of the Coastal Act, and the applicable provisions of the certified Local Coastal Program.

2. Visual Resources and Landform Alteration

Coastal Act Section 30251 of the Coastal Act provides 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. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

(See Exhibit 11, Santa Barbara County Local Coastal Program Land Use Plan Policies 4-3, and 4-5 through 4-7.)

The proposed project is located immediately seaward of and is visible from U.S. Highway 101. However, a number of changes to the architectural design of the clubhouse, cart barn and maintenance building are proposed. Additionally, the proposed permit amendment would include a pumphouse, which had not been previously specified.

None of the changes increases the height or the floor area of the already permitted buildings, nor do they require additional alteration of landforms. In one case (the elimination of the atrium), the building height has been slightly reduced. The addition of the pump house will add a single story structure necessary for the use of the lake as a water supply. The small size and height of this structure is consistent and compatible with the other structures previously approved as part of the original Coastal Development

Permit for the project. As such, it will not have any significant adverse impact on the scenic and visual quality of the site or the surrounding area.

Therefore, the Commission finds that project as amended is adequate to address scenic and visual resources consistent in Section 30251 of the Coastal Act, and the applicable provisions of the certified Local Coastal Program.

3. Public Services

Coastal Action 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 are to able to accommodate it in other areas with adequate public services where it will not have a significant adverse effects, either individually or cumulatively, on coastal resources. . . .

(See Exhibit 11, Santa Barbara County Local Coastal Program Land Use Plan Policy 2-6.)

The fire suppression for onsite structures will use potable water rather than reclaimed water. This change will ensure that adequate water pressure is available for fire suppression, and will reduce the chance of human contact with reclaimed water. Reclaimed water will continue to be used for toilets. This change will not alter the daily potable water demand estimates, which are not affected by emergency use for fire suppression. No other changes to the project will affect project water demands for the project.

The proposed change will result in using potable water from the domestic water supply system on a short term basis for fire emergencies when this water would not otherwise be necessary or used for normal domestic water supply purposes. As a result, the proposed change would have no net adverse effect on potable water supplies.

Therefore, the Commission finds that the as amended is adequate to address public services consistent in Section 30250 of the Coastal Act, and the applicable provisions of the certified Local Coastal Program.

4. Public Access

Coastal Act Sections 30210 through 30214 provides, in part, that:

- [M]aximum access shall be provided for al the people consistent with public safety needs, the needs to protect public rights, rights of private property, and natural resources from over use. . . .

(See Exhibit 11, Santa Barbara County Local Coastal Program Land Use Plan Policies 7-1, 7-3, 7-6, 7-13, and 7-18.)

The originally approved Coastal Development Permit for the project included a system of public access trails providing lateral and vertical access through the subject property. These facilities accommodate pedestrian as well as bicycle and equestrian users. The basic public access plan originally approved remained unchanged. However, County Parks Department is requiring stairway access from the existing bridge to the coastal trail. To accommodate this access, the bottom landing of the stairway will be sized to accommodate the future construction of a bicycle rack and horse tee-up area. Additionally, this pad area is proposed to be located at the eastern end of the coastal trail rather than adjacent to the stairway and bridge in order to comply with the vernal pool 100-foot buffer requirements established by the original Coastal Development Permit.

The northern one-third of the western vertical coastal access trail has been realigned so that the trail is moved away from the golf course play areas to improve safety for the public. Finally, the vertical public accessway west of Tomate Canyon will terminate in a concrete public stairway to ensure safe access to the adjoining beach. This accessway was required under the original Coastal Development Permit for the project and the applicant has performed an alternative design analysis to determine the best alternative with respect to geological and visual resources.

None of the proposed changes alters the basic public access program approved by the County or the Commission as part of the original approval of the golf course. The relatively minor modifications encompassed by this amendment are designed to reduce impacts to sensitive resources, improve access opportunities, or to improve public safety.

Therefore, the Commission finds that the proposed project as amended is adequate to address public coastal access consistent in Sections 30212 through 30214 of the Coastal Act, and the applicable provisions of the certified Local Coastal Program.

E. Local Coastal Program/California Environmental Quality Act

The proposed site lies within the County of Santa Barbara and falls within the Commission's area of appeals jurisdiction because it is situated between the first public road paralleling the coast (U.S. Highway 101) and the shoreline. The Commission has certified the Local Coastal Program for the County of Santa Barbara (land Use Plan and Implementation Ordinances) which contains policies for regulating development and for the protection of coastal resources, including environmentally sensitive habitats, public works facilities, scenic and visual resources, and public access.

The Coastal Commission's permit process has been designated as the functional equivalent of CEQA. Section 13096(a) of the California Code of Regulations requires Commission approval of Coastal Development Permit applications to be supported by a

finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of CEQA. Section 21080.5 (d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse effects that the activity may have on the environment.

The proposed amendment to Coastal Development Permit A-4-STB-93-154, as previously conditioned, will not have any significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the Commission finds that the proposed amendment, is consistent with the requirements of CEQA and the policies of the Coastal Act.

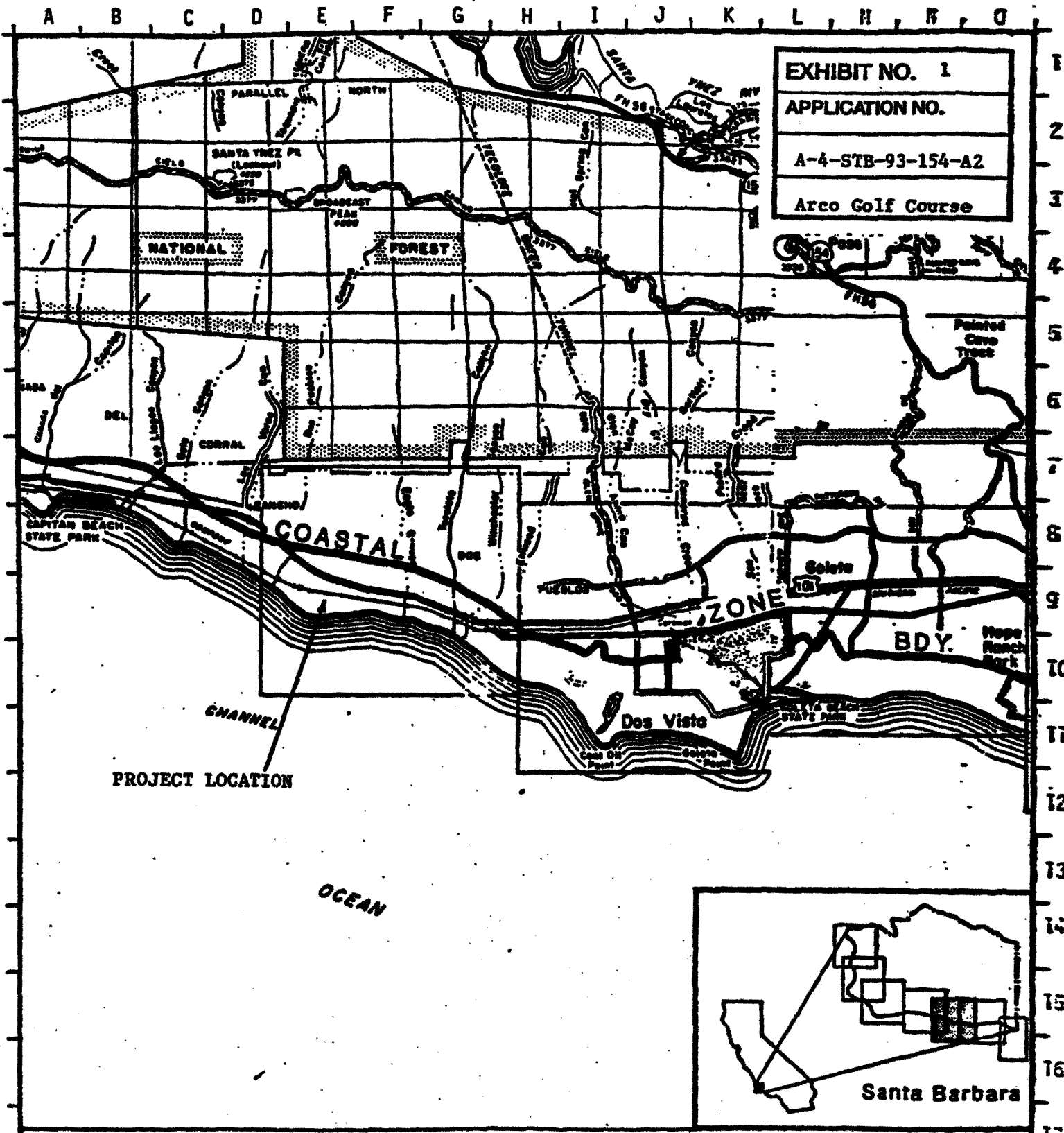
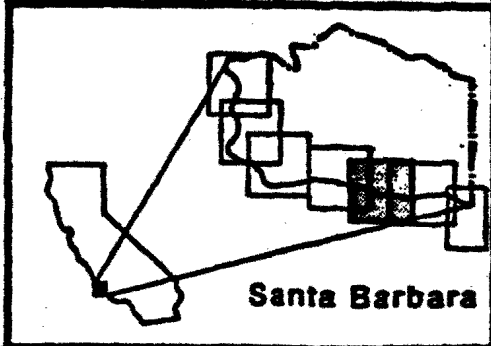


EXHIBIT NO. 1
 APPLICATION NO.
 A-4-STB-93-154-A2
 Arco Golf Course

PROJECT LOCATION

OCEAN



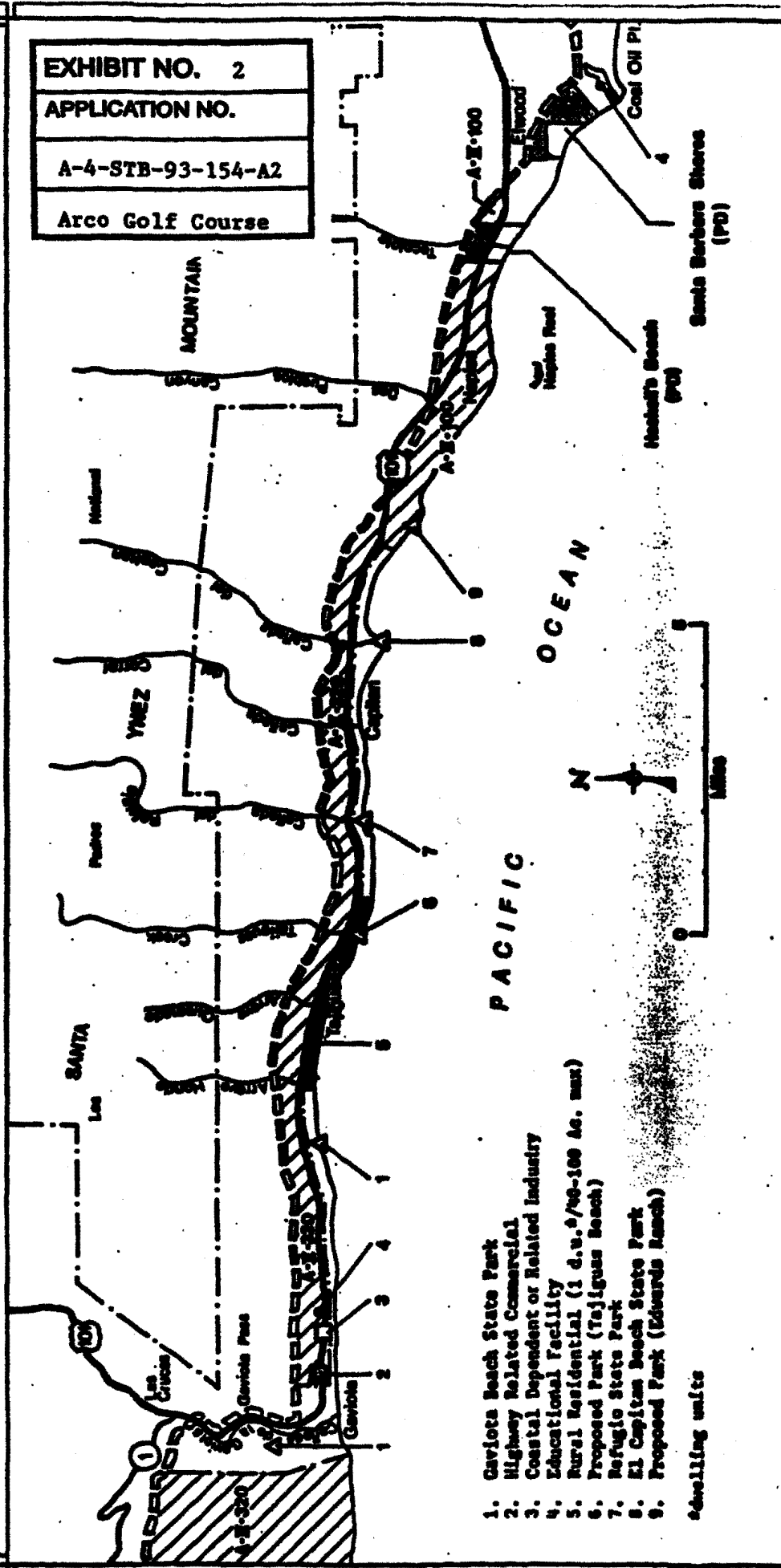
California Coastal Commission

LOCATION MAP



County of Santa Barbara

EXHIBIT NO. 2
 APPLICATION NO.
 A-4-STB-93-154-A2
 Arco Golf Course



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

^ashelving units

FIGURE 4-9

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

Land Use Designations - see text for definitions

- COMMUNITY FACILITIES
- ◻ INDUSTRIAL
- ◻ COMMERCIAL
- ◻ RESIDENTIAL (see map text for densities)
- ◻ OPEN LAND USES
- ◻ AGRICULTURE I (100-300 acre min.)
- ◻ RECREATION (existing or proposed parks and open space)

◻ COASTAL ZONE BOUNDARY

ORIGINALLY APPROVED GOLF COURSE PLAN

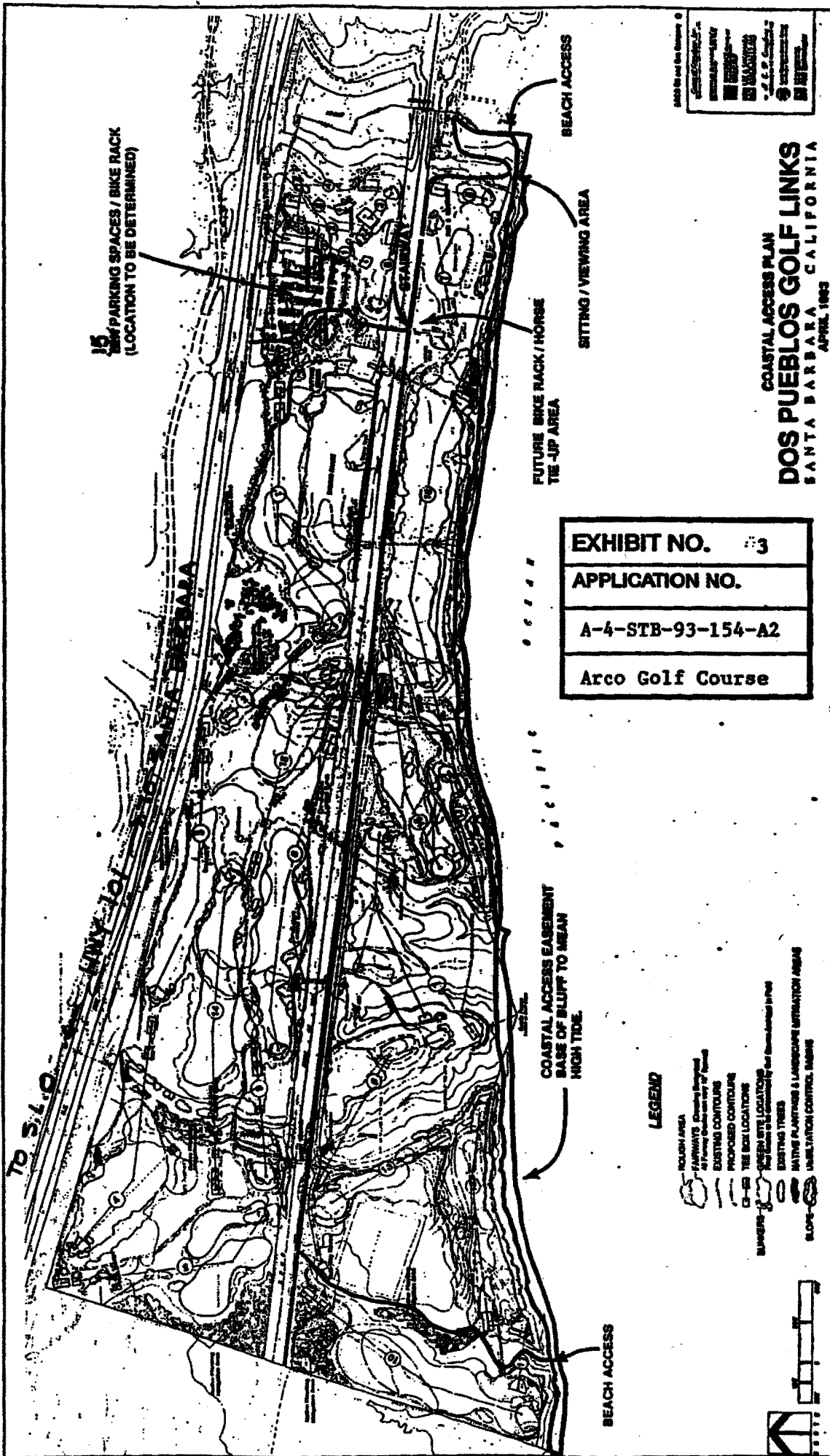


EXHIBIT NO.	#3
APPLICATION NO.	
	A-4-STB-93-154-A2
	Arco Golf Course

ARCO GOLF COURSE
 15 NEW PARKING SPACES / BIKE RACK
 (LOCATION TO BE DETERMINED)

COASTAL ACCESS PLAN
DOS PUEBLOS GOLF LINKS
 SANTA BARBARA, CALIFORNIA
 APRIL 1993

ARCO: REVISED FINDINGS
 EXHIBIT 5
 PAGE 2 OF 2

ARCO: Revised Findings
 Exhibit 5
 Page 1 of 2

Program (LCP), and also requires that any development located between the first public road and the sea or the shoreline of any body of water located within the Coastal Zone must conform with the public access and recreation policies of the Coastal Act.

II. STAFF RECOMMENDATION

The staff recommends that the Commission, after public hearing, adopt the following resolution:

Approval with Conditions.

The Commission hereby grants a permit for the proposed development on the grounds that the development will be in conformity with the provisions of the certified Santa Barbara County Local Coastal Program, is in conformance with the public access policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

MOTION

I move that the Commission approve the revised findings for the project (A-4-STB-93-154) as approved by the County of Santa Barbara, and as subsequently amended by the applicant on October 14, 1994 and November 14, 1994.

III. CONDITIONS

Standard Conditions. See Exhibit 7.

Special Conditions.

1. The project shall be subject to all conditions attached to County approval (91-CP-085) except as specifically modified by subsequent amendments to the project description. Any deviations or conflicts shall be reviewed by the Executive Director to determine whether an amendment to the Coastal Permit is required.
2. The applicant shall submit a deed restriction to the Executive Director for review and approval which irrevocably precludes the re-subdivision of the lots merged as proposed in the amended project description (amendment dated November 14, 1994). The approved deed restriction shall be recorded within sixty days of recordation of the lot merger.

The document shall run with the land, binding all successors and assigns and shall be recorded free of prior liens and encumbrances which the Executive Director determines may affect the interest being conveyed.

EXHIBIT NO. 4
APPLICATION NO.
A-4-STB-93-154-A2
Arco Golf Course

ARCO OIL AND GAS COMPANY GOLF COURSE

Final Revised Findings of 2/8/95 Commission Meeting

Standard Conditions.

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXHIBIT NO.	5
APPLICATION NO.	
	A-4-STB-93-154-A2
	Arco Golf Course

EXHIBIT NO. 6
APPLICATION NO.
A-4-STB-93-154-A2
Arco Golf Course

Attachment A

The following excerpt is the Golf Links project description as contained in the County Conditional Use Permit 91-CP-085. The relevant portions of the project description (i.e., the Golf Links description) have been modified as appropriate to reflect the proposed project changes. Changes to the text have been marked by underline and/or ~~strikethrough~~.

Modified Project Description (From Conditional Use Permit 91-CP-085)

The golf links component of the project, comprised of 18 holes, encompasses 72.4 acres of the ~~202 208~~ acre project site and is designed as a sea-side course which is reminiscent of the classic course design of the 1930's. The course routing has been planned based upon the topography and shape of the land; environmental sensitivities; the fact that the course is to be operated as a public daily fee facility; and the architect's preferred style.

The 18 hole course would have a ~~standard an-earthstone~~ concrete cart path servicing the entire course. Six inch, stand-up concrete curbing would extend a short distance around all tees, greens and other locations for maintenance and safety. An existing service road located south of the railroad right-of-way would, along with the cart path system and turf surfaces, provide maintenance vehicles access to the entire property. ~~Six~~ Eleven¹ short bridges (~~9 cart bridges and 2 foot bridges~~) are proposed throughout the course on the cart paths.

In addition to the 18 hole public daily fee links, the project also includes a par-three course located on the eastern edge of the property. This course consists of nine holes, measuring 150 yards or less. The par-three course is designed to complement the 18 hole course by allowing golfers the opportunity to sharpen their "short game". It is designed to be walked and no electric golf carts would be allowed. This component of the project would occupy approximately 8.7 acres of the project site. The 18 hole golf links and par-three course together would occupy approximately ~~54~~ 40 percent of the site.

The clubhouse, cart barn, maintenance area and parking lot would occupy approximately 7 acres. These facilities would be located on the present site of the ~~previous~~ ARCO's production offices, warehouse and storage yards.

The 9,290 square foot clubhouse would be the focal point of the site. The building height of the clubhouse is 17 feet ~~with a central atrium at 22 feet~~. It would consist of a pro shop, grill, administrative offices, meeting room, and restrooms. Food service is intended for golfers during daylight hours only and is not intended or programmed to compete with local restaurants.

Given the 18 hole golf links routing, golfers would not return to the clubhouse until their round is completed. Therefore, a half-way house between the ninth and tenth holes is proposed. The half-way house would include a 700-square-foot snack bar, restroom facility and starters station.

¹ The originally approved plans showed a total of 13 bridges, 11 cart bridges and 2 foot bridges, but the project description incorrectly stated 6 bridges.

Along with the half-way house, another restroom and three additional shelters would be located on the golf links to provide comfort and protection from the elements.

The 8,012 square foot cart barn, located north of the clubhouse, would enclose all of the golf cart storage, maintenance, cleaning, and range operations. The 7,974 square foot maintenance building would house all of the equipment and machinery necessary to maintain the golf course, as well as offices and employee facilities. This building would be located east of the clubhouse and would serve to screen the service yard. The service yard would be screened to the west by a serpentine wall. An 800-square-foot storage building would be located north of the service yard.

A driving range, putting green and turf farm are also proposed. The driving range is proposed to be located west of the clubhouse. The putting green is proposed to be located between the driving range, the first hole's tee, and the clubhouse. To support the turf needs of the 18 hole golf links and par-three course, a turf farm of approximately one-half acre would be located near the northwestern corner of the site.

The routing of the 18 hole golf links course requires crossing of the Southern Pacific Railroad right-of-way three times. The crossings would be accommodated by the existing wooden bridge and the creation of two new tunnel crossings. The tunnel crossings would be finished with gunite or textured plaster to aesthetically conform to the architectural and golf course character of the 1930s. The tunnels would be approximately 100 feet in length with a height to ceiling of 10 feet.

Perimeter fencing and railroad right-of-way fencing would be constructed from rustic wood and possibly cable; no chain link or modern reflective materials would be used. All utilities, including those presently located on the site, would be placed underground.

The course is anticipated to operate from 350 to 360 days per year. An estimated 50,000 to 60,000 rounds of golf per year would be played on the 18-hole course and 20,000 rounds would be played on the nine-hole course. Hours of operation would be from dawn to dusk for the course. Restaurant service would close one-half hour after dusk. A maximum of two professional and/or amateur events, which would draw galleries, would be held at the site per year. The project applicant estimates that 32 full-time equivalent employees would be required for golf course operation. This would result in a net increase of 17 new employees at the site.

The project would involve approximately 154,470 cubic yards of cut and 154,470 cubic yards of fill, to be balanced on-site. Some offsite grading would be required for the installation of pipelines and proposed addition of the acceleration and deceleration lanes. The above cut and fill estimate includes these offsite components. Overall, 115 acres of the ~~202~~ 208 acre site would be graded. The maximum elevation that would result from grading would occur near hole number seven and would involve an increase in elevation of 25 feet (from 50 feet to 75 feet). The proposed drainage plan includes a system of storm drains with associated energy dissipaters to reduce erosion effects of drainage flows and five four desiltation basins, most of which would be located within the existing drainages of the site.

Slope stability on the bluffs and barrancas of the project site were a concern in the design of the golf links project. Therefore, the applicant has proposed a drainage system which would contribute to the control of erosion and enhance slope stability. A conceptual landscape design has also been proposed as part of the project that would incorporate deep-rooted, drought tolerant native plants on the bluff tops and drainages to provide slope stability.

A structural setback from the top of the bluff has been included in the project design to mitigate potential geologic hazards associated with sea cliff retreat. This setback zone includes a 55-foot structural setback and a 30-foot non-structural setback.

A harbor seal haul out and rookery area exists at the beach near the mouth of Tomate Canyon. In an effort to avoid impacting harbor seal activity in this area, the golf links has been designed with fencing to avoid encroachment into the portions of the project site from which views of the harbor seal haul out area can be gained. Construction activities adjacent to the bluffs that are above the seal haul out area would be scheduled to avoid the most sensitive seasons, such as when pups are present.

Revegetation and habitat enhancement components are also included in the project. Removed trees greater than six inches in diameter shall be replaced with native trees at the ratio of three to one (willows would be replaced at five to one). Removed tamarisk trees would not be replaced. Wildlife habitat would also be enhanced by the use of native vegetation throughout the site.

A storage lake in the eastern portion of the site is proposed to allow for sufficient water reserve in the case of a temporary interruption of water deliveries. The approximately four 5.4² acre-foot lake would provide reserves for five days of average irrigation and 2.5 days of peak irrigation needs. An approximately 704 square foot pump house will be located south of the lake to house all the pump equipment associated with the intake and outtake of water from the lake.

~~In order to construct the cart barn in the location shown on the site plan, a Lot Line Adjustment must first be accomplished as it is currently shown extending over the property boundary into an area owned by Caltrans.~~

² It should be noted that the project description and Condition #10 are inconsistent in that the project description references a 4 acre-foot lake but Condition #10 references a 5 acre-foot lake. The 5.4 acre-foot estimate is a result of final engineering and design work conducted for the storage lake.

PROPOSED REVISED ARCO GOLF COURSE PLAN

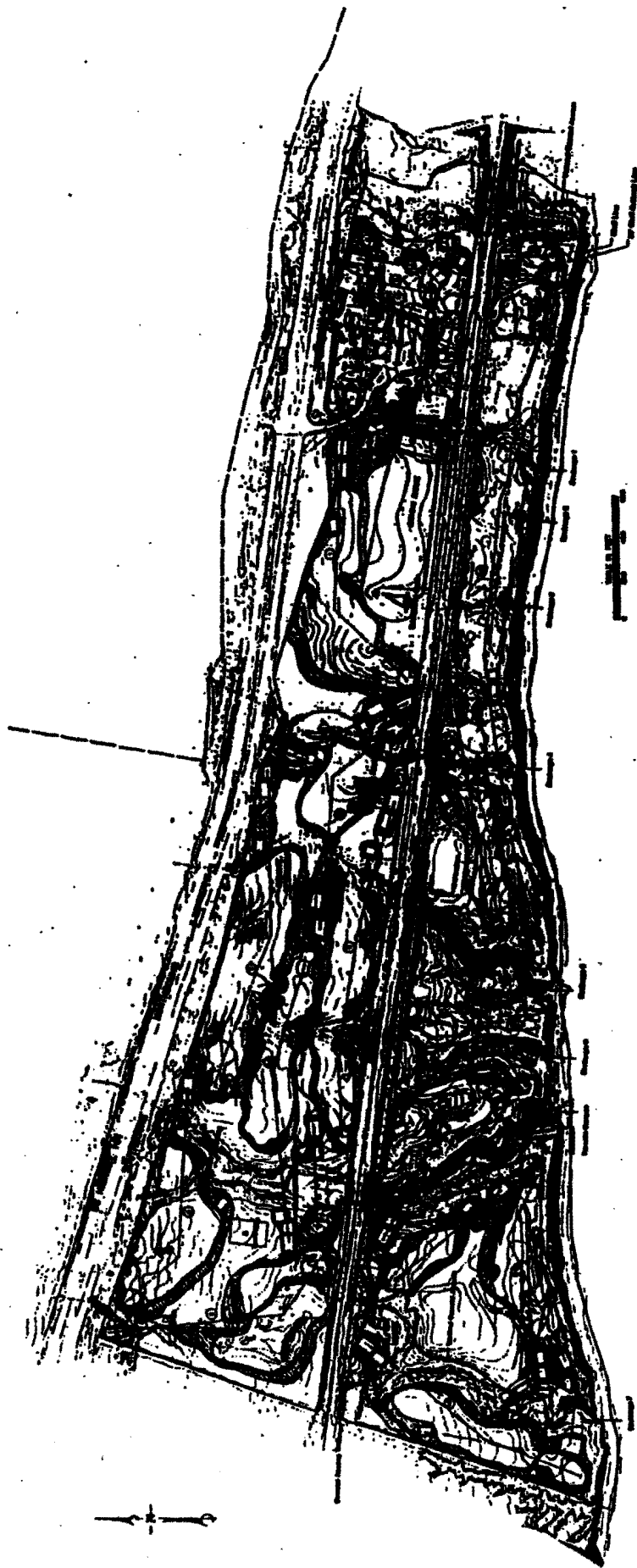
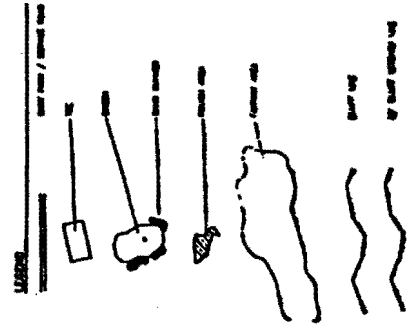


EXHIBIT NO. 7
APPLICATION NO.
A-4-STB-93-154-A2
Arco Golf Course



DATE	11/11/93
BY	...
SCALE	1" = 100'
PROJECT NO.	A-4-STB-93-154-A2
PROJECT NAME	ARCO GOLF COURSE
OWNER	...
DESIGNER	...
CHECKED	...
DATE	...
APPROVED	...
DATE	...

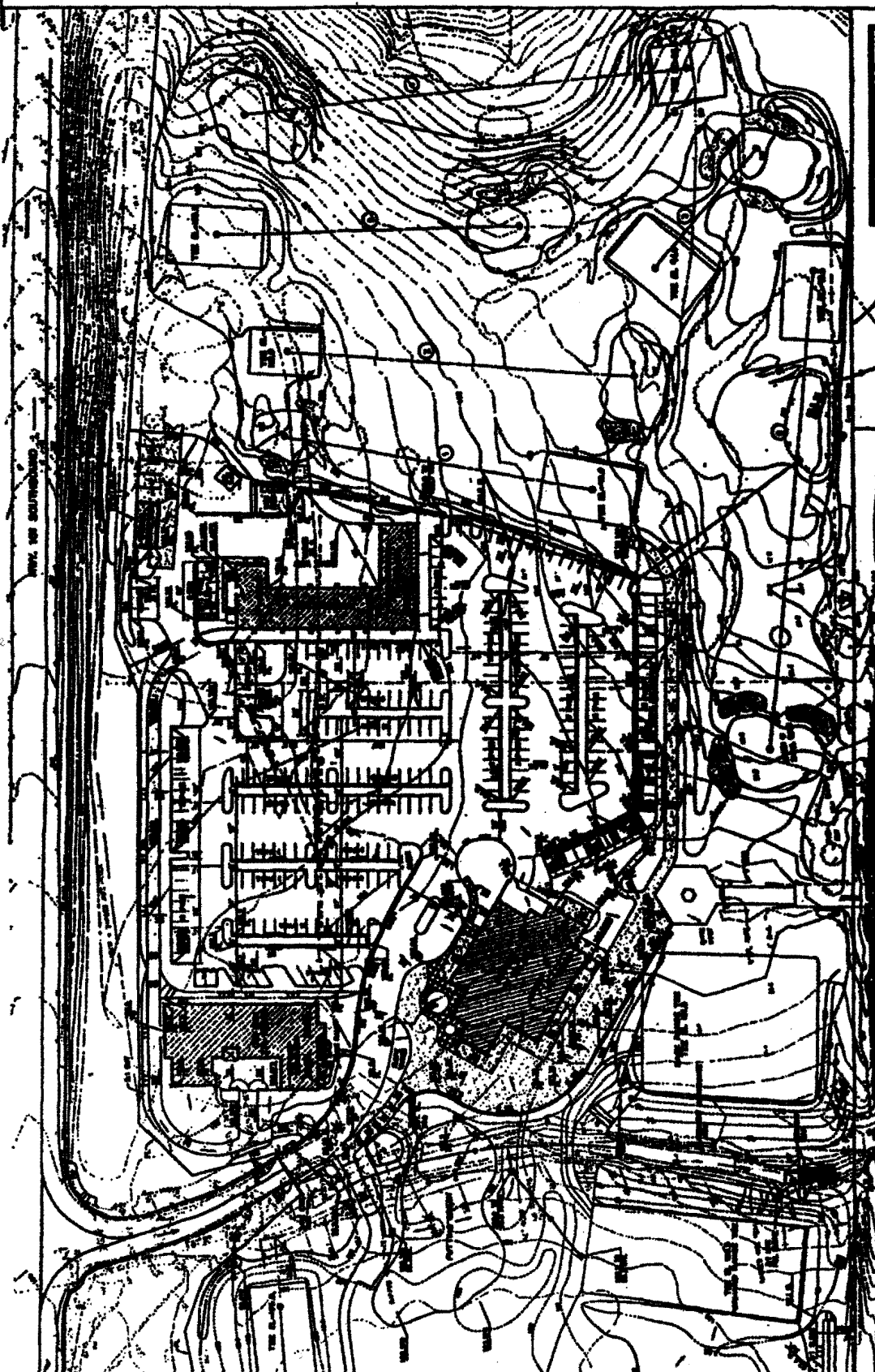


EXHIBIT NO. 8

APPLICATION NO.

A-4-STB-93-154-A2

Arco Golf Course

Page 1 of 2

W. J. McNamee

NOV 19 1999

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

PARTIAL SITE PLAN OF CLUBHOUSE AREA

and Landscape Plans for Arco Golf Course

APPROVED

NOV 06 1999

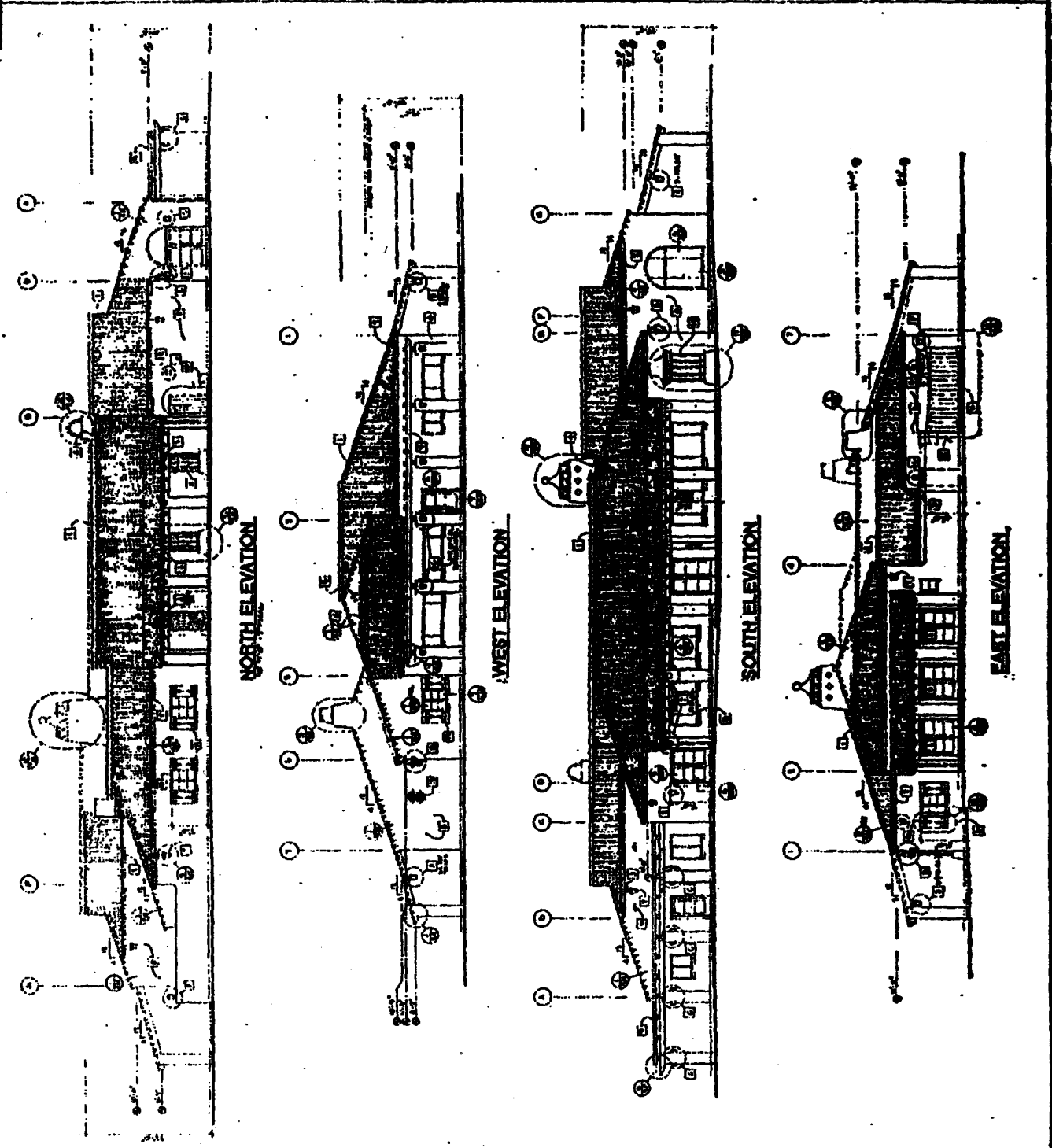
[Signature]

Architect:
 Robert Thomas Architects /
 Edward Thomas Architects
 4444 Wilshire
 Suite 1000
 Beverly Hills, CA 90210
 Tel: (310) 274-7400
 Fax: (310) 274-7401
 Email: info@rta.com

Dos Pueblos Golf Links Santa Barbara, California

Architect:
 Robert Thomas Architects /
 Edward Thomas Architects
 4444 Wilshire
 Suite 1000
 Beverly Hills, CA 90210
 Tel: (310) 274-7400
 Fax: (310) 274-7401
 Email: info@rta.com

- 1. General Notes
- 2. Architectural Requirements
- 3. Structural Requirements
- 4. Mechanical Requirements
- 5. Electrical Requirements
- 6. Plumbing Requirements
- 7. Fire Protection Requirements
- 8. Accessibility Requirements
- 9. Site Specific
- 10. General Requirements
- 11. Submittal Requirements
- 12. Construction Requirements



Dos Pueblos Golf Links

San Jose, California

Architect: **Malcolm Architects / Architects**
 1401 West
 Broadway Street
 San Jose, California
 95128-1000
 Telephone: (408) 291-1000
 Fax: (408) 291-1001

Client: **Los Angeles Golf & Country Club**
 10000 Wilshire Blvd.
 Los Angeles, California
 90024-1000
 Telephone: (213) 746-1000
 Fax: (213) 746-1001

Project: **EXTENSIVE RENOVATION OF EXISTING CLUBHOUSE**

Scale: 1/8" = 1'-0"

Sheet: **A-110**

Approved by: _____
 Date: _____
 Title: _____

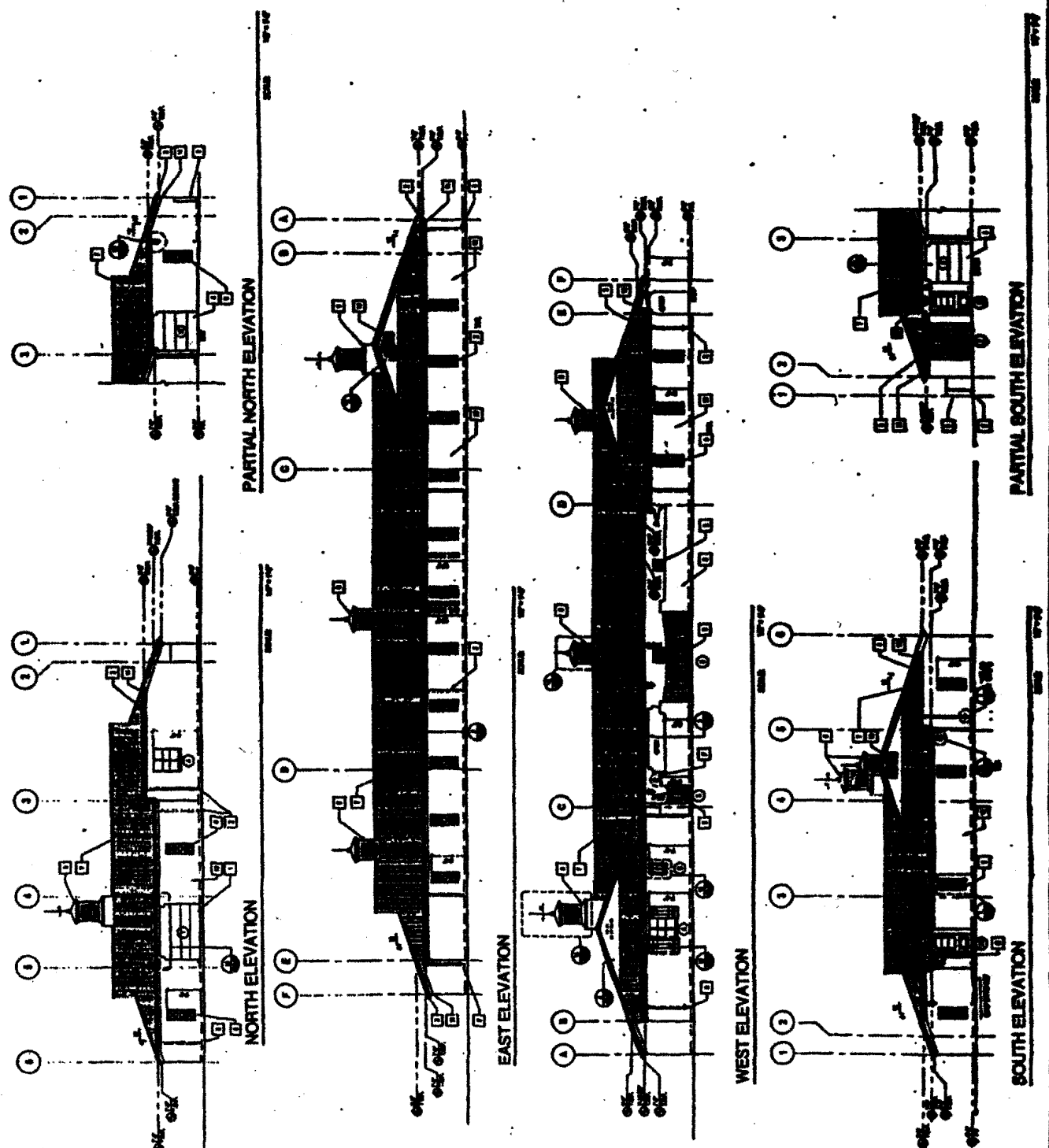
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 Date: _____
 Title: _____

Checked by: _____
 Date: _____
 Title: _____

Drawn by: _____
 Date: _____
 Title: _____

REFERENCE NOTES

- 1. See Section A-111
- 2. See Section A-112
- 3. See Section A-113
- 4. See Section A-114
- 5. See Section A-115
- 6. See Section A-116
- 7. See Section A-117
- 8. See Section A-118
- 9. See Section A-119
- 10. See Section A-120
- 11. See Section A-121
- 12. See Section A-122
- 13. See Section A-123
- 14. See Section A-124
- 15. See Section A-125
- 16. See Section A-126
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- 18. See Section A-128
- 19. See Section A-129
- 20. See Section A-130



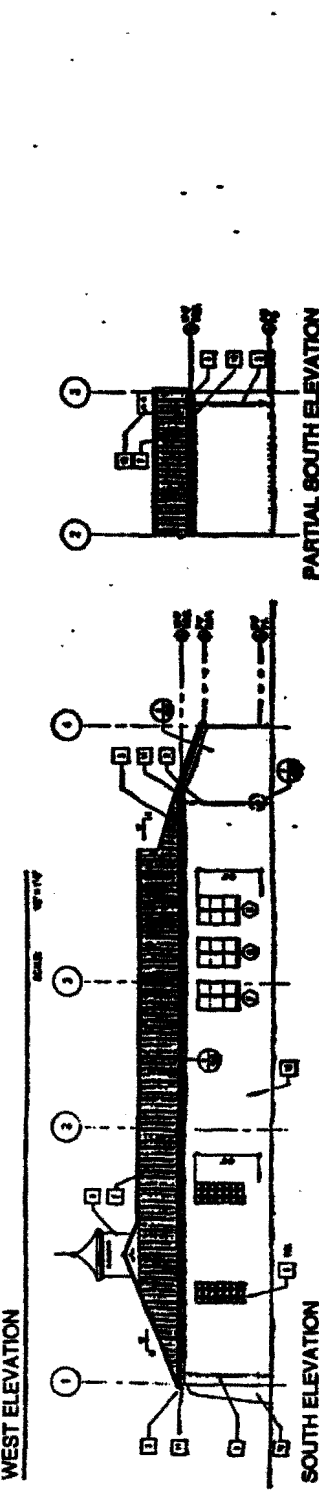
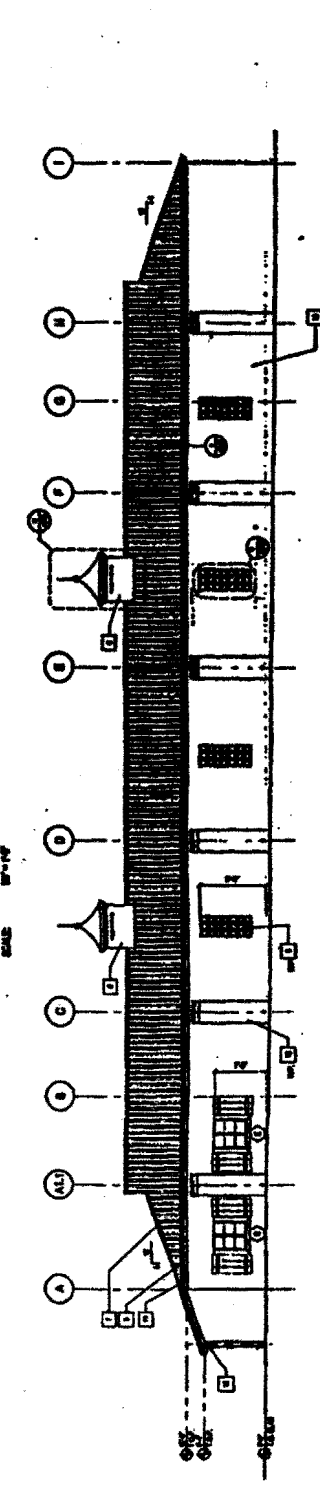
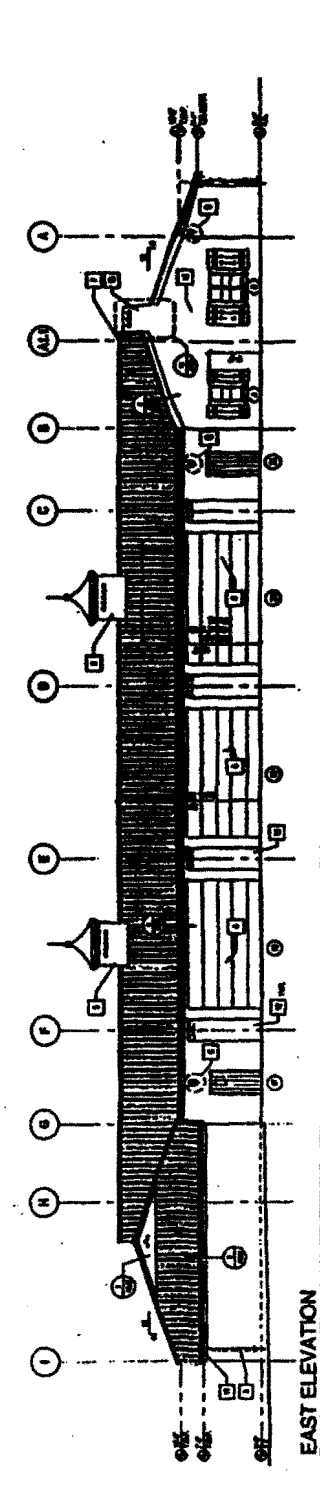
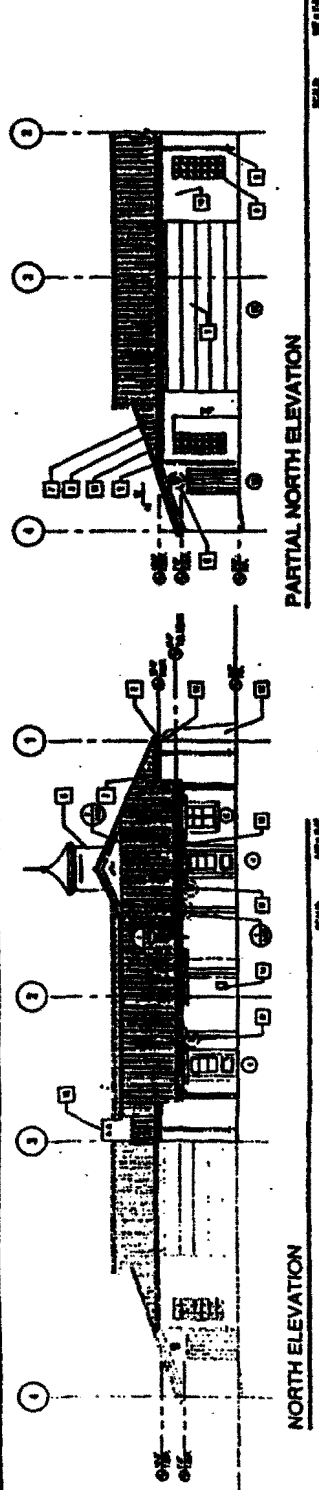
Dos Pueblos Golf Links
 Santa Barbara, California

Architect:
 Malone Architects /
 Edwards-Peters Architects
 88 E. Palm Drive, #2
 Santa Barbara, CA 93101
 Phone: (805) 966-6111
 Fax: (805) 966-6111
 E-mail: info@malone.com

Structural Engineer:
 Housh & Ryan
 Mechanical Engineer:
 Housh & Ryan
 Electrical Engineer:
 Housh & Ryan
 Civil Engineering: Housh & Ryan

DATE: 07-17-19
 SHEET NO. V-4-03
 PROJECT NO. 19-00000000

- REFERENCE NOTES**
1. SEE SHEET V-4-01 FOR GENERAL NOTES.
 2. SEE SHEET V-4-02 FOR GENERAL NOTES.
 3. SEE SHEET V-4-03 FOR GENERAL NOTES.
 4. SEE SHEET V-4-04 FOR GENERAL NOTES.
 5. SEE SHEET V-4-05 FOR GENERAL NOTES.
 6. SEE SHEET V-4-06 FOR GENERAL NOTES.
 7. SEE SHEET V-4-07 FOR GENERAL NOTES.
 8. SEE SHEET V-4-08 FOR GENERAL NOTES.
 9. SEE SHEET V-4-09 FOR GENERAL NOTES.
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 11. SEE SHEET V-4-11 FOR GENERAL NOTES.
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 13. SEE SHEET V-4-13 FOR GENERAL NOTES.
 14. SEE SHEET V-4-14 FOR GENERAL NOTES.
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 16. SEE SHEET V-4-16 FOR GENERAL NOTES.
 17. SEE SHEET V-4-17 FOR GENERAL NOTES.
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 20. SEE SHEET V-4-20 FOR GENERAL NOTES.



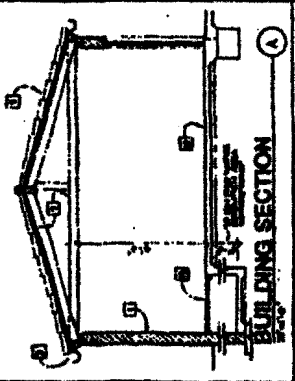
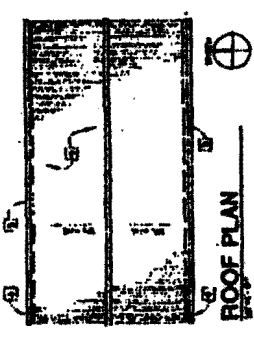
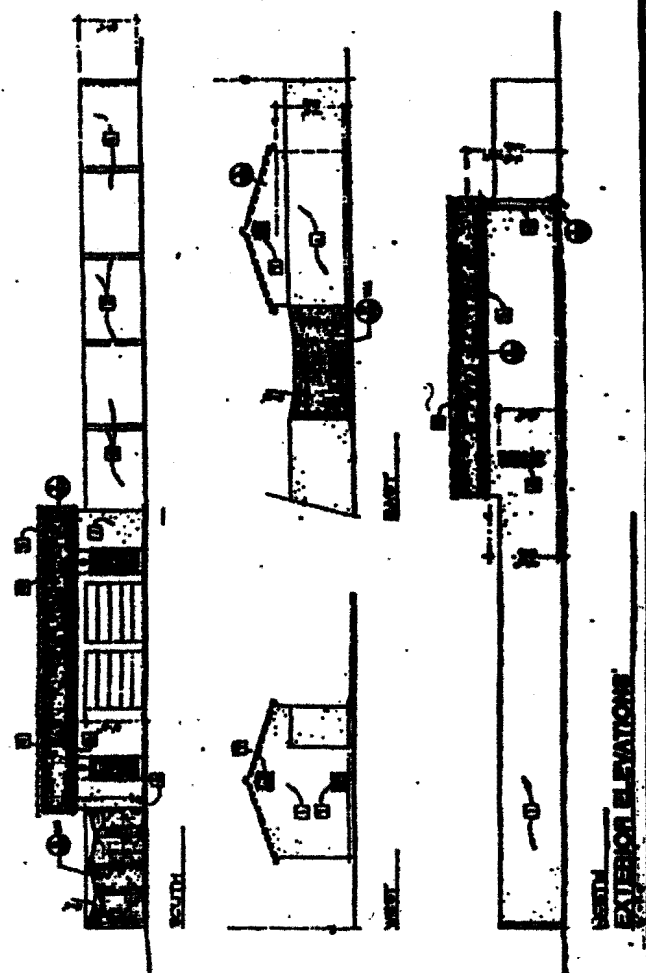
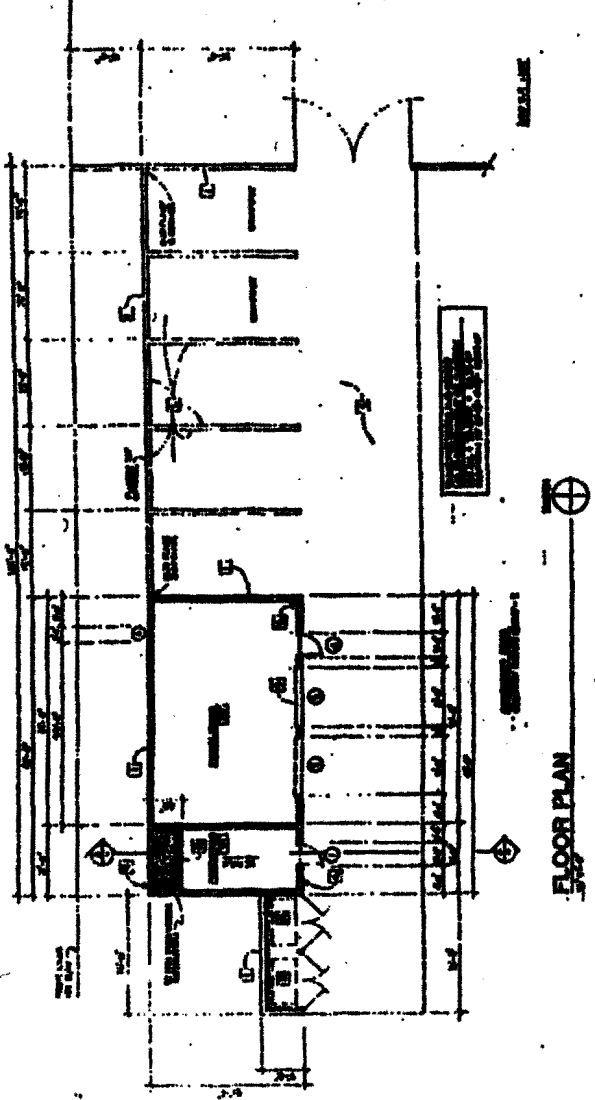
LOSTY
 ARCHITECTS
 1000 S. GARDEN
 ANAHEIM, CALIF.

ARCHITECT
 1000 S. GARDEN
 ANAHEIM, CALIF.

Dos Pueblos Golf Links
 Santa Barbera, California

Project Name	Dos Pueblos Golf Links
Project No.	
Client	
Architect	Losty Architects
Engineer	
Interior Designer	
Contractor	
Scale	
Date	

- 1. General Notes
- 2. Foundation
- 3. Framing
- 4. Roofing
- 5. Exterior Finishes
- 6. Interior Finishes
- 7. Mechanical
- 8. Electrical
- 9. Plumbing
- 10. Fire Protection
- 11. Security
- 12. Accessibility
- 13. Scheduling
- 14. Specifications
- 15. Details



LOG# A801

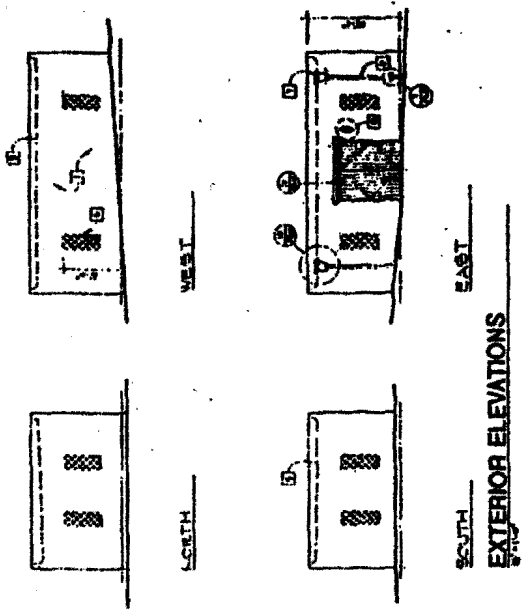
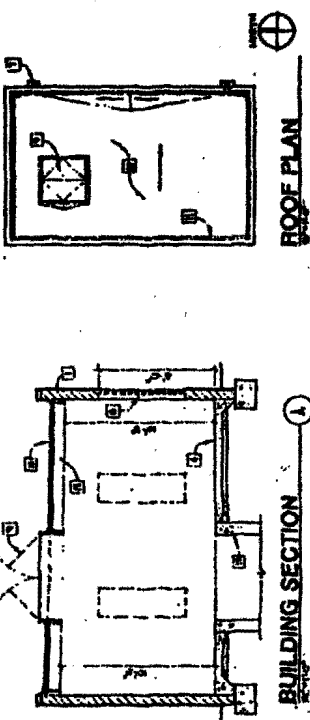
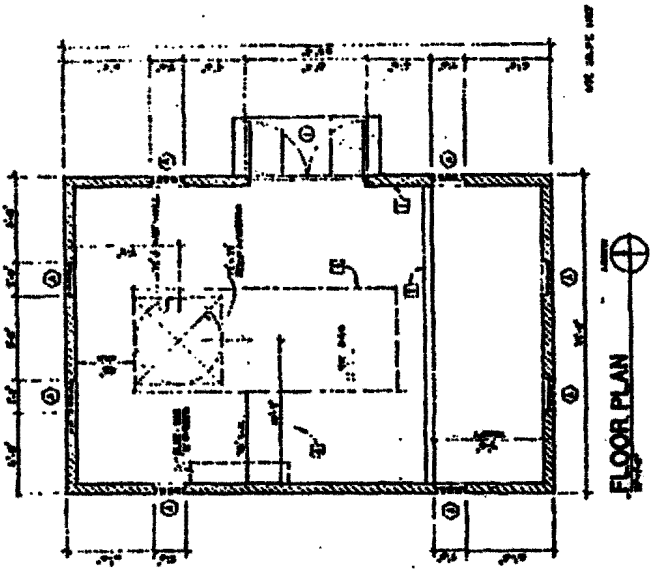
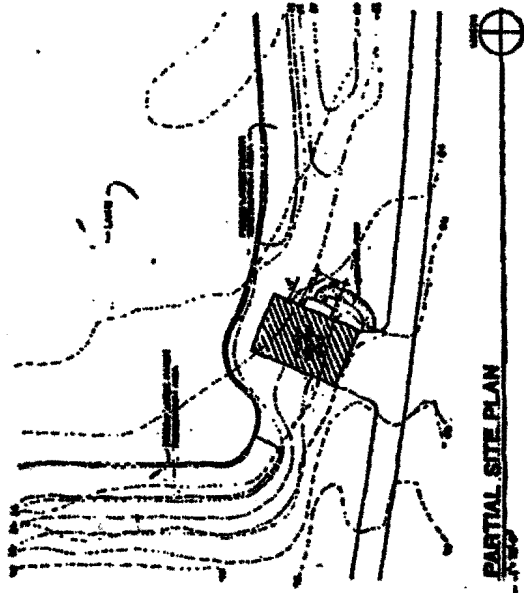
DATE: 10/15/01

Architect: **Robert Architects / Edwards-Peterson Architects**
A Full Service
Architecture Firm
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: (310) 274-1111
Fax: (310) 274-1112
www.rapeterson.com

Dos Pueblos Golf Links

Santa Barbara, California

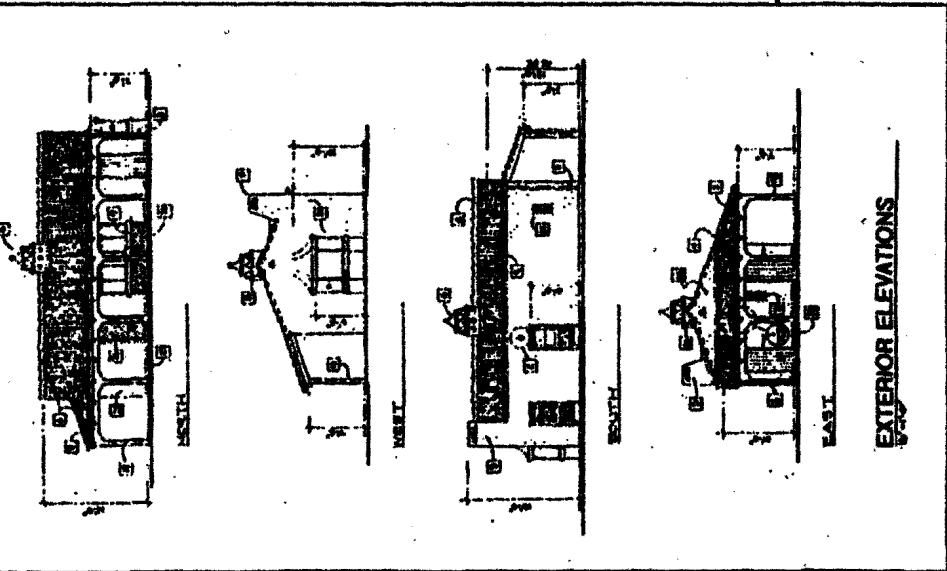
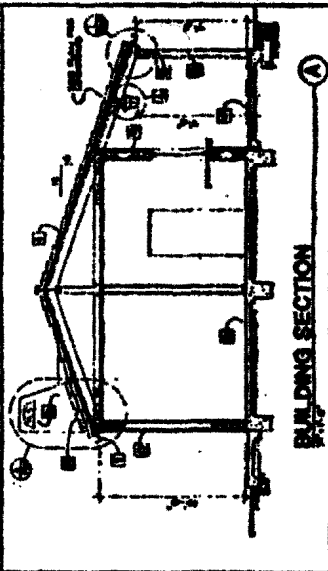
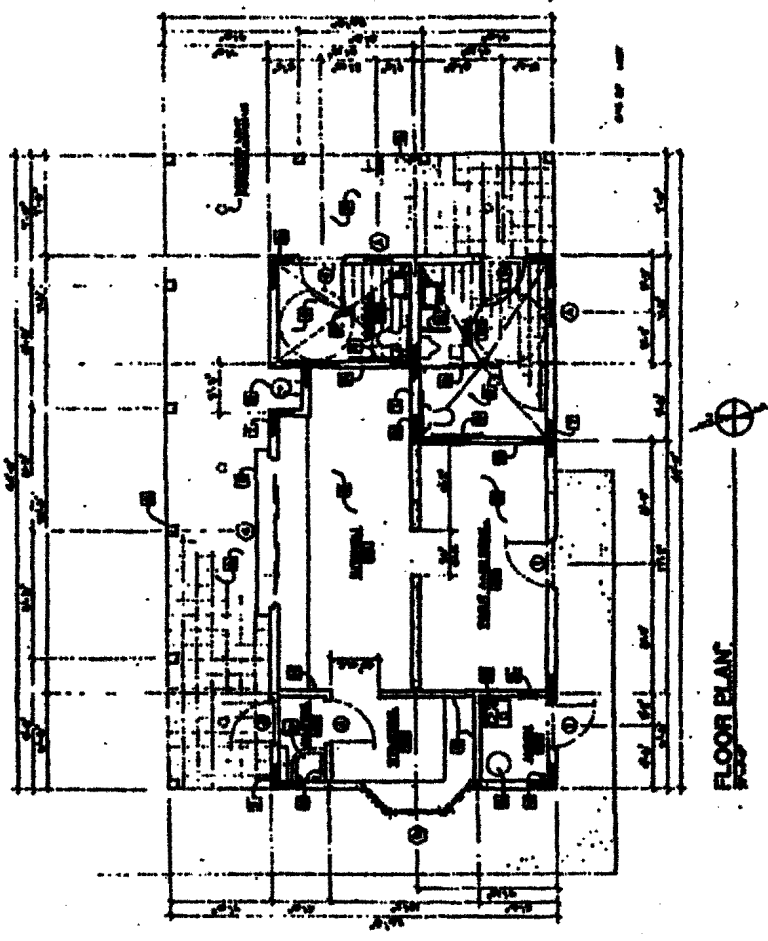
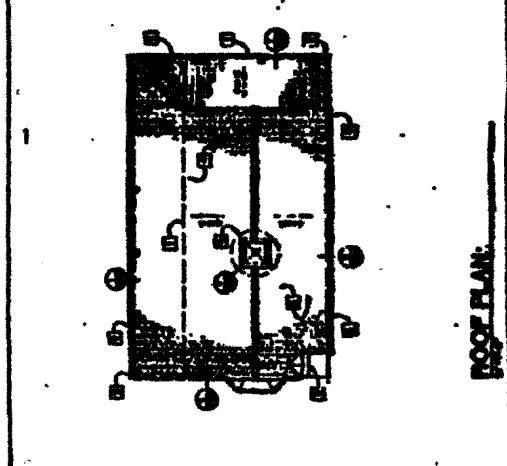
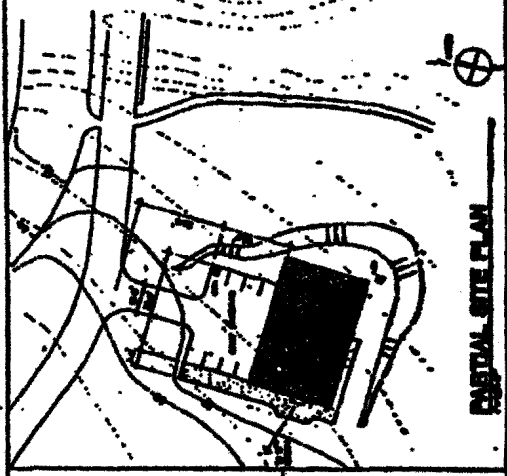
Principal Architect: **Robert Architects / Edwards-Peterson Architects**
Architect of Record: **Robert Architects / Edwards-Peterson Architects**
Civil Engineer: **Robert Architects / Edwards-Peterson Architects**
Mechanical Engineer: **Robert Architects / Edwards-Peterson Architects**
Electrical Engineer: **Robert Architects / Edwards-Peterson Architects**
Structural Engineer: **Robert Architects / Edwards-Peterson Architects**



- 1. All dimensions are in feet and inches.
- 2. All dimensions are to the center of the wall unless otherwise noted.
- 3. All dimensions are to the finished floor unless otherwise noted.
- 4. All dimensions are to the exterior face of the wall unless otherwise noted.
- 5. All dimensions are to the interior face of the wall unless otherwise noted.
- 6. All dimensions are to the center of the door unless otherwise noted.
- 7. All dimensions are to the center of the window unless otherwise noted.
- 8. All dimensions are to the center of the column unless otherwise noted.
- 9. All dimensions are to the center of the beam unless otherwise noted.
- 10. All dimensions are to the center of the slab unless otherwise noted.
- 11. All dimensions are to the center of the foundation unless otherwise noted.
- 12. All dimensions are to the center of the footing unless otherwise noted.
- 13. All dimensions are to the center of the pile unless otherwise noted.
- 14. All dimensions are to the center of the pier unless otherwise noted.
- 15. All dimensions are to the center of the wall unless otherwise noted.
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- 18. All dimensions are to the center of the slab unless otherwise noted.
- 19. All dimensions are to the center of the foundation unless otherwise noted.
- 20. All dimensions are to the center of the footing unless otherwise noted.
- 21. All dimensions are to the center of the pile unless otherwise noted.
- 22. All dimensions are to the center of the pier unless otherwise noted.
- 23. All dimensions are to the center of the wall unless otherwise noted.
- 24. All dimensions are to the center of the column unless otherwise noted.
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- 27. All dimensions are to the center of the foundation unless otherwise noted.
- 28. All dimensions are to the center of the footing unless otherwise noted.
- 29. All dimensions are to the center of the pile unless otherwise noted.
- 30. All dimensions are to the center of the pier unless otherwise noted.

107/21 SHEET NO. 1 OF 1 DATE: 10/1/68 PROJECT: DOS PUEBLOS GOLF LINKS	ARCHITECT: HELMUTH OBERTHUR / ASSOCIATES 1000 BROADWAY NEW YORK, N.Y. 10018	ENGINEER: EDWARD F. STONE ARCHITECTS 1000 BROADWAY NEW YORK, N.Y. 10018	CONTRACTOR: [Blank]
	DOS PUEBLOS GOLF LINKS SANTA BARBARA, CALIFORNIA		

- 1. GENERAL NOTES
- 2. FOUNDATION
- 3. FLOOR FINISHES
- 4. ROOF FINISHES
- 5. EXTERIOR FINISHES
- 6. INTERIOR FINISHES
- 7. MECHANICAL
- 8. ELECTRICAL
- 9. PLUMBING
- 10. PAINTS AND COATINGS
- 11. SCHEDULES
- 12. SPECIFICATIONS
- 13. MATERIALS
- 14. CONSTRUCTION METHODS
- 15. OTHER NOTES



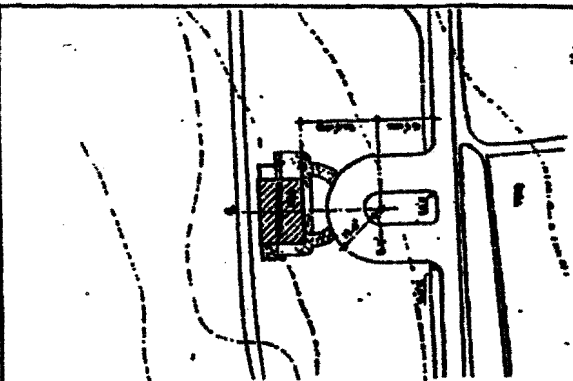
LOBBY
1/2" = 1'-0"

Architect:
Mehran Architects /
222 E. Broadway,
San Francisco, CA 94102
415-774-4444
www.mehranarchitect.com

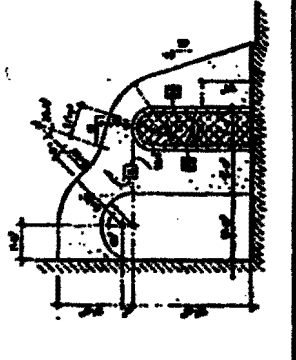
Dos Pueblos Golf Links
Santa Barbara, California

Architect	Mehran Architects
Architect's Representative	James & James
Contract No.	
Project No.	
Revision	

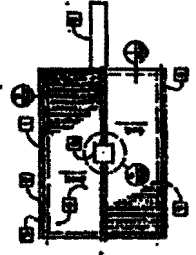
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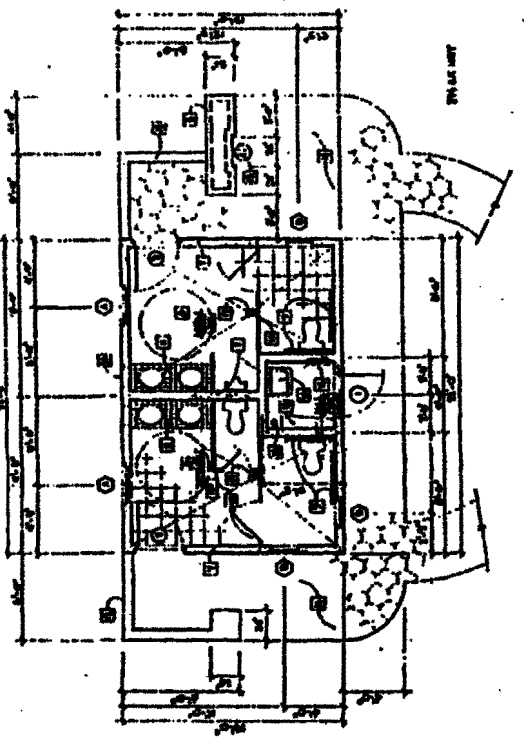
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1/4" = 1'-0"



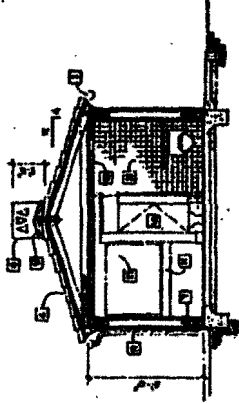
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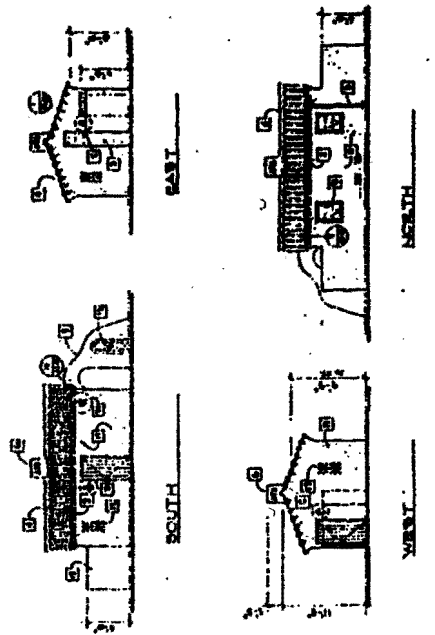
FLOOR PLAN
1/4" = 1'-0"



BUILDING SECTION
1/4" = 1'-0"



EXTERIOR ELEVATIONS
1/4" = 1'-0"



- 1. All dimensions are in feet and inches.
- 2. All elevations are shown on the exterior of the building.
- 3. All elevations are shown on the exterior of the building.
- 4. All elevations are shown on the exterior of the building.
- 5. All elevations are shown on the exterior of the building.
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- 18. All elevations are shown on the exterior of the building.
- 19. All elevations are shown on the exterior of the building.
- 20. All elevations are shown on the exterior of the building.

SANTA BARBARA COUNTY CONDITIONAL USE PERMIT

ARTICLE II, CHAPTER 35

CASE NO. 91-CP-085

EXHIBIT NO. 9
APPLICATION NO.
A-4-STB-93-154-A2
Arco Golf Course

Page 1 of 36

I. A Conditional Use Permit is Hereby Granted:

TO: ARCO Oil and Gas Company

APN: 079-180-05, -16, -18 and 079-200-04, -08

ZONE: AG-II-100

AREA/DISTRICT: Gaviota/Third

FOR: The development of a public day-fee 18-hole "links" style golf course, nine-hole par three golf course, driving range, putting green, clubhouse, cart barn, maintenance building, and accessory uses/structures and extension of a reclaimed water line on and off site. In addition, oil and gas production facilities currently located on the site would be abandoned.

Irrigation water shall be provided through the private extension of the Goleta Sanitary District/Goleta Water District reclaimed water line to the site.

II. This Conditional Use Permit approval [91-CP-85] is based upon and limited to compliance with the project description, Planning Commission Exhibit A, (the site plan marked v reclaimed option) dated May 26 1993, and conditions of approval set forth below. Any deviations from the project description or the conditions must be reviewed and approved by the Director of the Resource Management Department for conformity with this approval. Deviations from the project description or conditions of approval may require a modification to 91-CP-85 and further environmental review.

1. The project description is as follows:

The 202-acre project site currently supports ARCO's Dos Pueblos oil and gas production facility which would be entirely abandoned with the development of the Golf Links Project. Wells and facilities abandonment would involve the following components: plugging and abandonment of wells other than water

disposal wells; cleaning of hydrocarbons from oil and gas pipelines; cleaning of main gathering lines; removal of liquids from separators; emptying wash tank, oil tanks, and wastewater tanks; removal and disposal of tanks, vessels, pipelines, and equipment; purging of gas from pipelines between the tank farm and the sales gas compressor; removal and disposal of vessels and equipment in the sales gas compressor, gas chiller/knockout, and sulfacheck areas; removal and disposal of all above ground pipelines and supports; removal of the Southern California Gas Company's metering facilities; and removal of buried pipelines only as necessary to allow golf course grading and construction (additional detail is provided in Appendix 3.0 of 92-EIR-16).

The links component of the project, comprised of 18 holes, encompasses 72.4 acres of the 202-acre project site and is designed as a sea-side course which is reminiscent of the classic course design of the 1930's. The course routing has been planned based upon the topography and shape of the land; environmental sensitivities; the fact that the course is to be operated as a public daily fee facility; and the architect's preferred style.

The 18-hole course would have an earthtone concrete cart path servicing the entire course. Six-inch, stand-up, concrete curbing would extend a short distance around all tees, greens and other locations for maintenance and safety. An existing service road located south of the railroad right-of-way would, along with the cart path system and turf surfaces, provide maintenance vehicles access to the entire property. Six short bridges are proposed throughout the course on the cart paths.

In addition to the 18-hole public daily fee links, the project also includes a par-three course located on the eastern edge of the property. This course consists of nine holes, measuring 150-yards or less. The par-three course is designed to complement the 18-hole course by allowing golfers the opportunity to sharpen their "short game". It is designed to be walked and no electric golf carts would be allowed. This component of the project would occupy approximately 8.7 acres of the project site. The golf links and par-three course together would occupy approximately 54 percent of the site.

The clubhouse, cart barn, maintenance area and parking lot would occupy approximately 7 acres. These facilities would be located on the present site of ARCO's production offices, warehouse and storage yards.

The 9,290 square foot clubhouse would be the focal point of the site. The building height of the clubhouse is 17 feet with a central atrium at 22 feet. It would consist of a pro shop, grill, administrative offices, meeting room, and restrooms. Food service is intended for golfers during daylight hours only and is not intended or programmed to compete with local restaurants.

Given the golf links routing, golfers would not return to the clubhouse until their round is completed. Therefore, a half-way house between the ninth and tenth holes is proposed. The half-way house would include a 700-square-foot snack bar, restroom facility and starters station. Along with the half-way house, another restroom and three additional shelters would be located on the golf links to provide comfort and protection from the elements.

The 8,012 square foot cart barn, located north of the clubhouse, would enclose all of the golf cart storage, maintenance, cleaning and range operations. The 7,974 square foot maintenance building would house all of the equipment and machinery necessary to maintain the golf course, as well as offices and employee facilities. This building would be located east of the clubhouse and would serve to screen the service yard. The service yard would be screened to the west by a serpentine wall. An 800-square-foot storage building would be located north of the service yard.

A driving range, putting green and turf farm are also proposed. The driving range is proposed to be located west of the clubhouse. The putting green is proposed to be located between the driving range, the first hole's tee, and the clubhouse. To support the turf needs of the golf links and par-three course, a turf farm of approximately one-half acre would be located near the northwestern corner of the site.

The routing of the golf links course requires crossing of the Southern Pacific Railroad right-of-way three times. The crossings would be accommodated by the existing wooden bridge, located immediately south of the existing ARCO facilities, and the creation of two new tunnel crossings. The tunnel crossings would be finished with gunite or textured plaster to aesthetically conform to the architectural and golf course character of the 1930s. The tunnels would be approximately 100 feet in length with a height to ceiling of 10 feet.

Perimeter fencing and railroad right-of-way fencing would be constructed from rustic wood and possibly cable, no chain link or modern reflective materials would be used. All utilities including those presently located on the site, would be placed under ground.

The course is anticipated to operate from 350 to 360 days per year. An estimated 50,000 to 60,000 rounds of golf per year would be played on the 18-hole course and 20,000 rounds would be played on the nine-hole course. Hours of operation would be from dawn to dusk for the course. Restaurant service would close one-half hour after dusk. A maximum of two professional and/or amateur events which would draw galleries would be held at the site per year. The project applicant estimates that 32 full-time equivalent employees would be required for golf course operation. This would result in a net increase of 17 new employees at the site.

The project would involve 154,470 cubic yards of cut and 154,470 cubic yards of fill, to be balanced on-site. Some offsite grading would be required for the installation of pipelines and proposed addition of the acceleration and deceleration lanes. The above cut and fill estimate includes these offsite components. Overall, 115 acres of the 202 site would be graded. The maximum elevation that would result from grading would occur near hole number seven and would involve an increase in elevation of 25 feet (from 50 feet to 75 feet). The proposed drainage plan includes a system of storm drains with associated energy dissipators to reduce erosion effects of drainage flows and five desiltation basins most of which would be located within the existing drainages of the site.

Slope stability on the bluffs and barrancas of the project site were a concern in the design of the golf links project. Therefore, the applicant has proposed a drainage system which would contribute to the control of erosion and enhance slope stability. A conceptual landscape design has also been proposed as part of the project that would incorporate deep-rooted, drought tolerant native plants on the bluff tops and drainages to provide slope stability.

A structural setback from the top of the bluff has been included in the project design to mitigate potential geologic hazards associated with sea cliff retreat. This setback zone includes a 55 foot structural setback and a 30 foot non-structural setback.

A harbor seal haul out and rookery area exists at the beach near the mouth of Tomate Canyon. In an effort to avoid impacting harbor seal activity in this area, the golf links has been designed with fencing to avoid encroachment into the portions of the project site from which views of the harbor seal haul out area can be gained. Construction activities adjacent to the bluffs that are above the seal haul out area would be scheduled to avoid the most sensitive seasons, such as when pups are present.

Revegetation and habitat enhancement components are also included in the project. Removed trees greater than six inches in diameter shall be replaced with native trees at the ratio of three to one (willows would be replaced at five to one). Removed tamarisk trees would not be replaced. Wildlife habitat would also be enhanced by the use of native vegetation throughout the site.

The scheduling and time in months for completion of the various construction components is presented in Appendix 3.0 of the EIR. The total estimated construction schedule for the reclaimed water option is 18 months. Based on the applicant's estimate that abandonment of the existing oil and gas operations could commence within six months after approval of the Conditional Use Permit, project construction (starting with abandonment) could begin in October of 1993 and be completed by April of 1995.

Implementation of the reclaimed water option would involve extension of the proposed 8-inch reclaimed water pipeline from the GSD/GWD Phase II extension which would terminate at Hollister Avenue and Las Armas Road, where the Phase II expansion to Sandpiper Golf Course leaves Hollister Avenue. The pipeline would continue westward within Hollister Avenue until reaching the entrance to the Sandpiper Golf Course and the existing public access road to ARCO's Ellwood facility. The pipeline would continue westward across the Hyatt property within the proposed access road. Should the access road not be constructed during the installation of the pipeline, a portion of the eastern half of the Hyatt property would have a temporary alternate route. The remainder of the Hyatt property would be crossed within the existing road to the boundary of the Eagle Canyon Ranch. From this point, the pipeline would turn southwest and continue approximately 220 feet within the existing access road to the Ellwood Pier. The lines would then be located on existing oil and gas piperacks (within an existing easement) crossing Eagle Canyon Ranch. The existing piperacks extend over two drainages including Eagle Canyon and an unnamed corridor north of Ellwood Pier. Through both of these areas, the pipelines would be positioned by light crane and then welded in place. Once the reclaimed water pipeline extension crosses Eagle Canyon Creek, it would enter the existing roadway for approximately 300 feet until turning west and climbing out of the Canyon. The line would terminate at a proposed four acre-foot, onsite storage lake. The last 300 feet of the pipeline would be mostly outside of the existing roadway. Where buried within roadways, the pipeline would be located approximately two to three feet off the centerline of the pavement.

A storage lake in the eastern portion of the site is proposed to allow for sufficient water reserve in the case of a temporary interruption of water deliveries. The approximately four acre-foot lake would provide reserves for five days of average irrigation and 2.5 days of peak irrigation needs. The lake would be included.

In order to construct the cart barn in the location shown on the site plan, a Lot Line Adjustment must first be accomplished as it is currently shown extending over the property boundary into an area owned by Caltrans.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the conditions of approval hereto.

2. Compliance with Departmental Letters:

- a. Air Pollution Control District dated March 15, 1992
- b. Building and Development Division, Public Works dated March 26, 1993

- c. Environmental Health Services dated April 2, 1993
- d. Fire Department dated July 21, 1992
- e. Flood Control dated March 17, 1993
- f. Park Department dated March 25, 1993

3. Prior to Issuance of a Coastal Development Permit for any aspect of the project, an Environmental Quality Assurance Program (EQAP) shall be prepared according to procedures established by Santa Barbara County RMD, paid for by the applicant and submitted for review and approval of RMD. The EQAP shall include the following: 1) All conditions and mitigation measures imposed on this project and the impacts they are mitigating separated by subject area. 2) A plan for coordination and implementation of all measures and the plans and programs required therein. 3) A description of all measures the applicant will take to assure compliance, including field monitoring, data collection, management and coordination of all field personnel and feedback to field personnel and affected County agencies including RMD. Contractor feedback responsibilities include weekly, monthly and quarterly reports (as specified in EQAP) to be prepared throughout grading and construction. These shall include status of development, status of conditions, incidents of non-compliance and their results and any other pertinent or requested data. 4) A contractor to carry out the EQAP shall be selected by RMD in consultation with the applicant. The contractor(s) will be under contract and responsible to the County, with all costs to be funded by the applicant. The EQAP contractor shall appoint at least one on-site Environmental Coordinator (OEC) responsible for overall monitoring, but shall employ as many qualified specialists as necessary, as determined by RMD, to oversee specific mitigation areas (e.g. archaeologists, biologists). In addition, the OEC has the authority and ability to secure compliance with all project conditions and to stop work in an emergency. The EQAP shall also provide for any appropriate procedures not specified in the conditions of approval to be carried out if they are necessary to avoid environmental impacts.
4. The applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this the applicant agrees to:
- a. Contact RMD compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities.
 - b. Contact RMD compliance staff at least 2 weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting with the owner, compliance staff, other agency personnel and with key construction personnel.
 - c. Pay fees prior to land use clearance as authorized under ordinance and fee schedules to cover full costs of monitoring as described above, including costs

for RMD to hire and manage outside consultants when deemed necessary by RMD staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the applicant shall comply with RMD recommendations to bring the project into compliance. The decision of the Director of RMD shall be final in the event of a dispute.

NOTE: The letters with numbers which appear within the parenthesis indicate mitigation measures as identified in the EIR prepared for the project.

5. (B1) **Riparian/Wetlands.** The following measure ensures that features contained on the Biological Enhancement Plan are fully implemented and provides for replacement of riparian vegetation and riverine wetlands lost as a result of the construction of storm drains, desiltation basins, energy dissipators, retention walls and fill.
 - a. The applicant shall submit a revegetation plan describing in detail the methodology used to implement the Biological Enhancement Plan to mitigate losses of riparian vegetation and wetlands on Drainages 1, 2, 3, 5-south. The applicant shall also revegetate the banks of all constructed desiltation basins (Drainages 1, 3, 5, 6 and Tomate Canyon). The revegetation plan shall include the following measures:
 1. The plan shall distinguish between native grassland revegetation, riparian revegetation and native tree planting.
 2. Plant species will be native species, at a density to be determined by the RMD approved botanist preparing the plan. Species will be from locally obtained plants and seed stock.
 3. A management plan shall be developed and include provisions for buffers of dense, screening native vegetation around wetlands and riparian areas, measures for preventing competitive displacement of native grasslands by introduced grasses and forbs, an erosion control plan, and an exotic plant/weed control plan. The plan shall include a detailed maintenance and monitoring plan, measurable performance criteria, and a contingency plan to be carried out in the event of high plant mortality.
 4. New plantings will be irrigated with drip irrigation on a timer, and will be weaned off of irrigation over a period of two to three years.
 5. Revegetated areas will be fenced during the establishment period, but allow free passage of wildlife.

6. Grass cutting, disking for fire control or any other removal of native species will be prohibited within the biological enhancement areas.
 7. Non-native species will be removed.
 8. The plantings will be in place and non-native plant species removed prior to opening of the golf course for public use.
- b. Construction envelopes shall lie at least 30 feet outside Drainages #4,5,6,7 south of the railroad and Tomato Canyon (with the exception of drainage facilities). No construction or construction equipment shall occur outside of these construction envelopes. Subsurface structures including septic systems and utilities and access ways including roads, driveways and utilities shall not be placed in these drainages except on bridges. Envelope boundaries shall be staked in the field prior to any ground disturbance.
 - c. The energy dissipators shall be re-designed to allow native revegetation to occur by using rock gabions or preformed concrete block revetment systems with open cells instead of gunite or grouted rip-rap.
 - d. Drainages shall be marked as out of bounds and separated from fairways and roughs by vegetated buffers and/or rustic fencing. Signage shall be included at visible points along the drainages, at the starter house, and on each course card indicating that players found within specified out-of-bounds areas will be expelled from the course. This action shall be enforced by the golf course marshal.
 - e. A golf ball recovery program shall be developed and implemented consisting of retrieval of balls in drainages and on the beach by designated course employees.

Plan Requirements: Prior to project approval, the applicant shall submit a detailed Biological Enhancement/Landscape Plan (BELP), prepared by a RMD approved biologist, to RMD for review and approval. The applicant shall file a performance security bond with the County prior to issuance of a Coastal Development Permit (CDP) to complete restoration, monitor and maintain plantings for a three-year period. An erosion control plan shall be submitted to and approved by RMD, Public Works Grading Division and Flood Control prior to CDP issuance. Construction envelopes shall be shown on all grading and building plans. A note shall be placed on all final plans describing the activities disallowed in this area. The final design of the energy dissipators shall be incorporated into the final development plans and grading plans. **Timing:** Revegetation work and construction of erosion control devices shall commence immediately following the completion of construction activity and be completed prior to opening of the golf course for public use. Envelopes shall be staked prior to initiation of construction activity.

MONITORING. RMD/EQAP staff shall site inspect for compliance. Maintenance shall be ensured through site inspections. During Plan Check the planner shall ensure that all construction is to occur within approved envelopes. Staking shall be checked during preconstruction meeting. Site inspections and photo documentation shall occur during all construction phases to ensure building envelopes are respected. Permit Compliance signature is required for performance security bond release.

6. **(B2) Harbor Seal protection.** Permanent fencing shall be installed at least 30 feet north of the bluff edge above the haulout area and no activity shall be allowed south of this fencing. Construction activities shall not be allowed within 300 feet of the bluff edge above the haulout area during the pupping/breeding season (February 1 to May 31). **Plan Requirements:** All grading and construction plans shall indicate the location of the 30-foot setback fence line, the location of the harbor seal breeding area and a note concerning restrictions during the harbor seal breeding season. **Timing:** Construction fencing should be in place prior to grading. Grading activities shall be restricted from the 300 foot bluff area from February 1 to May 31. Permanent fencing shall be installed prior to opening of the golf course to public use.

MONITORING: RMD/EQAP staff shall inspect site prior to the start of grading activities. Monitoring shall be conducted during construction to determine if impacts are occurring and to recommend additional mitigation if required. Final inspection of permanent fencing prior to golf course opening.

7. **(B2) Harbor Seal protection.** Coastal access vertical easements shall be offered for dedication to the County from the Coastal Trail to the beach at the mouth of Eagle Canyon and to the beach and at the mouth of the canyon just west of Tomate Canyon prior to the issuance of the CDP. **Plan Requirements:** The offer shall be in form and language acceptable to Santa Barbara County. The specific location of the easements and the extent, location and design of any improvements shall be submitted by the applicant for review and approval by the Parks Dept and RMD. **Timing:** The easement and requirements of the Restricted Access Implementation Plan presented in condition 8 shall be submitted for review and approval prior to acceptance by the County.

MONITORING: Park Dept. and RMD shall review prior to Acceptance.

8. **(B2) Harbor Seal protection.** To reduce impacts to the Harbor Seal haul-out area associated with the offer to dedicate vertical coastal access to the beach at the mouth of Eagle Canyon and to the beach and at the mouth of the canyon just west of Tomate Canyon, a Restricted Access Implementation Plan shall be required. Prior to acceptance of the offer to dedicate the vertical access, the County, State, or other group acceptable to the County shall enter into an agreement to accept responsibility for implementing the restrictions which include but are not limited to the following:

- a. Access to the beach at the vertical coastal access point at Eagle Canyon and access eastward along the beach from the vertical coastal access point west of Tomate Canyon shall be prohibited during the seal pupping/breeding season (February 1 to May 31).
- b. Locking gates shall be installed at the vertical access trails to implement any restrictions on access to the beach under the Restricted Access Implementation Plan (e.g. at Eagle Canyon during the pupping season).
- c. No dogs shall be allowed on the vertical access nor on the beach.
- d. Signs shall be posted at the golf course parking lot, at the bridge stairway to the coastal access trail, at the terminus of the trail at Eagle Canyon and at the vertical access located west of Tomate Canyon and, if possible, on the beach bluff east and west of the haul out area detailing the provisions of this condition and noting appropriate Marine Mammal Protection regulations.
- e. The restricted access implementation plan shall contain a monitoring component (such as an on-site guard) to assure the above restrictions are enforced and that the seals are not being harassed.
- f. The restricted access implementation plan shall contain a two year monitoring study to determine the effects of providing beach access on the seals. The vertical coastal beach access trails shall be permanently closed if it is determined by RMD, Fish and Game, or the National Marine Fisheries Service that the program is not effective in protecting the seals as planned, or if the agency/entity responsible for implementation of the plan terminates their responsibility and no other agency/entity accepts responsibility.

PLAN REQUIREMENTS AND TIMING: Prior to Acceptance of the offer to dedicate the vertical access easements to the sandy beach, the restricted access implementation plan, detailing the provisions above, shall be approved by RMD, Fish and Game, and the National Marine Fisheries Service.

MONITORING: RMD shall approve the plan prior to acceptance, and shall inspect the access prior to opening the accessway prior to public use. Limited periodic monitoring by RMD of the accessways shall be performed as required.

9. (B3) Monarch Butterflies. Pipeline construction shall not occur within 50 feet of the Monarch autumnal roosting trees located in Eagle Canyon between October 1 and January 31. Plan Requirements: The Monarch Butterfly

autumnal roosting trees shall be shown on the pipeline construction plans. **Timing:** Pipeline construction plans shall be approved by RMD prior to issuance of CDP.

MONITORING: RMD/EQAP staff shall ensure compliance onsite during construction.

10. a. (B4) Surface Water. The applicant shall retain a qualified biologist to participate in refining the design of the proposed five acre-foot reservoir to maximize its wildlife value and allow for minimal human disturbance in the reservoir area. **Plan Requirements:** Prior to issuance of a CDP, the applicant shall submit a revised BELP including this provision for the proposed reservoir, prepared by a RMD approved biologist, to RMD for review and approval. Prior to issuance of a CDP, the applicant shall file a performance security bond with the County to complete restoration and maintain plantings for a three-year period. **Timing:** Revegetation work shall commence immediately following the completion of construction activity and be completed prior to opening of the golf course for public use.

MONITORING: RMD/EQAP staff shall site inspect for restoration. Maintenance shall be ensured through site inspections. Permit Compliance signature is required for performance security release.

- b. (from addendum) Pond Turtles. A survey for western pond turtles shall be conducted by an RMD approved biologist prior to grading and/or construction occurring in or within 50 feet of Tomate Canyon and Drainage 5 during the wet season, when standing water may be present in the drainages (between November 1, and May 1.) If turtles are found construction shall be prohibited within 50 feet of the standing water between November 1, and May 1. **Plan Requirements and timing:** The BELP shall include this provision and shall be submitted prior to issuance of the CDP.

MONITORING: RMD/EQAP staff shall site inspect to ensure compliance.

11. (B5) Trees. The applicant shall replace all trees as shown on the tree inventory map (with the exception to tamarisk) as mitigation for impacts to sensitive riparian communities, bats and raptors and to facilitate raptor control of rodents through the use of trees as raptor perches. All non-willow trees shall be replaced at ratio of 3:1 and all willows shall be replaced at a ratio of 5:1. Excavation work within the canopy and/or dripline of willows shall be avoided to the maximum extent feasible. Where excavation must be performed adjacent to willow trees or within southern willow scrub (see Figure 5.1-1) it shall be performed with hand tools only. If the use of hand tools is deemed infeasible by RMD, excavation work may be authorized by RMD to be completed with rubber-tired construction equipment weighing five tons or less. If significant

large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by RMD staff. **Plan Requirements:** A revised BELP including the tree replacement, prepared by a RMD-approved biologist and approved by RMD shall be implemented. Prior to issuance of CDP, the applicant shall file a performance security bond with the County to complete planting and maintain plantings for a three-year period. Construction requirements for work near native trees shall be noted on all building and construction plans. **Timing:** Tree planting shall commence immediately following the completion of construction activity and be completed prior to opening of the golf course.

MONITORING: RMD/EQAP staff shall ensure tree installation and maintenance through periodic site visits. Performance security bond release requires Permit Compliance sign-off.

12. **(B6) Pesticides.** The project shall incorporate an Integrated Pest Management (IPM) program, utilizing an ecosystem approach, focusing on selective control of pests while maintaining populations of pest predators, parasites and non-pest competitors. The IPM program shall include buffer zones adjacent to the vernal pool and all drainages in which pesticide application would be prohibited or highly restricted. The plan shall prohibit the use of rodenticides such as diphacinone or other first-generation anticoagulants known to cause secondary poisoning effects in predators, and shall require proper and frequent disposal of poisoned carcasses. Mosquito abatement shall be conducted using a biological control agent (Vectobac-G or equivalent) specific to mosquito and black fly larvae. Conditions limiting the use of pesticides during specific wind conditions shall also be contained in the IPM program to limit the potential for aerial drift during pesticide application. To minimize the need for pesticides, the IPM program should also contain recommendations regarding the installation of bat and swallow boxes on the site. **Plan Requirements:** The applicant shall submit a plan for implementation of an IPM program. The plan shall be developed in coordination with the University of California Agricultural Cooperative Extension. The plan shall include an action level (pest density at which action is taken), pesticide (insecticide, fungicide, herbicide, rodenticide) application rates (i.e. pounds per acre) and application frequency for all expected pest species. The potential for importation of turfgrass pest predators or parasites or application of pathogenic bacteria (*Bacillus thuringiensis* strains) shall be investigated and included in the plan if feasible. The plan shall be updated annually, reviewed by RMD and include a monitoring section. The applicant shall submit a written request for RMD review and approval of any changes in the IPM program throughout the life of the project. A written approval from RMD shall be required prior to implementation of such changes. **Timing:** The plan shall be submitted to and approved by RMD prior to issuance of CDP.

MONITORING: RMD/EQAP staff shall ensure compliance by conducting periodic site inspections throughout the life of the project.

13. (B7) Vernal Pool. The following requirements apply to the vernal pool designated in Figure 5.1-1 and shall be a component of the BELP and shall be incorporated into the final grading and building plans for the project:
- a. Construction other than that shown on the site plan, or required to build the staircase from the existing bridge to access the Coastal Trail shall be prohibited within 100 feet of the pool.
 - b. A permanent fence at the edge of the cart path as shown in the site plan, and at least 50 feet from the pool edge in all other areas shall be installed around the pool to protect the pool against humans and vehicles. The fencing shall be split rail (or equivalent) to allow for wildlife use of the pool. The fence shall have signs posted to explain this requirement and discourage vandalism. No recreation shall be permitted within the fenced pool area.
 - c. Grass cutting or disking for fire control shall not be permitted within buffer zone established by Measure b.
 - d. The applicant shall remove the non-native Hottentot fig along the edge of the pool and replace it with a native plant that is compatible with the vernal pool and ecosystem.

Plan Requirements: The above measures shall be noted on all grading and construction plans. **Timing:** The revised BELP shall be reviewed and approved prior to issuance of CDP.

MONITORING: RMD/EQAP staff shall ensure compliance during construction and prior to occupancy through site inspection.

14. (B8) Sensitive Plants. The applicant shall submit a revised BELP, including a component addressing revegetation for the southern tarplant, prepared by a RMD approved biologist, to RMD for review and approval. The plan shall follow the California Department of Fish and Game Rare Plant Mitigation Guidelines and shall include, but not be limited to the following elements:
- a. Collection of propagules (seeds, cuttings, rootstock);
 - b. Growth of propagules in containers in a greenhouse;
 - c. Transplanting of propagated plantings to suitable habitats onsite;

- d. Monitoring and maintenance of transplanted populations; and,
- e. A contingency plan to be carried out in the event of high mortality of transplants.

Plan Requirements: Prior to issuance of the CDP, the applicant shall submit the revised BELP. **Timing:** Populations of rare plants grown from collected propagules shall be established in advance of the removal of natural populations from the site. Revegetation work shall commence immediately following the completion of construction activity and be completed prior to opening of the golf course for public use.

MONITORING: RMD/EQAP staff shall site inspect for restoration. Maintenance shall be ensured through site inspections. Permit Compliance signature is required for performance security release.

- 15. (T1) **Traffic.** The applicant shall provide low vegetation (trees and shrubs) adjacent to the tee boxes on Holes 1, 3 and 4 to minimize the risk of errant tee shots entering the highway and impacting passing motorists. Fencing or netting to prevent errant golf balls from entering the highway shall not be permitted. Final golf hole routing shall be reviewed and approved by Caltrans for avoidance of errant golf ball shots entering the highway. **Plan Requirements:** Prior to Coastal Development Permit (CDP) a landscape plan as part of the Biological Enhancement/Landscape Plan showing the vegetation to be planted adjacent to holes 1, 3, and 4 shall be submitted by the applicant and reviewed and approved by RMD and hole routing shall be reviewed and approved by Caltrans. **Timing:** Landscaping shall be in place prior to occupancy clearance (OC).

MONITORING: Prior to Occupancy Clearance, RMD shall visit the site to ensure landscaping is in place.

- 16. (T2) **Trails.** The applicant shall dedicate to the County in perpetuity a 24-foot-wide lateral access area (narrowing to 16 feet over each of the proposed tunnels) for the future development and exclusive use of a biking, hiking and equestrian trail. The applicant shall dedicate an easement allowing for limited parking (15 spaces) and access from the parking lot to the trail. The 15 spaces shall be clearly marked and reserved for public trail users during the hours that the golf course parking lot is open to golfing patrons. The applicant shall construct a stairway from the existing bridge to the trail and construct the trail east of the bridge to the vertical viewing area near Eagle Canyon. The applicant shall construct a locked gate east of the vertical viewing area to prevent public access to Eagle Canyon until such time that either the Coastal Trail is opened for public use through the adjacent property to the east or until the vertical beach access and monitoring program is in effect, whichever occurs first. In the event that

the Coastal Trail is opened through the adjacent property to the east, and the vertical beach access program is not in effect, a locking gate shall be constructed at Eagle Canyon to prevent public access down to the beach. The applicant shall rough grade the remainder of the trail. **Plan Requirements:** Access easement and the 15 designated parking spaces shall be indicated on the site plans to be reviewed and approved by RMD and Santa Barbara County Park Department, prior to issuances of CDP.

MONITORING: RMD and County Park Department shall visit the site to ensure proper designation of lateral access corridor.

17. (T3) Calle Real. Prior to issuance of CDP, the applicant shall obtain the easement on the private portion of Calle Real for the County and shall construct to County Standards; or gain approval from the effected property owners located on the north side of the highway to close the median break on U.S. Highway 101. **Timing:** The easement shall be obtained and the road constructed, or, approval from effected property owners shall be gained prior to CDP.

MONITORING: RMD shall verify for receipt prior to CDP.

18. (T4) Dos Pueblos Canyon Road Interchange. The applicant shall provide fair-share funding to the County of Santa Barbara Public Works Department for inclusion in the County Pavement Management System to repair the pavement structure of the roadway system between the northbound and southbound ramps (including the loop road under the highway overcrossing structure) at the Dos Pueblos Road Interchange. The Public Works Department has determined that the project's contribution (59% based on traffic volumes) to this improvement is \$19,833.00. **Timing:** Road improvement contribution shall be made prior to CDP.

MONITORING: RMD shall check for receipt prior to CDP and shall check for improvements prior to OC.

19. (T5) Parking. The applicant shall draft a parking program plan to provide for adequate parking at off-site facilities, including the use of shuttle services to and from the site, for event days when the on-site parking demand could not be accommodated. The plan shall include offsite designated parking areas with scheduled shuttle bus services to and from the course. **Plan Requirements and Timing:** Prior to CDP, the parking program shall be submitted for review and approval by RMD.

MONITORING: RMD shall visit site during the first tournament event to ensure that the program is in place and functioning.

20. (WS1) Water Supply. The applicant shall provide a water-efficient irrigation system for the golf courses. Plan Requirements and Timing: Prior to Coastal Development Permit (CDP) the irrigation plan as a component of the Biological Enhancement/Landscape Plan shall be submitted to RMD for review and approval. The irrigation system shall be installed prior to Occupancy Clearance (OC).

MONITORING: RMD shall review and approve plan prior to CDP and shall inspect system prior to OC.

21. (WS2) Water Supply. The applicant shall plumb toilet fixtures and fire suppression systems to accept non-potable water assuming the appropriate authorities authorize such use. Plan Requirements and Timing: Prior to CDP, non-potable lines shall be depicted on building plans subject to RMD review and approval. Lines shall be installed prior to OC.

MONITORING: RMD shall inspect to ensure compliance prior to occupancy.

22. (WS3) Water Supply. The applicant shall submit to RMD a copy of the can-and-will-serve letter from the GSD/GWD indicating willingness and ability to provide reclaimed water to the project site. The letter shall be provided to RMD prior to issuance of CDP.

MONITORING: RMD shall ensure compliance through review of the can-and-will-serve letter.

23. (WS5) Water Supply. Indoor water use shall be limited through the following measures:

- a. All hot water lines shall be insulated.
- b. Water pressure shall not exceed 50 pounds per square inch (psi). Water pressure greater than 50 pounds per square inch shall be reduced to 50 psi or less by means of a pressure-reducing valve.
- c. Recirculating, point-of-use, or on-demand water heaters shall be installed.
- d. Water efficient dishwashers shall be installed.
- e. Lavatories and drinking fountains shall be equipped with self-closing valves.

Plan Requirements and Timing: Prior to CDP, indoor water-conserving measures shall be graphically depicted on building and/or grading plans, subject to RMD review and approval. Indoor water-conserving measures shall be implemented prior to OC.

MONITORING: RMD shall inspect for all requirements prior to OC.

24. **(WQ1) Water Quality.** The applicant shall submit a final turf management plan to RMD for review and approval. The plan shall include information regarding irrigation, pest management and fertilization practices. Pest management shall be conducted as an Integrated Pest Management (IPM) program which relies on frequent scouting of golf course areas for pests. Chemicals are applied on localized areas only when needed. **Plan Requirements and Timing:** The plan shall be submitted and approved by RMD prior to CDP.

MONITORING: RMD/EQAP staff shall review and approve plan. Periodic inspections shall be made at the discretion of RMD through the life of the project to ensure implementation.

25. **(WQ2) Water Quality.** The applicant shall submit the final Biological Enhancement/Landscape Plan (BELP) to RMD which follow the parameters outlined in the Biological Enhancement Plan showing setbacks and areas of undisturbed vegetation to be maintained between drainage features and components of the golf course for review and approval. **Plan Requirements and Timing:** The final BELP and design plans shall be approved prior to CDP.

MONITORING: RMD shall review and approve plan. Building and grading inspectors shall monitor the site during construction to ensure that buffers are maintained.

26. **(WQ3) Water Quality.** New and replacement culverts shall meet County requirements of 100-year flow capacity. Headwalls, endwalls, wingwalls and regraded channels shall also be designed (size and material) to accommodate 100-year flows and afford adequate stabilization of banks and abutments. **Plan Requirements and Timing:** Final drainage plans shall be submitted to the Public Works Department for review and approval prior to CDP.

MONITORING: Public Works shall approve plan and shall inspect site to ensure proper design of drainage facilities.

27. **(WQ4) Water Quality.** The applicant shall develop and implement a maintenance (dredging) schedule for removal of accumulated sediments in the proposed in-stream desiltation basins. The plan shall include provisions for maintenance during construction, immediately after storm events and normal periodic maintenance. **Plan Requirements and Timing:** The schedule shall be submitted to RMD and the Public Works Department for review and approval prior to CDP.

MONITORING: RMD/EQAP staff/Public Works shall approve the schedule and shall periodically inspect the site during construction, and through the life of the project to ensure that maintenance is being conducted according to the approved schedule.

28. **(WQ5) Water Quality.** A grading plan shall be designed to minimize erosion and shall include the following:
- a. Graded areas shall be revegetated within three weeks of final grading activities within a given area. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established (also proposed by the applicant).
 - b. Methods such as silt fencing and hay bales shall be used to reduce siltation into adjacent streams during grading and construction activities. Scheduling of construction shall be limited to the dry season (May through October) unless appropriate erosion control devices are installed (also proposed by the applicant).
 - c. A 30-foot-wide buffer of undisturbed native vegetation from the top of bank and/or slope line as indicated on the Biological Enhancement Plan shall be maintained during construction. The edge of this buffer shall be delineated by vegetated buffers and/or rustic fencing.

Plan Requirements and Timing: The plan shall be submitted for review and approved by RMD and Public Works prior to CDP. The applicant shall establish fencing and notify Permit Compliance prior to commencement of grading.

MONITORING: Permit Compliance will photo-document revegetation and ensure compliance with plan. Grading inspectors shall monitor technical aspects of the grading activities.

29. **(AQ1) Air Quality.** The applicant shall ensure that all contractor's equipment meets the following requirements:
- a. Construction equipment shall be maintained as per manufacturer's specifications;
 - b. Catalytic converters shall be installed on all gasoline-powered equipment;
 - c. The fuel injection timing shall be retarded on diesel-powered equipment by two (2) degrees from manufacturer's recommendations. Reformulated diesel fuel and high pressure injectors shall be used in all diesel powered construction and abandonment equipment;

- d. Gasoline-powered equipment shall be substituted for diesel powered equipment if feasible.

Plan Requirements: All requirements shall be listed in contractor and subcontractor contracts. A list of equipment to be used on-site and a copy of manufacturer's specifications for each shall be provided to the monitor prior to the commencement of abandonment/construction. The applicant shall provide quarterly equipment use (hours), fuel use, fuel supplier and mechanics certificate to the APCD and RMD to verify requirements.

Timing: The grading plans, building plans and contracts must have requirements listed prior to issuance of a Coastal Development Permit (CDP).

MONITORING: RMD shall ensure such measures are on plans and manufacturer's specifications have been provided. A monitor shall be provided by the applicant. The name and telephone number of the monitor shall be provided to the APCD and RMD prior to the initiation of construction activities.

30. (AQ2) Air Quality. Emissions generated by construction activities shall be reduced by the following measures:

- a. The frequency of construction site watering shall be increased when wind speeds exceed 15 miles per hour (mph) to reduce PM₁₀ emissions;
- b. Grading and scraping operations shall be suspended when wind speeds exceed 20 mph to reduce PM₁₀ emissions;
- c. An on-site construction speed limit of 15 mph shall be posted to reduce PM₁₀ emissions;
- d. Water trucks or sprinkler systems using reclaimed water shall be used, if available, during clearing, grading, earth moving, excavation or transportation of cut and fill materials to prevent dust from leaving the site and to create a crust after each day's activities cease (also proposed by applicant);
- e. Excavated material and stockpiled soil shall be covered if not to be used for more than 48 hours;
- f. All trucks transporting fill material to and from the site shall be covered.
- g. Construction/abandonment related vehicle trips shall be scheduled to avoid peak hours (7:30-8:30 a.m.; 4:30-6:00 p.m.) to reduce peak hour construction emissions;

Plan Requirements: All requirements shall be shown on grading and building plans. A well abandonment mitigation plan shall be developed and include a complete description of equipment and procedures used to comply with measure 30.g. A monitor shall be provided by the applicant. The monitor shall supervise the dust control program and order increased watering frequency when necessary. The name and telephone number of the monitor shall be provided to the APCD and RMD.

Timing: The grading plans, building plans and contracts must have requirements listed prior to issuance of a CDP.

MONITORING: RMD shall ensure such measures are on all plans. RMD/EQAP staff/Grading and Building Division shall inspect the site to ensure compliance.

31. (AQ3) Air Quality. Project patrons shall be given a financial incentive to carpool (i.e. reduced green fees).

Plan Requirements and Timing: The applicant shall provide RMD a written letter outlining the incentive program to be implemented upon project operation prior to CDP.

MONITORING: RMD shall review plan and visit site upon operation to ensure compliance.

32. (AQ4) Air Quality. Commercial water heaters and space heaters used on the project site shall emit no more than 40 nanograms of NO_x per joule heat input, consistent with 1991 AQAP Control Measures N-XC-2 and N-XC-3.

Plan Requirements: Requirements shall be shown on building plans to be submitted and approved by RMD. The applicant should provide RMD with proof of purchase of specified heaters prior to OC. **Timing:** Building plans must have requirements listed prior to issuance of a Coastal Development Permit.

MONITORING: RMD shall ensure requirements are on plans.

33. (A1) Archaeological Resources. A fill program shall be designed so that intrusions or recompaction shall be limited to the upper 20 centimeters of previously disturbed topsoil. All material used as fill shall be culturally sterile and chemically neutral. Placement of the fill over the archaeological sites shall be monitored by a RMD-qualified archaeologist and a Native American

representative. Because site deposits on which fill would be placed would no longer be accessible to research, a data collection program shall be conducted. The program shall be performed by a RMD-qualified archaeologist, and shall include the following:

- a. mapping the location of surface remains within the proposed area of fill;
- b. surface collection of artifacts;
- c. the excavation of a small sample, determined by the RMD contract archaeologist, of the cultural deposit to characterize the nature of the buried portions of the sites;
- d. monitoring of excavations by a Native American representative;
- e. analysis of all remains;
- f. submission to RMD of a final report detailing the results of the investigations; and
- g. curation of all artifacts and records at a County-approved curation facility.

Plan Requirements and Timing: Prior to CDP, the applicant shall record an agreement, subject to RMD approval, that if significant archaeological resources cannot be avoided by fairways greens, tees, bunkers, or other facilities, impacts shall be reduced by filling or capping the sites. The data recovery program shall be funded by the applicant and performed by a RMD-qualified archaeologist. The archaeologist shall submit a final report to the RMD contract archaeologist or designee detailing the results of the study prior to the capping of the site.

MONITORING: RMD/EQAP staff shall approve the program and monitor in field.

34. **(A2) Archaeological Resources.** All earth disturbances inside and within 50 feet of an archaeological site area shall be monitored by a RMD-qualified archaeologist and a Native American representative pursuant to County Archaeological Guidelines. This recommendation includes the monitoring of the proposed pipeline through southern portion of the CA-SBA-2441 site area. An agreement between the applicant and the archaeologist, consisting of a project description and scope of work, shall be reviewed and approved by RMD prior to grading. **Plan Requirements and Timing:** This condition shall be included on all grading plans.

MONITORING: RMD/EQAP staff and the Public Works Department shall approve the program and monitor in the field.

35. (A3) Archaeological Resources. A Phase III mitigation excavation pursuant to County guidelines shall be conducted along the buried pipeline route in the CA-SBA-1322 site area, in order to offset the significant impacts to this portion of the site that the proposed development of a water pipeline, as planned, would cause. A Phase II archaeological testing to evaluate the archaeological deposits within the maintenance building locality shall be conducted with subsequent Phase III mitigation excavations required in the event of significant finds. For all studies, the volume of the soil excavated and processing techniques shall be reviewed and approved by the RMD archaeologist or County designee. Analysis of all cultural materials and other items shall be detailed in a final report and submitted to the RMD contract archaeologist or County designee prior to development of this area of the site. Additionally, all artifacts and records from the programs shall be curated at a County-approved curation facility. Since Phase III mitigation work requires a large investment of time and labor, sufficient time shall be given by the applicant to perform the study. Should unexpected finds such as human burials be discovered, project redesign shall be considered to protect the religious and cultural values of the most likely Native American descendants (identified by the California Native American Heritage Commission) of the site. Plan Requirements and Timing: Prior to CDP, the applicant shall hire a RMD-qualified archaeologist to perform the Phase III mitigation program. The program shall be funded by the applicant and shall be performed by a RMD-qualified archaeologist and monitored by a native American representative. Similar plan requirements and timing constraints apply if a Phase II study is to be performed at the maintenance building localities.

MONITORING: Prior to CDP, RMD shall approve the program. RMD/EQAP staff shall monitor.

36. (A4) Archaeological Resources. At site CA-SBA-76 on the Eagle Canyon Ranch, low impact rubber wheeled construction equipment shall be used during placement of the pipeline. All ground disturbance inside and within 50 feet of an archaeological site area shall be monitored by an RMD-qualified archaeologist and a Native American representative pursuant to County archaeological guidelines. Should piperack repair or replacement be required in the site area, a Phase II archaeological study shall be required, pursuant to County guidelines, in order to evaluate the deposit in the proposed development area. All excavation shall be performed by an RMD-qualified archaeologist in the presence of a Native American representative. An agreement to perform an archaeological investigation (Phase II) between the applicant and the archaeologist, consisting of a project description and scope of work, shall be reviewed and approved by RMD prior to any grading or removal of the existing piperacks. The agreement shall include provisions for Phase III mitigation data recovery in the event of significant finds during the Phase II investigation. Upon

completion of the fieldwork, a final report documenting the results of the investigation shall be submitted to the RMD archaeologist or County designee. All artifacts and records from the program shall be curated at a County-approved curation facility. **Plan Requirements and Timing:** Prior to issuance of the CDP for grading permit, the applicant shall include a note on a separate informational sheet to be included with grading plans regarding the provision of this condition. The program shall be funded by the applicant.

MONITORING: RMD shall approve the program. RMD/EQAP staff shall monitor.

37. (A5a) Archaeological Resources. The alternate above-ground pipeline route, north of CA-SBA-73, shall be the permanent location for placement of the pipeline to ensure that all impacts to the site are avoided. **Plan Requirements and Timing:** The revised pipeline route shall be shown on all pipeline grading and construction plans to be reviewed and approved by the Public Works Department prior to CDP.

MONITORING: RMD shall check plans prior to CDP. RMD/EQAP staff shall spot check during grading and construction to ensure that CA-SBA-73 is avoided.

OR

Should the above recommended action prove unfeasible and the underground route following the future Hyatt - Santa Barbara access road be chosen for pipeline placement, mitigation would depend upon the results of final archaeological work conducted prior to the construction of the proposed road therefore the following measure shall be implemented.

(A5b) An archaeologist familiar with the proposed ARCO Dos Pueblos pipeline plans shall consult with the archaeologist conducting the proposed Hyatt access road to take into consideration the placement of the buried pipeline in the site area. If the proposed pipeline would lie in fill for the proposed access road, then no adverse impacts to the site are expected. However, should trenching for the pipeline go below the fill layer, a Phase III mitigation excavation for the pipeline impacts shall be performed prior to placement of the fill soil. **Plan Requirements and Timing:** Prior to CDP an RMD-qualified archaeologist for the proposed project shall consult with the Hyatt Project archaeologist to determine the significance of the impact to CA-5BA-73 from the reclaimed pipeline and shall provide a written letter relating the results to RMD. If the Phase III mitigation program is required, prior to CDP, the applicant shall hire an RMD-qualified archaeologist to perform the Phase III mitigation program. The program shall be funded by the applicant and monitored by a Native American representative.

MONITORING: Prior to CDP RMD shall approve a letter report and a Phase III mitigation program if necessary. RMD/EQAP staff shall also make an onsite inspection to ensure that the mitigation is carried out.

38. (A1) Aesthetics. The applicant shall submit architectural drawings and site plans including details on the size, location and appearance of signage on and off the project and exterior lighting fixtures of the project for review and approval by BAR prior to Coastal Development Permits.

MONITORING: RMD will check project structures to ensure that all BAR requirements have been incorporated into the project design prior to occupancy clearance.

39. (HM2) Hazardous Materials. The applicant shall submit to EHS a work plan for assessment of hazardous waste or other contamination (i.e., crude oil) on the site. The assessment shall target especially those areas of known oil-drilling activity, including areas surrounding abandoned wells, sites of former aboveground storage tanks, underground piping and suspected sump locations. The work plan must include information on sampling locations of soil and groundwater constituents to be sampled, and sampling and analysis techniques to be utilized. **Plan Requirements and Timing:** Prior to CDP the work plan shall be submitted to EHS. Upon approval of the plan by EHS, the work plan and analysis shall be performed. Results shall be submitted to EHS to determine if further testing is needed. The site assessment shall be completed to the satisfaction of EHS.

MONITORING: EHS shall be responsible for approving the work plan and assessment results. EHS shall also inspect site prior to OC.

40. (HM3) Hazardous Materials. If soil and/or groundwater contamination exists onsite, the applicant shall submit a site remediation plan which will include timeliness for remediation acceptable to EHS. Soil remediation methods could include excavation and onsite treatment, excavation and offsite treatment or disposal, or treatment without excavation. Remediation alternatives for cleanup of contaminated groundwater could include in-situ treatment, extraction and onsite treatment, or extraction and offsite treatment and/or disposal. If site remediation is required, it could increase the extent of excavation currently proposed for the project. This could result in secondary archaeological or biological impacts if excavation is proposed in areas with sensitive biological or archaeological resources. Therefore, the remediation plan should also be approved by RMD to ensure that impacts to these resources would be avoided or mitigated. **Plan Requirements and Timing:** The remediation plan shall be approved by EHS, RMD prior to CDP.

MONITORING: EHS shall approve the remediation plan and shall ensure that the plan is implemented according to the approved schedule. Site inspections shall be made periodically during the remediation effort at the discretion of EHS.

41. **(HM4) Hazardous Materials.** An abandonment plan for the proposed Dos Pueblos Golf Links Project shall be submitted by the applicant and approved by RMD Energy Division, EHS, County Fire Department and DOG. The plan shall follow the draft Site Abandonment Restoration Guidelines (SARG). Refer to Appendix 5.7.3.2 of 92-EIR-16 for The Energy Division's SARG and ARCO's Draft Facilities Operation and Abandonment Plan submitted to the County October 14, 1991.

MONITORING: RMD Energy Division, EHS and County Fire Department shall check plans and ensure their proper implementation prior to CDP.

42. **(HM5) Hazardous Materials.** The applicant shall develop a formal fertilizer/pesticide storage and application plan to be reviewed and approved by the EHS and CACO. This plan shall conform to standards contained in Assembly Bill 2185 and the UFC and Building Code where applicable. In addition, application of chemicals shall be consistent with instructions on container labels and permits for restricted substances shall be obtained from CACO. Storage areas for hazardous materials shall be designed with the following mandatory components:

- a. A low berm around the interior floor to prevent migration of materials in the event of a spill.
- b. The floor shall be a concrete slab.
- c. The berm shall be designed to provide 100 percent containment of any stored liquids.
- d. A fire protection sprinkler system or other approved fire protection system shall be installed in all chemical storage areas.

Plan Requirements: Prior to CDP, the applicant shall submit storage area plans to RMD and EHS for approval. Storage area specifications shall be depicted on all grading and construction plans. **Timing:** The storage area shall be installed prior to occupancy clearance.

MONITORING: EHS and RMD shall site inspect prior to occupancy clearance.

43. **(HM6) Hazardous Materials.** The applicant shall develop a Hazardous Materials Business Plan (HMBP) as applicable with respect to actual stored quantities of hazardous materials and regulatory threshold quantities of hazardous materials and regulatory threshold quantities. Such plans shall conform to the provisions of AB2185/2187. **Plan Requirements:** Prior to occupancy clearance, the applicant shall submit a HMBP to EHS for review and approval. The plan shall be updated annually and shall include a monitoring section. **Timing:** The components of the HMBP shall be implemented prior to occupancy clearance.

MONITORING: EHS shall ensure plan approval and shall site inspect prior to occupancy clearance and periodically through the life of the project.

44. **(HM7) Hazardous Materials.** All wells shall be inspected and reviewed by the DOG and the RMD Energy Division to determine the adequacy of their abandonment. If portions of the casings of the presently existing wells will have to be removed during grading, surface cement plugs placed during abandonment shall be of a sufficient length that the required length of cement will remain after casing removal. If portions of the casings of the presently existing wells will have to be removed during grading, DOG must be contacted for possible requirement for upgrade of surface plugging. All well casings shall be cut off at least 5 feet below the surface of the ground. A steel plate at least as thick as the outer casing shall be welded around the circumference of the outer casing at the top of the casing, after division approval of the surface plug. DOG must also receive and review a site plan showing the locations of all wells in the project and all proposed permanent structures. Recommendations by the DOG and RMD Energy Division regarding reabandonment procedures and positioning of any structures in the vicinity of the wells shall be incorporated into the final project plans. Further requirements regarding reabandonment of wells pursuant to Section 3208.1 of the Public Resources Code (PRC) would be made from an examination of abandoned well conditions. DOG may order the reabandonment of any previously abandoned well if the future construction of any structure over or in the proximity of the well could result in a hazard [California Laws for Conservation of Petroleum and Gas, Publication No. PRC01, November 1991, Article 4, Regulation of Operations, Section 3208.1(a)]. **Plan Requirements:** This measure shall be incorporated into the abandonment plan. **Timing:** The abandonment plan shall be submitted and approved by the RMD Energy Division, EHS, and County Fire Department prior to CDP.

MONITORING: Abandonment and reabandonments shall be visually inspected by RMD Energy Division throughout abandonment procedures.

45. (HM8) Hazardous Materials. If site remediation is required, the remediation plans shall include a Site Health and Safety Plan to be followed throughout all remediation activities to protect the health of the site workers, the public and/or the environment. Excavation areas should be fenced off at sufficient distances to minimize exposure. A dust control program should be included in the site remediation plans requiring frequent wetting of exposed areas, as site remediation could involve extensive excavations. Offsite transportation of contaminated soil may be necessary for treatment or disposal. Transportation times and routes should be prearranged to minimize the potential for accidents or public exposure. All transportation of hazardous wastes would be done under proper manifest and restricted to persons with appropriate training and licensing. **Plan Requirements and Timing:** The remediation plan shall be approved by EHS prior to CDP.

MONITORING: EHS shall approve the remediation plan and shall ensure that the plan is implemented according to the approved schedule. Site inspections shall be made periodically during the remediation effort at the discretion of EHS.

46. (HM9) Hazardous Materials. A geophysical survey shall be performed on the area as part of the assessment identified in condition #39. The survey should locate pipelines and mud pits for appropriate abandonment procedures. Plan requirements timing and monitoring would be the same as for measure HM2.
47. (G1) Geology. The preliminary drainage plan for the project shall be finalized by a civil engineer and shall be designed to ensure that there would be no increase in surface runoff onsite and that surface runoff is conducted in a controlled manner to the base of the sea cliffs or appropriate areas within the major drainage swales. Specifically, runoff from all impervious surfaces such as roofs, pathways and parking areas shall be directed into an engineered drainage control system. The final design for proposed energy dissipators shall consider conformity to existing channels, cross-sectional area to accommodate discharge, and proper sizing of riprap to avoid scour beneath rocks and accomplish dispersion. **Plan Requirements and Timing:** The final drainage plan which includes a maintenance and inspection program to ensure proper functioning, shall be submitted prior to Coastal Development Permit by the applicant to RMD, Public Works and the Flood Control District for review and approval. Drainage plan components shall be installed prior to issuance of Occupancy Clearance (OC).

MONITORING: RMD, Flood Control and Public Works shall ensure compliance with plan requirements prior to CDP and RMD shall ensure installation of drainage control measures prior to OC.

48. (G2) **Geology.** Undersaturation of soils and subsequent increased slope stability shall be maintained through the implementation of the measures listed below.

- a. Deep-rooted, drought-tolerant plant species, as selected by a landscaping specialist, shall be planted on the site to the extent feasible and existing ice plant shall be removed from the cliff face and replaced with species with less surface weight. Removal of the ice plant shall not occur during the rainy season.
- b. Water percolation and soil moisture measurement devices shall be installed in areas of the project site to receive irrigation and water shall be applied at a rate that represents only the consumptive use of the plants.

Plan Requirements: Prior to CDP, a Biological Enhancement/Landscape Plan (BELP) including the above components shall be submitted to RMD for review and approval. **Timing:** The applicant shall implement components of the BELP referenced above prior to OC.

MONITORING: RMD/EQAP staff shall conduct site visits to ensure installation prior to occupancy.

49. (G3) **Geology.** A detailed geological and soils engineering study addressing structure sites, bridge sites, pathways, access roads and pipeline routes shall be prepared to assess surface and subsurface soil conditions (including collapsibility, compressibility, and expansiveness) and determine the structural design criteria. The stability of the existing piperacks to accommodate new pipelines shall also be assessed. The study shall be submitted for review and approval by the County Public Works Department. (This has already been completed by Rick Hoffman and Associates and Pacific Materials Laboratory for the proposed tunnel areas. Recommendations for tunnel construction presented in the existing investigation shall also be incorporated into the project design.) **Plan Requirements:** Grading and construction plans denoting the recommended measures as found in the geological and soils engineering study shall be submitted for review and approved by RMD prior to Coastal Development Permit (CDP). **Timing:** Components of the grading plan shall be implemented prior to issuance of building permits and components of the construction plans shall be implemented prior to issuance of occupancy clearance (OC).

MONITORING: Public Works shall ensure compliance with study requirements prior to CDP. Grading inspectors shall ensure compliance with measures incorporated into the grading plan and building inspectors shall ensure compliance with the structural design measures incorporated into the building plans prior to OC.

50. (F1) **Fire.** Adequate structural access shall be provided to the proposed site. **Plan Requirements:** Emergency access route shall be submitted by the applicant for review and approval by the County Fire Department prior to issuance of CDP and shall be installed prior to construction with combustible materials.

MONITORING: Access shall be reviewed and approved by RMD and County Fire Department prior to construction of combustible materials. The Fire Department and Permit Compliance shall ensure compliance through site inspections.

51. (F2) **Fire.** The applicant shall provide an adequate number of fire hydrants as determined by the County Fire Department. **Plan Requirements:** Prior to Coastal Development Permits, the applicant shall meet with the County Fire Department to review placement of additional fire hydrants throughout the development. **Timing:** Hydrants shall be installed prior to construction with combustible materials.

MONITORING: The County Fire Department shall ensure compliance through visitation of the site.

52. (F3) **Fire.** Buildings proposed as part of the project shall be equipped with automatic sprinkler systems, as determined by the County Fire Department. **Plan Requirements:** Prior to installation, the applicant shall meet with the County Fire Department to review sprinkler system plans. **Timing:** Sprinkler systems shall be installed and inspected during construction.

MONITORING: The County Fire Department shall ensure compliance prior to occupancy.

53. (S1) **Solid waste.** The applicant shall submit a Solid Waste Management Source Reduction Plan to RMD and Public Works for review and approval. The plan shall include the following components:

- a. Implementation of a curbside recycling program in coordination with Marborg Disposal Company to serve the new development, including provision of accessible recyclable collection areas where needed within the project site with bins for storage of recyclable material;
- b. The provision of composting facilities for the onsite recycling of all green wastes;
- c. The provision of built-in compartmentalized recyclable material collection bins within each structure;
- d. A listing of building supply merchandisers that would provide recycled materials to be used in construction and description of how these materials would be used;
- e. A provision stating that recycled materials would be used in construction including a list of such supplies and suppliers.

Plan Requirements and Timing: The applicant shall submit a Solid Waste Management Program to RMD and Solid Waste (Public Works) for review and approval prior to approval of a CDP.

MONITORING: RMD and Public Works shall site inspect as necessary.

54. **DELETED.**

55. **(ALU1) Agricultural Land Use.** During grading of areas of Class II soil (as shown in Figure 1 in Appendix A to 92-EIR-16, ARCO letter comment 213), the following procedures will be followed:

Cut Areas

- a. Topsoil to a depth of 24 inches will be removed and stockpiled separately;
- b. Upon completion of the cut, the underlying subsoil shall be ripped to a depth of 18 inches with ripper shanks placed no more than 18 inches apart; and
- c. The previously removed top soil shall be replaced in 12-inch lifts in the same area it was removed from and will be ripped to a depth of 18 inches with ripper shanks placed no more than 18 inches apart. This soil will not be compacted.

Fill Areas

- a. Topsoil to a depth of 24 inches will be removed and stockpiled separately;
- b. Upon completion of the top soil removal, the underlying subsoil shall be ripped to a depth of 18 inches with ripper shanks placed no more than 18 inches apart;
- c. Clean subsoil that was removed from the Class II soil cut areas shall be used as fill and shall be placed in 12-inch lifts with no compaction;
- d. Once the fill is placed, the top 18 inches shall be ripped with ripper shanks placed no more than 18 inches apart; and
- e. The previously removed top soil shall be replaced in the same area it was removed from and will be ripped to a depth of 18 inches with ripper shanks placed no more than 18 inches apart.

Stockpiled topsoil shall be protected from wind and water erosion. The replaced topsoil shall be revegetated and protected from erosion. The above activities shall be monitored for compliance.

Plan Requirements: Grading plans denoting the recommended measures shall be submitted to RMD for review and approval prior to Coastal Development Permit (CDP). **Timing:** Components of the grading plan shall be implemented prior to issuance of building permits.

Monitoring: Grading inspectors shall ensure compliance with measures in the grading plan through periodic site inspection.

56. (ALU2) Agricultural Land Use. It shall be stipulated in the Conditional Use Permit (CUP) that in the event of a permanent closure of the golf links facility, agricultural land use shall be given preference on the project site's prime soil.
57. Pursuant to the Administrative Guidelines for Housing Impact Assessment for Non-Residential Projects, the applicant shall contribute in-lieu fees of \$35,000.00 per housing unit demand over the first unit generated by the project. The housing demand is determined based on the number of anticipated employees generated by the project. The reclaimed water option will generate 32 employees. Affordable housing demand is determined by the following formula: $32 \text{ (employees)} / 1 \text{ (employee density factor)} * 0.27 \text{ (new-to-the-area proportion of total employees based upon "other" use)} * 0.37 \text{ (low to moderate proportion of new-to-the-area employees)} / 1.4 \text{ (workers per household or unit)}$. Therefore, using the above formula, the applicant shall contribute \$44,800.00. **Timing:** All in-lieu fees shall be paid prior to issuance of the Coastal Development Permit. As an alternative, the applicant shall enter into an agreement with the County of Santa Barbara, satisfactory to County Counsel and RMD, agreeing to provide for the development of one (1) affordable housing unit. The unit may be provided through direct provision on the project site or on an alternate site. If the applicant chooses to provide for the development of one affordable housing unit, prior to the issuance of the CDP the applicant shall enter into an agreement with the County, subject to County Counsel's approval that one unit shall be affordable based on RMD's "Model" *Agreement to Provide Affordable Housing* approved by the Board of Supervisors. The agreement shall contain timing by which the unit must be built and monitoring requirements to ensure its affordability. Income eligibility of prospective low or moderate buyer or renter shall be determined by the County or its designee. An intent to reside statement shall be required of the potential owner or renter of the low or moderate-income unit. The maximum sales price or rental rate of the low or moderate income unit shall not exceed the maximum levels established by RMD, consistent with the provisions of the Housing Element. Said low or moderate

income unit shall be retained as an affordable unit for a period of 30 years. Provisions for resale controls to implement this condition shall be recorded in the agreement between the applicant and the County using the "Model" *Deed Restriction to Control the Resale of Property* approved by the Board of Supervisors.

Monitoring: RMD staff shall ensure that either in-lieu fees have been paid or an agreement to supply an affordable unit is in place prior to issuance of the CDP. If in-lieu is not selected, the agreement mentioned above shall contain additional monitoring requirements.

58. Two performance securities shall be provided by the applicant prior to land use clearance, one equal to the value of installation of all items listed in section (a) below (labor and materials) and one equal to the value of maintenance and/or replacement of the items listed in section (a) for three years of maintenance of the items. The amounts shall be agreed to by RMD. Changes to approved landscape plans may require a substantial conformity determination or a modification to the plan. The installation security shall be released upon satisfactory installation of all items in section (a). If plants and irrigation (and/or any items listed in section (a) below) have been established and maintained, RMD may release the maintenance security two years after installation. If such maintenance has not occurred, the plants or improvements shall be replaced and the security held for another year. If the applicant fails to either install or maintain according to the approved plan, RMD may collect security and complete work on property. The installation security shall guarantee compliance with the provision below:

- (a) Installation of the Biological Enhancement/Landscape Plan (BELP) prior to occupancy clearance.

MONITORING: RMD shall inspect landscaping and improvements for compliance with approved plans prior to authorizing release of both installation and maintenance securities.

59. Landscaping shall be maintained for the life of the project.
60. Prior to the issuance of the CDP for the cart barn in the location shown on the Site Plan, a Lot Line Adjustment shall be approved and executed with a Record of Survey so that the cart barn is situated entirely within the applicant's property (not over the property line).
61. Golf course use shall occur only during daylight hours and shall terminate by dark. Night lighting for night use of the course is prohibited.

62. The clubhouse facilities shall be open to the public. The facilities shall not be leased or used for private banquets or receptions not associated with golf play. Food service is intended for golfers during daylight hours only. The grill shall close no later than 1/2 hour after sunset.
63. The conversion of any portion of this public golf course to private or restricted use requires additional discretionary review and approval.
64. DELETED.
65. The applicant shall prohibit any additional connections to their private reclaimed water line.
66. The on-site Antiquated Naples lots shall not be developed with single family residences.
67. No signs of any type are approved with this action unless otherwise specified. All signs require a separate CDP and BAR approval and shall comply with the Santa Barbara County Code Chapter 35 (Sign Regulations).
68. All final conditions of approval (Planning Commission or Board of Supervisors) shall be printed in their entirety on appropriate construction or building plans submitted to RMD or Building and Development Division of Public Works. For any subsequent development on any parcels created by the project, each set of plans accompanying a CDP shall contain these conditions.
69. Prior to CDP issuance, the applicant shall pay all applicable RMD permit processing fees in full.
70. Any change of use in the proposed building or use shall be subject to full environmental analysis and discretionary review by the Planning Commission.
71. All plans and programs shall be implemented as approved.
72. This Conditional Use Permit is not valid until a Coastal Development Permit for the development and/or use has been obtained. Failure to obtain said Coastal Development Permit shall render this Conditional Use Permit null and void. It is anticipated that two separate Coastal Development Permits will be issued: the first for demolition and abandonment of the existing facilities, and the second for the construction of the golf links and related improvements. Prior to the issuance of the Coastal Development Permit, all of the conditions for each separate activity listed in this Conditional Use Permit that are required to be satisfied for that activity prior to issuance of the Coastal Development Permit

must be satisfied. Upon issuance of the Coastal Development Permit, the Conditional Use Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the Board of Supervisors.

73. If the Planning Commission determines at a Noticed Public Hearing, that the permittee is not in compliance with any permit conditions, pursuant to the provisions of Sec.35-181 of Article II of the Santa Barbara County Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete, or add conditions to this permit.
74. Any use authorized by this CP shall immediately cease upon expiration or revocation of this CP. Any Coastal Development Permit issued pursuant to this CP shall expire upon expiration or revocation of the CP. CP renewals must be applied for prior to expiration of the CP.
75. The applicants acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed to be acceptance by the permittee of all conditions of this permit.
76. Within 2 years after the effective date of this permit, construction and/or the use shall commence. Construction or use cannot commence until a Coastal Development Permit has been issued.
77. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with the Resource Management Department prior to the expiration date.
78. Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attach, set aside, void, or annul, in whole or in part, the County's approval of the Conditional Use Permit. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
79. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for in section 66499.37, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a

court of law, the entire project shall be reviewed by the Planning Commission and no approval shall be issued unless substitute feasible mitigation conditions/measures are imposed.

III. This permit is issued pursuant to the provisions of Sections 35-132.8, 35-172.8, 35-169 of the Coastal Zoning Ordinance of the County of Santa Barbara and is subject to the foregoing conditions and limitations; and this permit is further governed by the following provisions:

1. If any of the conditions of the Conditional Use Permit are not complied with, the Planning Commission, after written notice to the permittee and a noticed public hearing, may revoke the Conditional Use Permit.
2. A Conditional Use Permit shall become null and void and automatically revoked if the use permitted by the Conditional Use Permit is discontinued for more than one year.
3. All time limits imposed may be extended by the Planning Commission one time for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with the Resource Management Department prior to the expiration date.

Albert J. McCurdy by *D. Hester*

Albert J. McCurdy, Secretary,
Santa Barbara County Planning Commission

8/23/93
Date

Case File: 91-CP-085
Permanent File
Ken Marshall, Interface Planning, 829 De La Vina, #210, Santa Barbara, CA 93101
David Palmer, Jr., Schramm and Raddue, P.O. Box 1260, Santa Barbara, CA 93102
R.W. Hollis, Jr., ARCO Oil & Gas Company, Route 1, Box 275, Goleta, CA 93117
California Coastal Commission, 89 South California Street, Suite 200, Ventura, CA 93001
Fire Department
Flood Control
Park Department
Public Works
APCD
Environmental Health Services
County Surveyor
County Counsel
Richard Corral, Planning Technician
Clerk of the Board (File #93-18,853)
Planners: S. Goggia/G. Wheeler/D. Meester/K. Drude

G:GROUP\PC_STAFF\WP\PC_CUP\91CP085.526

EXHIBIT NO. 10

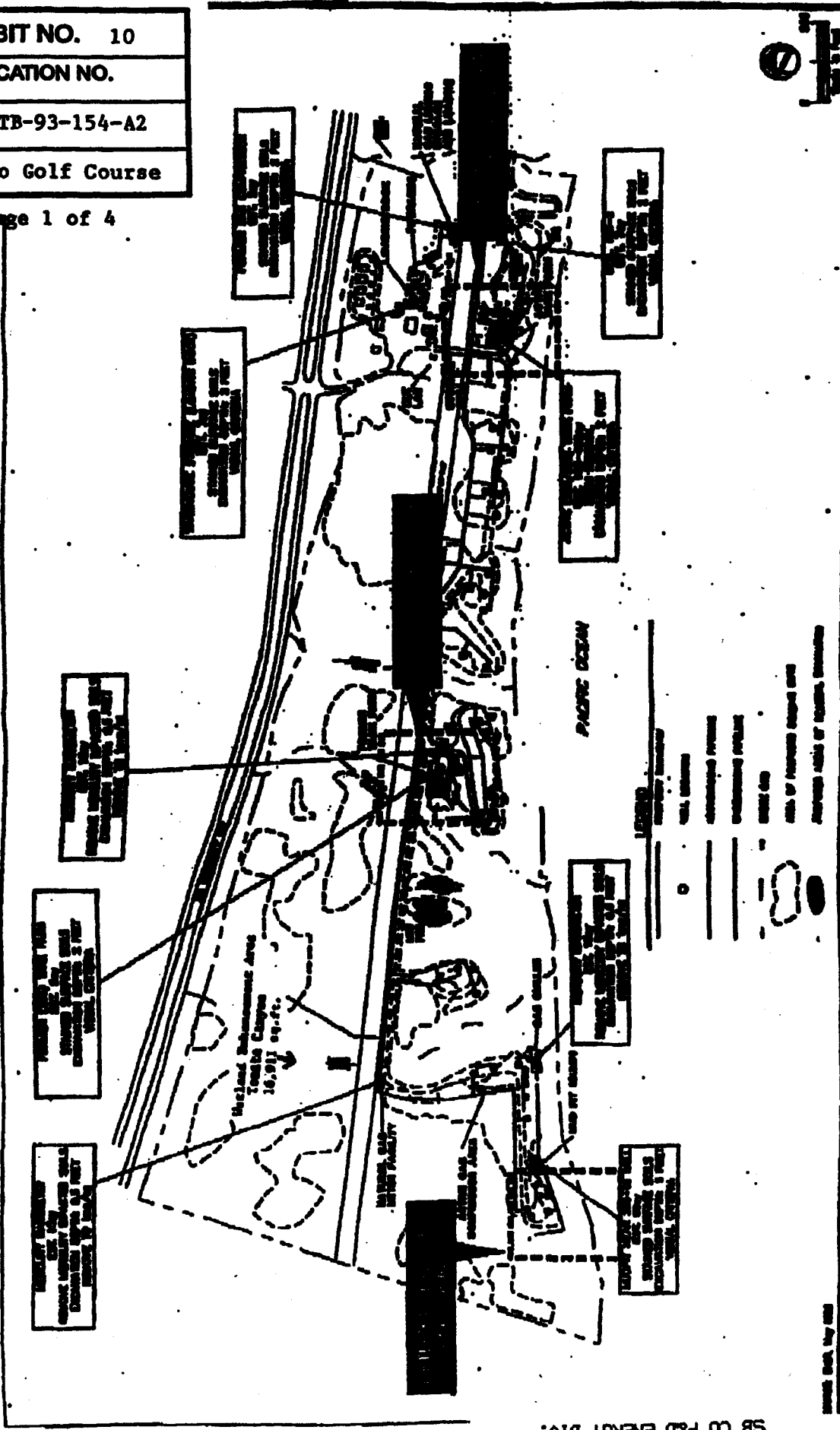
APPLICATION NO.

4-STB-93-154-A2

Arco Golf Course

Page 1 of 4

GENERAL WETLANDS LOCATION MAP
(See Pages 2 through 4 of Exhibit)

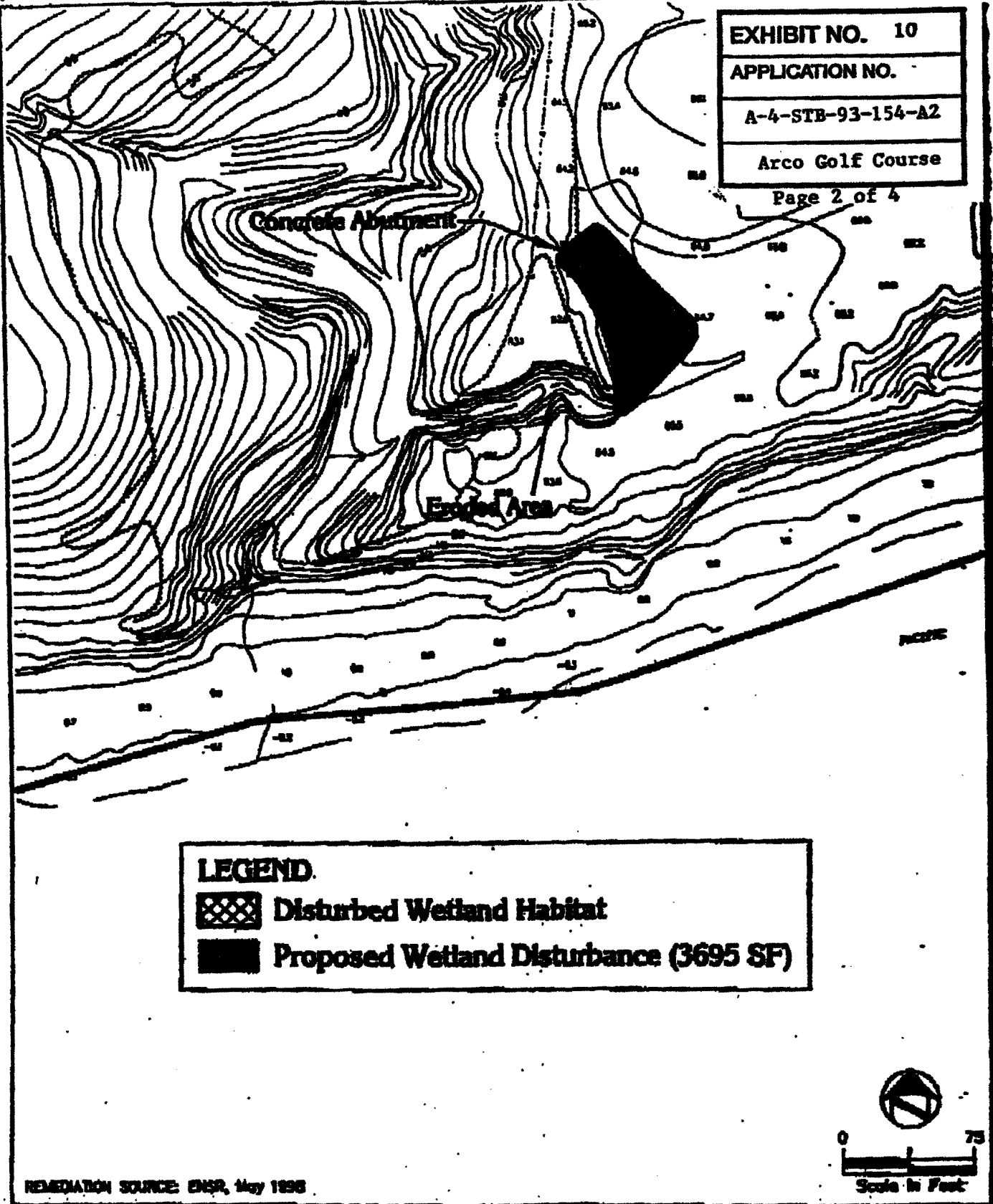


San Francisco Bay Area
San Francisco Bay Area
San Francisco Bay Area

SB 00 P&D ENERGY DIV.
805 568 2522 P. 02/05

EXHIBIT NO. 10
APPLICATION NO.
A-4-STB-93-154-A2
Arco Golf Course

Page 2 of 4



**Dos Pueblos Golf Course - Remediation Action Plan Wetland Permitting
Wetland Impacts for Proposed Concrete Abutment Removal & Erosion Control**




FIGURE
2

EXHIBIT NO. 10
APPLICATION NO.
A-4-STB-93-154-A2
Arco Golf Course

Page 3 of 4

Excavation Area

LEGEND

-  Proposed Area of Disturbance for Soils Remediation
-  Disturbed Wetland Habitat
-  Proposed Wetland Disturbance (2600 SF)



0 75
Scale in Feet

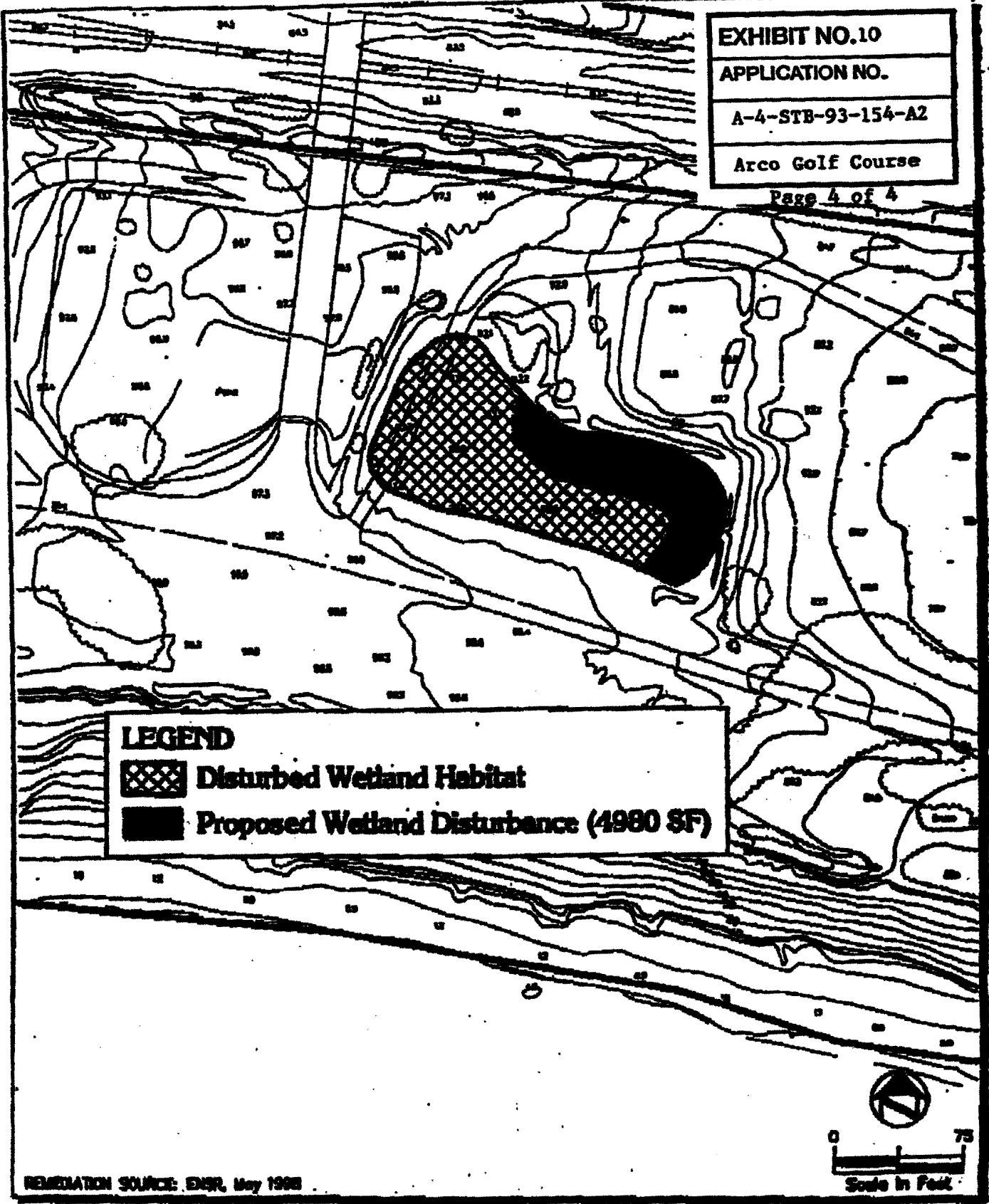
REVISION SOURCE: BSR, May 1998

**Oso Pueblos Golf Course - Remediation Action Plan Wetland Permitting
Wetland Impacts for Proposed Soils Remediation at Former Tank Farm**

**FIGURE
3**

EXHIBIT NO.10
APPLICATION NO.
A-4-STB-93-154-A2
Arco Golf Course

Page 4 of 4



LEGEND

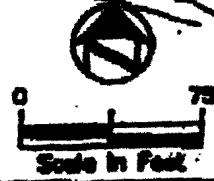


Disturbed Wetland Habitat



Proposed Wetland Disturbance (4980 SF)

REMEDIATION SOURCE: ENR, May 1998



**Dos Pueblos Golf Course - Remediation Action Plan Wetland Permitting
Wetland Impacts for Proposed Soils Remediation at Active Tank Farm**

FIGURE
4



EXHIBIT NO. 11
APPLICATION NO.
A-4-STB-993-154-A-2
Arco Golf Course

Page 1 of 11

SANTA BARBARA COUNTY COASTAL PLAN

JANUARY 1982

**(Contains text amendments through October 1994
and updated pages done June 1995)**

Approved by the Board of Supervisors

January 1980

Partially Certified by the State Coastal Commission

March 1981

This plan was prepared with financial assistance from the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration, under the provisions of the Federal Coastal Zone Management Act of 1972.

**Planning and Development Department
Comprehensive Planning Division
123 East Anapamu Street
Santa Barbara, California 93101-2058
(805) 568-2000**

3.1 INTRODUCTION

The policies established by the Coastal Act focus on the protection of coastal resources and the regulation of development in the coastal zone. These resource protection policies govern land resources, which include environmentally sensitive habitat areas and prime agricultural lands, recreational resources, the marine environment (i.e., streams, wetlands, and coastal waters), scenic resources such as views to and along the ocean, and air quality. The stress of these policies is on resource conservation. Coastal Act development policies govern all aspects of development including land divisions, industrial development, and new and/or expanded public works facilities. The emphasis of the Coastal Act development policies is on encouraging well-planned and orderly development which is compatible with resource protection and conservation.

The text and the policies set forth in this chapter are, in many aspects, the core of the land use plan. They establish the parameters for evaluating future development projects within the County's coastal zone, and set forth the measures that the County should take to achieve the degree of resource protection required by the Coastal Act. Furthermore, these local policies will serve as the foundation for the ordinances that will implement the land use plan.

This chapter is organized into major topics which reflect the principal coastal resource protection and development issues in Santa Barbara County. Each section is prefaced with pertinent policies from the Coastal Act and is followed by a discussion of local issues and problems related to the topic. The issues section attempts to pinpoint where County practices and regulations fall short of, or conflict with, the provisions of the Coastal Act. Finally, each topic area is concluded with recommended policies to bring the County into conformity with the Coastal Act. After certification, all new development in the County's coastal zone will have to meet the standards set forth in these policies.

The following general policies shall provide the framework for the land use plan:

- Policy 1-1: The County shall adopt the policies of the Coastal Act (PRC Sections 30210 through 30263) as the guiding policies of the land use plan.
- Policy 1-2: Where policies within the land use plan overlap, the policy which is the most protective of coastal resources shall take precedence.
- Policy 1-3: Where there are conflicts between the policies set forth in the coastal land use plan and those set forth in any element of the County's Comprehensive Plan or existing ordinances, the policies of the coastal land use plan shall take precedence.

DEVELOPMENT POLICIES

- Policy 2-1:** In order to obtain approval for a division of land, the applicant shall demonstrate that adequate water is available to serve the newly created parcels except for parcels designated as "Not A Building Site" on the recorded final or parcel map.
- Policy 2-2:** The long term integrity of groundwater basins or sub-basins located wholly within the coastal zone shall be protected. To this end, the safe yield as determined by competent hydrologic evidence of such a groundwater basin or sub-basin shall not be exceeded except on a temporary basis as part of a conjunctive use or other program managed by the appropriate water district. If the safe yield of a groundwater basin or sub-basin is found to be exceeded for reasons other than a conjunctive use program, new development, including land division and other use dependent upon private wells, shall not be permitted if the net increase in water demand for the development causes basin safe yield to be exceeded, but in no case shall any existing lawful parcel be denied development of one single family residence. This policy shall not apply to appropriators or overlying property owners who wish to develop their property using water to which they are legally entitled pursuant to an adjudication of their water rights.
- Policy 2-3:** In the furtherance of better water management, the County may require applicants to install meters on private wells and to maintain records of well extractions for use by the appropriate water district.
- Policy 2-4:** Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.
- Policy 2-5:** Water-conserving devices shall be used in all new development.
- Policy 2-6:** Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan. Where an affordable housing project is proposed pursuant to the Affordable Housing Overlay regulations, special needs housing or other affordable housing projects which include at least 50% of the total number of units for affordable housing or 30% of the total number of units affordable at the very low income level are to be served by entities that require can-and-will-serve letters, such projects shall be presumed to be consistent with the water and sewer service requirements of this policy if the project has, or is conditioned to obtain all necessary can-and-will-serve letters at the time of final map recordation, or if no map, prior to issuance of land use permits. *(amended by 93-GP-11)*

3.4.3 POLICIES

- Policy 4-1:** Areas within the coastal zone which are now required to obtain approval from the County Board of Architectural Review, because of the requirements of the "D"-Design Supervision Combining Regulations or because they are within the boundaries of Ordinance #453, shall continue to be subject to design review. In addition, developments in all areas designated on the land use plan maps as Commercial, Industrial, or Planned Development and residential structures on bluff top lots shall be required to obtain plan approval from the County BAR.
- Policy 4-2:** All commercial, industrial, planned development, and greenhouse projects shall be required to submit a landscaping plan to the County for approval.
- Policy 4-3:** In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.
- Policy 4-4:** In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.
- Policy 4-5:** In addition to that required for safety (see Policy 3-4), further bluff setbacks may be required for oceanfront structures to minimize or avoid impacts on public views from the beach. Blufftop structures shall be set back from the bluff edge sufficiently far to insure that the structure does not infringe on views from the beach except in areas where existing structures on both sides of the proposed structure already impact public views from the beach. In such cases, the new structure shall be located no closer to the bluff's edge than the adjacent structures.
- Policy 4-6:** Signs shall be of size, location, and appearance so as not to detract from scenic areas or views from public roads and other viewing points.
- Policy 4-7:** Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.

for acquisition by the County Park Department and State Department of Parks and Recreation as shown in Table 3-6. In addition, existing and proposed access areas are depicted on the land use plan maps. A schedule for acquisition of these sites will be developed during the zoning and implementation phase of the LCP.

Policy 7-1: The County shall take all necessary steps to protect and defend the public's constitutionally guaranteed rights of access to and along the shoreline. At a minimum, County actions shall include:

- a) Initiating legal action to acquire easements to beaches and access corridors for which prescriptive rights exist consistent with the availability of staff and funds.
- b) Accepting offers of dedication which will increase opportunities for public access and recreation consistent with the County's ability to assume liability and maintenance costs.
- c) Actively seeking other public or private agencies to accept offers of dedications, having them assume liability and maintenance responsibilities, and allowing such agencies to initiate legal action to pursue beach access.

Policy 7-2: For all development* between the first public road and the ocean granting of an easement to allow vertical access to the mean high tide line** shall be mandatory unless:

- a) Another more suitable public access corridor is available or proposed by the land use plan within a reasonable distance of the site measured along the shoreline, or
- b) Access at the site would result in unmitigable adverse impacts on areas designated as "Habitat Areas" by the land use plan, or
- c) Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or
- d) The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner. In no case, however, shall development interfere with the public's right of access to the sea where acquired through use unless an equivalent access to the same beach area is guaranteed.

The County may also require the applicant to improve the access corridor and provide bike racks, signs, parking, etc.

* Policies 7-2 and 7-3 shall not apply to developments excluded from the public access requirements of the Coastal Act by PRC Section 30212 or to development incidental to an existing use on the site.

** The mean high tide line (ordinary high water mark) is an ambulatory line which may vary over time as a result of climatic and other influences. The line is the normal or average inland extent of tidal influence.

- **Policy 7-3:** For all new development* between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County, based on findings reflecting historic use, existing and future public recreational needs, and coastal resource protection. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public lateral access shall be removed as a condition of development approval.
- Policy 7-4:** The County, or appropriate public agency, shall determine the environmental carrying capacity for all existing and proposed recreational areas sited on or adjacent to dunes, wetlands, streams, tidepools, or any other areas designated as "Habitat Areas" by the land use plan. A management program to control the kinds, intensities, and locations of recreational activities so that habitat resources are preserved shall be developed, implemented, and enforced. The level of facility development (i.e., parking spaces, camper sites, etc.) shall be correlated with the environmental carrying capacity.
- Policy 7-5:** For areas controlled by Federal, State, County, or District agencies, in a zone extending approximately 250 feet inland from the mean high tide line, priority shall be given to coastal dependent and related recreational activities and support facilities. However, camping facilities should be set back from the beach and bluffs and near-shore areas reserved for day use activities. Recreational activities that are not coastal dependent may be located within this 250-foot zone if the less desirable coastal dependent support facilities (parking, restrooms, etc.) are located inland. In no case shall facilities, except for required structures (i.e., life-guard towers, volleyball nets, etc.), be located directly on the dry sandy beach.
- Policy 7-6:** Recreational uses on oceanfront lands, both public and private, that do not require extensive alteration of the natural environment (i.e., tent campgrounds) shall have priority over uses requiring substantial alteration (i.e., recreational vehicle campgrounds).

* See footnote on previous page.

recreational facilities shall not impede views between U.S. 101 and the ocean, shall minimize grading, removal of vegetation, and paving, and be compatible with the rural character of the area. Existing natural features shall remain undisturbed to the maximum extent possible, and landscaping shall consist of drought-tolerant species.

Policy 7-14: Campgrounds and ancillary facilities sited south of U.S. 101 between Ellwood and Gaviota shall be set back as far as feasible from the beach in order to reserve near-shore areas for day use. Where feasible, new recreational facility development, particularly campgrounds and parking lots, shall be located north of U.S. 101.

Policy 7-15: The vegetation in the small canyons at the mouths of Canada San Onofre and Canada del Molino streams shall not be disturbed by recreational development or use.

Policy 7-16: All new development on State-owned lands shall be in conformance with a recreational master plan approved by the County and the Coastal Commission. The master plan shall include maps showing locations of proposed facilities and a text describing the entire scope of the State's long-range plans for the Ellwood to Gaviota area, i.e., numbers of campsites, restrooms, parking lots, kinds of recreational activities to be accommodated, etc. In addition, the master plan shall conform to the following criteria:

- a. Facilities for overnight use by out-of-County visitors shall be balanced with those for day use by local residents.
- b. Intensities and kinds of recreational uses shall be controlled so as not to exceed the environmental carrying capacity of the area.
- c. Alternative transportation systems to provide access to State parks (i.e., shuttle buses) shall be used where feasible.

Policy 7-17: Since existing parks in the Ellwood to Gaviota area already provide extensive facilities for recreational vehicle camping, priority in future development shall be for campgrounds that would be accessible by bicycle and pedestrian trails only and for hostels.

Policy 7-18: Expanded opportunities for access and recreation shall be provided in the Gaviota Coast planning area.

Dunes
Wetlands²
Native Grasslands
Vernal Pools
Butterfly Trees
Marine Mammal Rookeries
and Hauling Grounds
White-tailed Kite Habitat

Subtidal Reefs
Rocky Points and Intertidal Areas
Kelp Beds
Seabird Nesting and Roosting Areas
Native Plants²
Streams²

Due to the limitations of mapping techniques and, in some cases, incomplete information on habitat areas, the following policies shall apply to development on parcels designated as a habitat area on the land use plan and/or resource maps and to development on parcels within 250 feet of a habitat area or projects affecting an environmentally sensitive habitat area.

POLICIES:

9-1: Prior to the issuance of a development permit, all projects on parcels shown on the land use plan and/or resource maps with a Habitat Area overlay designation or within 250 feet of such designation or projects affecting an environmentally sensitive habitat area shall be found to be in conformity with the applicable habitat protection policies of the land use plan. All development plans, grading plans, etc., shall show the precise location of the habitat(s) potentially affected by the proposed project. Projects which could adversely impact an environmentally sensitive habitat area may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the applicant.

Habitats found in the County and policies for protecting these habitats are listed below. These policies are in addition to existing State and Federal regulations which protect many species of plants and animals and their habitats.

HABITAT TYPE: Dunes

Location: Guadalupe (Mussel Rock), Surf, Devereux, Channel Islands

Description: Dunes are distinct and sensitive ecosystems that contain many rare, endangered, protected, or unusual plant and animal species. Dune

² Most native plant communities are not designated on the land use plan and resource maps because they exist in so many locations throughout the coastal zone. Only major streams and wetlands are shown on the land use plan maps.

Additional wetlands exist at the mouth of numerous streams. These habitats, although smaller, contain many of the rare and endangered plant and animal species mentioned above and thus are important resources to be protected.

Policies:

- 9-6: All diking, dredging, and filling activities shall conform to the provisions of Sections 30233 and 30607.1 of the Coastal Act. Dredging, when consistent with these provisions and where necessary for the maintenance of the tidal flow and continued viability of the wetland habitat or for flood control purposes, shall be subject to the following conditions:
- a. Dredging shall be prohibited in breeding and nursery areas and during periods of fish migration and spawning.
 - b. Dredging shall be limited to the smallest area feasible.
 - c. Designs for dredging and excavation projects shall include protective measures such as silt curtains, diaphragms, and weirs to protect water quality in adjacent areas during construction by preventing the discharge of refuse, petroleum spills, and unnecessary dispersal of silt materials. During permitted dredging operations, dredge spoils may only be temporarily stored on existing dikes or on designated spoil storage areas, except in the Atascadero Creek area (including San Jose and San Pedro Creeks) where spoils may be stored on existing storage areas as delineated on the Spoil Storage Map, dated February, 1981. (Projects which result in discharge of water into a wetland require a permit from the Regional Water Quality Control Board.)
- 9-7: Dredge spoils shall not be deposited permanently in areas subject to tidal influence or in areas where public access would be significantly adversely affected. When feasible, spoils should be deposited in the littoral drift, except when contaminants would adversely affect water quality or marine habitats, or on the beach.
- 9-8: Boating shall be prohibited in all wetland areas except for research or maintenance purposes.
- 9-9: A buffer strip, a minimum of 100 feet in width, shall be maintained in natural condition along the periphery of all wetlands. No permanent structures shall be permitted within the wetland or buffer area except structures of a minor nature, i.e., fences, or structures necessary to support the uses in Policy 9-10.

The upland limit of a wetland shall be defined as: 1) the boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover; or 2) the boundary between soil that is predominantly hydric and soil that is predominantly nonhydric; or 3) in the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation and land that is not.

Description: At one time, native grassland communities covered much of California. However, overgrazing and competition with European weedy species introduced at the time of Spanish settlement have all but eliminated the native grasses from California. Twenty-six of these native grass species are listed as rare, endangered, or possibly extinct by the California Native Plant Society. Additionally, numerous wildflower species occur within the native grassland community. Wildflowers, because of their varying colors, add a unique visual resource to this habitat. The grassland community is sensitive to disturbance, particularly from cattle grazing. Disruption to this community increases its vulnerability to takeover by introduced species.

Policies:

9-17: Grazing shall be managed to protect native grassland habitat.

9-18: Development shall be sited and designed to protect native grassland areas.

HABITAT TYPE: Vernal Pools

Location: Isla Vista

Description: These small fragile communities are the result of rain or runoff in areas of poor drainage, and support interesting ecological communities during winter and early spring. Plants typical of vernal pools include Downingia spp., Lepidium spp., and Lythrum hyssopifolia. The Pacific Tree Frog, the Western Toad, the California Tiger Salamander, and the Southern Long-toed Salamander commonly inhabit the pools along with migratory birds who use them in the spring as resting places. Due to spotty distribution and the degree of adaptation needed for the fluctuating environmental conditions in this community, these areas often support endangered and rare plant and animal species. The pools also provide water and forage for small grazing animals such as rabbits, mice, voles and gophers (Howald, 1979). Vernal pools are threatened by site development, fire prevention measures, mosquito control activities, mowing, disking, and draining. In an undisturbed state, vernal pools are valuable for scientific and educational purposes.

Several vernal pools sites are found on undeveloped parcels in the south-westerly area of Isla Vista. These pools are subject to impacts from mosquito abatement practices, fire prevention measures, and disking. An endangered plant, Lasthenia conjugens, is found in these pools.

Policies:

9-19: No mosquito control activity shall be carried out in vernal pools unless it is required to avoid severe nuisance.

