

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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DATE: February 21, 2006
TO: Commissioners and Interested Persons
FROM: Jack Ainsworth, Deputy Director
Gary Timm, District Manager
Steve Hudson, Supervisor, Planning and Regulation
Shana Gray, Coastal Program Analyst
SUBJECT: Santa Barbara County Local Coastal Program Amendment No. MAJ-2-04-C (Ocean Meadows Rezone) for Public Hearing and Commission Action at the March 7, 2006, Commission Meeting in Monterey.

DESCRIPTION OF THE SUBMITTAL

Santa Barbara County is requesting an amendment to the Coastal Land Use Plan (LUP) and Coastal Zoning Ordinance/Implementation Plan (CZO/IP) portion of its certified Local Coastal Program (LCP) to modify land use and zoning designations on a portion of Assessor Parcel Number (APN) 073-090-062 from Planned Residential Development to Recreation.

The County of Santa Barbara submitted Local Coastal Program Amendment 2-04 on December 20, 2004. The amendment consists of four separate changes to the County's certified LCP: (A) updates to policies and regulations to address the environmentally preferred mode of transporting crude oil produced offshore; (B) new policies and regulations to promote timely and appropriate abandonment of oil and gas facilities; (C) modification of land use and zoning designations on a portion of APN 073-090-062 from Planned Residential Development to Recreation; and (D) amendment of the Goleta Community Plan to incorporate Ellwood-Devereux Open Space Plan with biological, public access, and environmental hazards policies and resource maps. ***This staff report and recommendation only deals with Part C of the amendment.*** Part A was withdrawn by the County. Part B was approved as submitted on February 16, 2005. Part D is the subject of a separate staff report for the April Commission hearing. The amendment submittal for all parts was deemed complete and filed on January 25, 2005. At its March 2005 Commission meeting, the Commission extended the 90-day time limit to act on Local Coastal Program Amendment 2-04 Parts C & D for a period not to exceed one year. ***The Commission must therefore act upon the amendment by its April 2006 Commission meeting.***

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing, ***reject*** the proposed amendment and ***approve*** it only if modified as suggested. The amendment proposes changes to the land use and zoning maps to rezone a portion of a specific parcel, presently utilized as a golf course, from residential to recreation. The standard of review

for the land use plan designation change is whether the land use plan is consistent with the policies of Chapter 3 of the Coastal Act. The standard of review for the proposed zoning map change is conformance with the provisions of the Land Use Plan (LUP) portion of the certified Santa Barbara County Local Coastal Program. The redesignation/rezoning of the parcel to recreation would not adversely impact coastal resources and is consistent with the Chapter Three policies of the Coastal Act. However, two clarifying suggested modifications have been made to ensure that the amendment is consistent with the existing provisions of the LCP: (1) update a Goleta Community Plan policy to reflect the revised zoning of the subject parcel and (2) to specifically allow habitat restoration activities as a permitted use on Recreation-zoned properties, such as the golf course, consistent with the intent of the zone district. See associated Motions and Resolutions on **Page 4**.

STB-MAJ-2-04-C is a project-driven amendment to facilitate the Ocean Meadows Residences Project which, as proposed, would concentrate residential development in one portion of the subject parcel while allowing the remainder, which has been previously developed with an existing golf course, to be designated recreation and open space. The County considers the approval of the subject amendment (rezone of the golf course property) to be an essential part of the Ocean Meadows Residence Project, which clusters residential development potential on the approximately 70 acre Ocean Meadows Golf Course parcel by limiting residential development to a 6.5-acre portion of the parcel and allowing the existing golf course to continue operation on the remaining 63.5 acre portion of the property. The redesignation/rezoning of the active golf course from residential to open space and recreation will eliminate all future residential development potential on the majority of the property and will allow the existing golf course to remain. In this case, since the existing golf course, which is open to the public, is located on land which is currently zoned for residential development, the subject rezone would bring this currently non-conforming use into conformance.

Although the Ocean Meadows Residences Project and Ellwood-Devereux Open Space Planning effort may be indirectly linked to the amendment, the subject amendment is specifically limited to the redesignation/rezone of a majority of the golf course property. The redesignation/rezone is consistent with the relevant policies of the Coastal Act and the existing LCP. ***The approval of this amendment does not in any way approve, or imply approval, of any portion of the Ocean Meadows Residences Project, or the components of the Ellwood-Devereux Open Space Plan.***

The subject amendment does not authorize any new development, the amendment is focused solely on the redesignation/rezone of 63.5 acres of property from Planned Residential Development to Recreation. New development on the subject property would be subject to separate review and would be required to meet all the other provisions of the LCP, including but not limited to environmentally sensitive habitat and wetland setbacks.

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EXHIBITS

- Exhibit 1. Board of Supervisors Resolution 04-304**
- Exhibit 2. Board of Supervisors Resolution 04-298**
- Exhibit 3. Ordinance 4553 (Case No. 03RZN-00000-00002)**
- Exhibit 4. Certified PRD (Planned Residential Development) Zone District**

- Exhibit 5. Certified REC (Recreation) Zone District
 - Exhibit 6. Vicinity Map
 - Exhibit 7. Parcel Map
 - Exhibit 8. Certified Land Use Map (Goleta Community Plan)
 - Exhibit 9. Certified Zone District Map (Goleta Community Plan)
 - Exhibit 10. West Devereux Plan Area (Goleta Community Plan)
 - Exhibit 11. Proposed Rezone Map
 - Exhibit 12. Proposed Ocean Meadows Residences Site Plan & Vesting Tentative Maps
 - Exhibit 13. Proposed Ellwood-Devereux Open Space Trails Map
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SUBSTANTIVE FILE DOCUMENTS

Resolution No. 04-304, County of Santa Barbara, *In the matter of submitting to the Coastal Commission amendments to the text and maps of the Santa Barbara County Local Coastal Program*, passed, approved, and adopted by the Board of Supervisors October 26, 2004; Resolution No. 04-298, County of Santa Barbara, *In the matter of approving an amendment to the Goleta Community Plan Component of the Coastal Land Use Plan to change the land use designation of a portion of APN 073-090-062 from Planned Development (PD) to existing Public or Private Park/ Recreation or Open Space (REC)* passed, approved, and adopted by the Board of Supervisors October 26, 2004; Ordinance 4553, *Case Number 03GPA-00000-00003*, adopted by Board of Supervisors October 26, 2004;

Additional Information: Please contact Shana Gray, California Coastal Commission, South Central Coast Area, 89 So. California St., Second Floor, Ventura, CA. (805) 585-1800.

I. PROCEDURAL ISSUES

A. STANDARD OF REVIEW

The Coastal Act provides:

The commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200)... (Section 30513(c))

The Coastal Act further provides:

The local government shall submit to the Commission the zoning ordinances, zoning district maps, and, where necessary, other implementing actions that are required pursuant to this chapter...

The Commission may only reject ordinances, zoning district maps, or other implementing action on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. If the Commission rejects the zoning ordinances, zoning district maps, or other implementing actions, it shall give written notice of the rejection, specifying the provisions of the land use plan with which the rejected zoning ordinances do not conform, or which it finds will not be adequately carried out, together with its reasons for the action taken. (Section 30514)

The amendment proposed affects the LUP/CP and IP/CZO components of the certified Santa Barbara County LCP. The standard of review that the Commission uses in reviewing the adequacy of the land use plan is whether the land use plan is consistent with the policies of Chapter 3 of the Coastal Act. The standard of review for the proposed amendment to the Implementation Plan of the certified Local Coastal Program, pursuant to Section 30513 and 30514 of the Coastal Act, is that the proposed amendment is in conformance with, and adequate to carry out, the provisions of the Land Use Plan (LUP) portion of the certified Santa Barbara County Local Coastal Program. In addition, all Chapter 3 policies of the Coastal Act have been incorporated in their entirety in the certified County LUP as guiding policies pursuant to Policy 1-1 of the LUP.

B. PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires public input in preparation, approval, certification and amendment of any LCP. The County held public hearings on July 28, 2004; August 11, 2004; September 1, 2004; October 19, 2004; and October 26, 2004 and received verbal and written comments regarding the project from concerned parties and members of the public. The hearings were noticed to the public consistent with Sections 13552 and 13551 of the California Code of Regulations. Notice of the subject amendment has been distributed to all known interested parties.

C. PROCEDURAL REQUIREMENTS

Pursuant to Section 13551(b) of the California Code of Regulations, the County resolution for submittal may submit a Local Coastal Program Amendment that will either require formal local government adoption after the Commission approval, or is an amendment that will take effect automatically upon the Commission's approval pursuant to Public Resources Code Sections 30512, 30513, and 30519. The County's Resolution is silent as to whether the local government intended to formally adopt a Commission approval on the subject amendment (through public hearing) or whether the amendment was to be included automatically. Therefore, if the Commission approves this Amendment, the County must act to accept the Commission's approval within six months from the date of Commission action in order for the Amendment to become effective (Section 13544.5; Section 13537 by reference;). Pursuant to Section 13544, the Executive Director shall determine whether the County's action is adequate to satisfy all requirements of the Commission's certification order and report on such

adequacy to the Commission. If the Commission denies the LCP Amendment, as submitted, no further action is required by either the Commission or the County.

II. STAFF MOTIONS, RESOLUTIONS, & RECOMMENDATIONS

Following public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation is provided just prior to each resolution.

A. DENIAL OF THE LUP AMENDMENT AS SUBMITTED

MOTION I: *I move that the Commission CERTIFY Amendment STB-MAJ-2-04-C to the County of Santa Barbara Coastal Plan, as submitted by the County of Santa Barbara.*

STAFF RECOMMENDATION OF REJECTION:

Staff recommends a **NO** vote. Failure of this motion will result in denial of the land use plan as submitted and adoption of the following resolution. The motion to certify as submitted passes only upon an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO DENY CERTIFICATION OF THE IMPLEMENTATION PROGRAM AMENDMENT AS SUBMITTED:

The Commission hereby denies certification of Amendment STB-MAJ-2-04-C to the County of Santa Barbara Coastal Plan and adopts the findings set forth below on grounds that the land use plan as submitted does not meet the requirements of and is not in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the land use plan would not meet the requirements of the California Environmental Quality Act, as there are feasible alternatives and mitigation measures that would substantially lessen the significant adverse impacts on the environment that will result from certification of the land use plan as submitted.

B. CERTIFICATION OF THE LUP AMENDMENT WITH SUGGESTED MODIFICATIONS

MOTION II: *I move that the Commission CERTIFY Amendment STB-MAJ-2-04-C to the County of Santa Barbara Coastal Plan, if modified as suggested in this staff report.*

STAFF RECOMMENDATION TO CERTIFY IF MODIFIED:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the land use plan with suggested modifications and adoption of the following resolution and findings. The motion to certify with suggested modifications passes only upon an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY THE LAND USE PLAN WITH SUGGESTED MODIFICATIONS:

The Commission hereby certifies Amendment STB-MAJ-2-04-C to the County of Santa Barbara Coastal Plan if modified as suggested and adopts the findings set forth below on grounds that the land use plan with the suggested modifications will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the land use plan if modified as suggested complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the land use plan if modified.

C. DENIAL OF THE IP AMENDMENT AS SUBMITTED

MOTION I: *I move that the Commission reject the County of Santa Barbara Implementation Program/Coastal Zoning Ordinance Amendment STB-MAJ-2-04-C as submitted.*

STAFF RECOMMENDATION OF REJECTION:

Staff recommends a **YES** vote. Passage of this motion will result in rejection of Implementation Program Amendment and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO DENY CERTIFICATION OF THE IMPLEMENTATION PROGRAM AMENDMENT AS SUBMITTED:

The Commission hereby denies certification of the County of Santa Barbara Implementation Program/Coastal Zoning Ordinance Amendment STB-MAJ-2-04-C and adopts the findings set forth below on grounds that the Implementation Program Amendment as submitted does not conform with, and is inadequate to carry out, the provisions of the certified Land Use Plan as amended. Certification of the Implementation Program Amendment would not meet the requirements of the California Environmental Quality Act as there are feasible alternatives and mitigation measures that would substantially lessen the significant adverse impacts on the environment that will result from certification of the Implementation Program Amendment as submitted.

D. CERTIFICATION OF THE IP AMENMDMENT WITH SUGGESTED MODIFICATIONS

MOTION II: *I move that the Commission certify County of Santa Barbara Implementation Program/Coastal Zoning Ordinance Amendment STB-MAJ-2-04-C if it is modified as suggested in this staff report.*

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Implementation Program Amendment with suggested modifications and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO CERTIFY THE IMPLEMENTATION PROGRAM AMENDMENT WITH SUGGESTED MODIFICATIONS:

The Commission hereby certifies the County of Santa Barbara Implementation Program/Coastal Zoning Ordinance Amendment STB-MAJ-2-04-C if modified as suggested and adopts the findings set forth below on grounds that the Implementation Program Amendment with the suggested modifications conforms with, and is adequate to carry out, the provisions of the certified Land Use Plan as amended. Certification of the Implementation Program Amendment if modified as suggested complies with the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program Amendment on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment.

III. SUGGESTED MODIFICATIONS ON THE LAND USE PLAN AMENDMENT

The staff recommends the Commission certify the following, with the modifications as shown below. The existing language of the certified LCP is shown in straight type. Language recommended by Commission staff to be deleted is shown in ~~line out~~. Language proposed by Commission staff to be inserted is shown underlined. Other suggested modifications that do not directly change LCP text (e.g., revisions to maps, figures, instructions) are shown in italics.

1. **Zone District Text**

Policy LUDS-GV-2: The entire Specific Plan area (APNs 79-090-10,50) shall have a maximum buildout of 409 units. The existing golf course ~~(APN 79-090-10)~~ within the West Devereux Area shall be designated PD-58 Existing Public Or Private Park/Recreation And/Or Open Space and zoned PRD-58 REC, except for approximately 6.5 acres located at the northeast portion of the golf course parcel which shall be

designated PD 58 and zoned PRD 58. The remainder of the site (APN 79-090-13, 50) shall be designated PD 351 and zoned PRD 351. All development within the Specific Plan area shall comply with the following development standards: ...

IV. SUGGESTED MODIFICATIONS ON THE IMPLEMENTATION PLAN/COASTAL ZONING ORDINANCE (IP/CZO)

2. Recreation District

Sec. 35-89.5 Permitted Uses.

1. Outdoor public and/or private recreational uses, e.g., parks, campgrounds, recreational vehicle accommodations, and riding, hiking, biking, and walking trails.
2. Golf courses.
3. Structures and facilities required to support the recreational activities, e.g., parking areas, corrals and stabling areas, water and sanitary facilities, boat launching facilities, ranger stations, and limited concession facilities.
4. Habitat and wetland rehabilitation and/or restoration.
4. 5. Any other use which the Planning Commission determines to be similar in nature to the above uses.

V. FINDINGS FOR APPROVAL IF MODIFIED AS SUGGESTED

The following findings support the Commission's approval of the LCP amendment if modified as suggested. The Commission hereby finds and declares as follows:

A. AMENDMENT DESCRIPTION

Santa Barbara County is requesting an amendment to the Land Use Plan (LUP) and Coastal Zoning Ordinance/Implementation Plan (CZO/IP) portion of its certified Local Coastal Program (LCP) to change the land use designation of a 63.6-acre portion of APN 73-090-062 (Exhibit 7) from *Planned Development* to *Existing Public Or Private Park/Recreation And/Or Open Space* and change its zoning classification under the County Coastal Zoning Ordinance from PRD-58 (Planned Residential Development, with an allowable density of up to 58 units; Exhibits 4, 8, 9) to REC (Recreation; Exhibits 5 and 11). The signed resolutions and ordinance necessary to formulate the proposed redesignation / rezone of the subject property were approved by the Board of Supervisors on October 26, 2004 and are attached as Exhibits 1-3. The subject parcel is presently used as a golf course and driving range, configured around Devereux Creek. The rezone will eliminate future residential development on this portion of the site and limit future uses to recreational and open space uses permitted within the Recreation zone district. The existing, 9-hole Ocean Meadows Golf Course is consistent with the Recreation zone district and is anticipated to remain in operation.

The proposed amendment is a project-driven amendment that would allow for the clustering of residential development on the remaining approximately 6.5 acres of the 70-acre Ocean Meadows Golf Course parcel (APN 73-090-062). Exhibit 11 shows the proposed rezone map. The County approved the subject amendment in conjunction with the Ocean Meadows Residences Project (see details below). The stated purpose of the amendment is to preserve the remaining golf course area as open space and recreational use by redesignating and rezoning the remaining 63.6-acre golf course parcel from PRD-58 to REC under Article II of the County Zoning Ordinance. The 6.5-acre portion of the parcel where future housing is planned will remain zoned as PRD-58 with no change to allowable density. The amendment submittal provided that the “redesignation and rezoning of the golf course parcel are necessary to fulfill the intent of the existing land use designation and zoning so that residential development beyond the density allowable under the existing PRD-58 zoning classification cannot occur in the future.”

Though the Ocean Meadows Residences Project and Ellwood-Devereux Open Space Planning effort may be indirectly linked to the amendment, the subject amendment is specifically limited to the redesignation/rezone of a majority of the golf course parcel. ***The approval of this amendment does not in any way approve, or imply approval, of any portion of the Ocean Meadows Residences Project, or the components of the Ellwood-Devereux Open Space Plan.***

B. BACKGROUND

1. Ocean Meadows Residences Project

The County considers the approval of the subject amendment (rezone of the golf course property) to be an essential part of the Ocean Meadows Residence Project, which is intended to cluster residential development potential on the approximately 70 acre Ocean Meadows Golf Course parcel by limiting residential development to 6.5 acres of the parcel and allowing the golf course to continue operation on the remainder of the property. The redesignation/rezoning of the active golf course from residential to open space and recreation will eliminate all future residential development potential on that portion of the property and will allow the golf course, which is open to the public, to remain in operation and available for public use.

The related Ocean Meadows Residences project entails subdivision of the existing 70.32 acre Ocean Meadows Golf Course parcel (APN 073-090-062; Exhibit 7) to create 41 separate lots (Exhibit 12), construction of a total of 60 residential dwelling units clustered on approximately 6.5 acres, construction of a new golf course club house, cart storage barn and maintenance building with two employee rental units, and preservation of approximately 63.6 acres (90.3 percent) of the golf course parcel in permanent open space and recreational use. (Exhibit 12 provides proposed, but *not approved*, site plans and vesting tentative maps for the related Ocean Meadows Residences Project.) The project would also provide public access and recreational amenities including a public

park area and pedestrian/bicycle trails through the project site, connecting to the Ellwood-Devereux Open Space Plan area trail network. The existing nine-hole golf course would remain in operation.

The related Ocean Meadows Residences Project is located entirely within the coastal zone but crosses Commission and local government jurisdictional boundaries. The Ocean Meadows Residences Project requires a coastal development permit from the County, a separate coastal development permit from the Commission for the parts within the Commission's retained jurisdiction, and an amendment to the LCP to modify the land use and zoning designations. To date, the local government's final approval of the Ocean Meadows Project has not been granted by the County of Santa Barbara. Additionally, the related Coastal Development Permit application (CDP 4-05-033) submitted to the Commission by Bermant Development Company for the Ocean Meadows Residence Project is currently incomplete.

2. Ellwood-Devereux Coast Open Space and Habitat Management Plan

The Ocean Meadows Residence project is one component of a long-term, multi-agency joint planning effort for the Ellwood-Devereux coast. The Ocean Meadows Residences Project, with its provision for permanent open space and recreation amenities, would partially fulfill the Open Space Plan goals within the County's jurisdiction.

The County of Santa Barbara is one of three participants in the Ellwood-Devereux Coast Open Space and Habitat Management Plan (Open Space Plan). The Open Space Area is undeveloped open space that is used extensively for passive recreational use and coastal access. The Open Space Plan is a collaboration between the City of Goleta, University of California at Santa Barbara, and County of Santa Barbara to comprehensively plan the land use of the Ellwood-Devereux Coast to reduce the amount of residential development, relocate development to inland locations away from sensitive coastal resources, and establish a 652-acre contiguous area along the coast that includes open space and natural reserves managed for public access and natural resource protection.

The stated goal of the Open Space Plan is to protect and enhance the Ellwood-Devereux Open Space Plan Area and provide for public access compatible with the conservation of its regionally significant coastal resources. The Open Space Plan describes management goals, policies, and actions to guide management of public access and habitat protection. The primary elements of the Open Space Plan are a trail system and a framework of opportunities to restore sensitive coastal habitats.

Although this amendment is a related component of the overall Ellwood-Devereux Coast Open Space Plan, the County's portion of the Open Space Plan itself is being considered under the separate Local Coastal Plan Amendment STB-MAJ-2-04-D.

3. Past Commission Action

The golf course site has been subject to past Commission action with regard to desilting and flood control maintenance on Devereux Creek. Coastal Development Permit 4-02-176 was approved by the Commission on November 5, 2002, subject to eleven special conditions, to allow implementation of the Lower Devereux Creek desilting and maintenance program for a term of ten years. The approval includes desilting approximately 2,200 linear feet (approximately 1-acre) of Lower Devereux Creek removing a maximum of 3,872 cu. yds. of sediment to construct a 12-foot to 14-foot ft. open water channel ranging in elevation from 3.5 to 5 feet above mean sea level and supplemental desilting of the channel on a periodic basis (removal of no more than 1,000 cu. yds. of sediment/year) to maintain proposed channel design. The project included approximately 54,253 sq. ft. (approx. 1.25 acres) of freshwater marsh enhancement requiring approximately 5,525 cu. yds. of restorative cut grading, 47,555 sq. ft. (approx. 1.1 acre) of riparian enhancement, and 31,212 sq. ft. (approx. 0.7 acre) of high salt marsh enhancement within the Lower Devereux Creek corridor. The purpose of this project was to alleviate flood hazard in the University Village Subdivision.

C. CONSISTENCY ANALYSIS

1. Coastal Act Policies

Coastal Act Section 30210 states:

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

Coastal Act Section 30211 states:

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

Coastal Act Section 30212(a) states:

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

- (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources.***
- (2) adequate access exists nearby, or,***
- (3) agriculture would be adversely affected. Dedicated access shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.***

Section 30213 states, in part:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Coastal Act Section 30214 states:

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

(1) Topographic and geologic site characteristics.

(2) The capacity of the site to sustain use and at what level of intensity.

(3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.

(4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.

(b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.

(c) In carrying out the public access policies of this article, the commission and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.

Section 30222 states:

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

Section 30230 states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be

carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 states:

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.

Section 30240 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.

Section 30251 states:

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.

2. Existing LCP Policies

Goleta Community Plan Policy LUDS-GV-2 and associated development standards address the West Devereux Area specifically as follows:

Policy LUDS-GV-2: The entire Specific Plan area (APNs 79-090-10,50) shall have a maximum buildout of 409 units. The existing golf course (APN 79-090-10) shall be designated PD 58 and zoned PRD 58. The remainder of the site (APN 79-090-13, 50) shall be designated PD 351 and zoned PRD 351. All development within the Specific Plan area shall comply with the following development standards:

DevStd LUDS-GV-2.1: The County prefers that the golf course retain its existing use, with allowed units transferred as density credits off-site through the County TDR program. If the owner of the remainder of the site wishes to

purchase the golf course's units for development on its own property, the County shall consider applications for redesignation and rezone to allow for such a transfer, up to a maximum designation/zoning of 409 units total. Upon the property-owner's request, the County shall consider waiving fees for such applications to facilitate the transfer. If any of the units assigned to the golf course are constructed on the golf course site, at least 60% of the golf course site shall be retained in open space. The County's preferred option for such open space would be habitat restoration and other passive public open space uses.

DevStd LUDS-GV-2.3: As long as the entire site remains under the land use jurisdiction of the County, no applications for development shall be accepted prior to the approval of a Specific Plan for the site. A Specific Plan shall be prepared for the entire site (APN 73-090-13, 10, 50) which incorporates all of the conditions listed below and conforms to all other policies of the land use plan. The Specific Plan shall show the location of roads and structures and indicate the amount and location of open space for habitat preservation and public recreation, including the location and design of public trails and public access parking. Applications for a Specific Plan may be processed by any of the property owners within the Specific Plan boundaries, independent of the others.

DevStd LUDS-GV-2.6: A minimum of 50% of the site (exclusive of the existing golf course and the areas developed with oil facilities) shall be retained in public and common open space. At a minimum, areas dedicated as public open space shall include the dry sandy beach, the dune and back dune area extending between the University preserve to the east and the Ellwood Beach parcel to the west, and appropriate areas along the proposed trail system.

DevStd LUDS-GV-2.7: Concurrent with or prior to the preparation of the environmental document for the Specific Plan for residential development on the site, the applicant shall fund the preparation of a habitat and open space management plan to be prepared under the direction of RMD in consultation with other interested agencies (e.g., the University, State Department of Fish and Game, Regional Water Quality Control Board, Coastal Commission). This plan shall provide recommendations on methods for the long term management and enhancement of the site's open space, including restoration of degraded areas south of the golf course, and management of the upland drainage area of Devereux Slough in order to protect this wetland habitat and the sensitive dune, backdune and freshwater pond areas from adverse impacts of development or recreational use of the site. This plan should also consider the appropriate design and location of the trail system, review the appropriate role for the ephemeral drainage located in the southern portion of the developable area, and provide recommendations regarding the possible restoration of this channel. These latter recommendations should include stabilization, possible regrading and the potential for revegetation with native species as well as the incorporation of this channel into a combination landscape buffer and public access corridor for the coastal hiking and biking trail. This plan should be created to complement and coordinate with other appropriate management practices in the adjacent University Preserve, or that

may occur as a result of development on the Southwest Diversified/Santa Barbara Shores property, or as part of the overall Management Plan for Devereux Slough Ecological Preserve.

3. Introduction

The subject amendment includes changes to both the Coastal Land Use Plan (LUP) and Coastal Zoning Ordinance/Implementation Plan (CZO/IP) portion of its certified Local Coastal Program (LCP), and therefore must be reviewed for consistency with the Chapter 3 policies of the Coastal Act as well as the LUP (including the Goleta Community Plan policies). The Coastal Act requires the protection of coastal resources, including public access, land and marine habitat, and scenic and visual quality. Additionally the certified LUP contain provisions for new development, visual resources, environmentally sensitive habitat, water quality, public access and recreation policies, and other policies and provisions to protect coastal resources. In this case, the rezone triggers consistency analysis under the following issue areas: environmentally sensitive habitat areas (ESHA), public access & recreation, and visual resources. The proposed LCP amendment's consistency with the Coastal Act and existing LCP provisions is detailed below.

4. ESHA

The Coastal Act requires the protection of environmentally sensitive habitat areas against any significant disruption of habitat values. No development may be permitted within ESHA, except for uses that are dependent on the resource. Section 30240 of the Coastal Act further requires development adjacent to ESHA to be sited and designed to prevent impacts that would significantly degrade ESHA and be compatible with the continuance of the habitat areas. LUP Policy 2-11 requires all development adjacent to environmentally sensitive habitat areas be regulated to avoid adverse impacts on habitat resources. Regulatory measures include, but are not limited to, setbacks, buffer zones, grading controls, noise restrictions, maintenance of natural vegetation, and control of runoff.

In addition, the existing certified LCP provides general policies which require development adjacent to areas designated on the land use plans or resource maps as ESHA, to be regulated to avoid adverse impacts on habitat resources, including measures such as setbacks, buffers, grading and water quality controls. Additionally the LUP and Zoning Ordinance provide specific development standards by ESHA type.

The Ocean Meadows Golf Course property is dominated by golf course turf grass and related development. Annual grassland occurs along the margins of the turf grass and in disturbed, unmaintained areas, and ornamental plantings border the golf course from the adjacent University-owned properties. The habitat associated with three creek drainages that cross through the golf course are designated ESHA in the Goleta Community Plan (Exhibit 10). These include Devereux Creek from the west, Phelps Ditch from the north, and an unnamed eastern tributary of Devereux Creek that drains

the eastern arm of the golf course. The three drainages total approximately 1,700 feet in length. Wetland/freshwater marsh and riparian scrub form dense cover with small ponded water areas within the drainages. Some coastal salt marsh plant species are present due to the high salinity that remains in the soil from when the slough was drained and filled to create the golf course in the 1960s, prior to the effective date of the Coastal Act. Additionally, under CDP 4-02-176, the wetland marsh habitat along the lower portion of Devereux Creek was expanded as mitigation for implementation of a ten-year flood control maintenance program.

The existing Ocean Meadows Golf Course operation is a pre-coastal use of the site that has been in operation since the 1960s. In this case, because the site is zoned for residential development, the golf course is considered a non-conforming use. The proposed *Existing Public Or Private Park/Recreation And/Or Open Space* land use designation and *REC* zoning of the parcel would reflect the existing use, bringing the operation into conformance with the applicable zoning. Any future development (including modifications to the golf course turf) would still be required to be consistent with the other applicable provisions of the LCP such as setbacks from wetlands and stream corridors.

Additionally, the proposed recreation zoning is the most suitable designations for open space and restoration projects since the LCP does not contain a specific open space zone district. The purpose and intent of the Recreation zone district is defined as follows:

The purpose of this district is to provide open space for various forms of outdoor recreation of either public or private nature. The intent is to encourage outdoor recreational uses which will protect and enhance areas which have both active and passive recreation potential because of their beauty and natural features. Such development should offer recreational uses which compliment and are appropriate to the area because of these features.

From the above statement it is evident that habitat restoration would be consistent with the intent of the REC district, while allowing use of the property for public access purposes. In this case, Development Standard LUDS-GV-2.1 specifically states that if the golf course property is developed with the assigned residential units, then at least 60% of the golf course shall be retained in open space. Further, Development Standard LUDS-GV-2.1 states that the required 60% open space area should be "habitat restoration and other passive public open space uses." It is evident from the development standard language that the long-term goal for the majority of the golf course property is habitat restoration and passive recreational uses. However, though the intent of the REC zone district includes passive recreation and complimentary uses, habitat restoration is not specifically designated as a permitted use in the zone district. Therefore, to ensure that habitat restoration projects would be allowed on the golf course property if proposed at some point in the future, **Suggested Modification Two (2)** adds habitat and wetland rehabilitation and/or restoration to the list of permitted uses.

For the above reasons, the Commission finds that the proposed rezone would not result in any adverse impacts to ESHA if modified as suggested. The Commission further finds that the proposed amendment is consistent with the Coastal Act and certified LCP, and adequate to carry out the provisions of the County's LUP, with regard to environmentally sensitive habitats, only if modified as suggested.

5. Visual

Coastal Act Section 30251 requires that visual qualities of coastal areas be protected, landform alteration be minimized, and where feasible, degraded areas shall be enhanced and restored. This policy requires that development be sited and designed to protect views to and along the ocean and other scenic coastal areas. This policy also requires that development be sited and designed to be visually compatible with the character of surrounding areas. New development must also minimize the alteration of natural landforms, and, where feasible, include measures to restore and enhance visual quality where it has been degraded. Furthermore, Policy 4-3 of the certified LUP requires that new development in rural areas be compatible with the character of the surrounding natural environment in height, scale, and design. Additionally LUP Policy 3-14 requires that new development be designed to fit the topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum.

The proposed amendment would change the zoning from planned residential development (maximum 58 units) to recreation and open space. Permitted uses allowed under the REC zone district (Exhibit 5) include: (1) outdoor public and/or private recreational uses, e.g., parks, campgrounds, recreational vehicle accommodations, and riding, hiking, biking, and walking trails; (2) golf courses; (3) structures and facilities required to support the recreational activities, e.g., parking areas, corrals and stabling areas, water and sanitary facilities, boat launching facilities, ranger stations, and limited concession facilities; and (4) any other use which the Planning Commission determines to be similar in nature to the above uses.

Permitted Uses under the Planned Residential Development Zone District (as the entire site is now zoned; Exhibit 4) include: (1) Residential units, either attached or detached, including single family dwellings, duplexes, row houses, town houses, apartments, and condominiums; (2) Recreational facilities, including but not limited to tennis courts, swimming pools, playgrounds, and parks for the private use of the residents of the development and/or the public, provided such facilities are not operated for remuneration; (3) Laundromat, meeting rooms, for use by residents of the development; (4) Where required by the Coastal Land Use Plan, resort visitor-serving facilities. (5) Home Occupations; (6) Non-Residential Child Care Centers for use by on-site residents and/or employees of the development; (7) Special Care Homes; and (8) Accessory uses, buildings, and structures which are incidental, and subordinate to permitted uses.

As such, the proposed rezone will significantly reduce the potential for new development on the site. In addition, the rezone also allows for the continued use of the

property for the golf course operation, or other recreational and/or open space development in the future. At present, the owner of the property (Bermant Development Co.) is proposing redevelopment of golf course amenities including rebuilding and reconfiguring the clubhouse, cart barn, and parking as part of a separate coastal permit application. The subject amendment does not authorize any new development, the amendment is focused solely on the redesignation/rezone of 63.5 acres of property from Planned Residential Development to Recreation. New development on the subject property would be subject to separate review and would be required to meet all the other provisions of the LCP, including setbacks that would affect visual resources.

Given the higher intensity development identified as permitted uses in planned residential districts, and the lower amount of structural development associated with recreational activities, the rezone to recreation and open space would result in at least a marginal benefit with regard to visual resources. Additionally, the proposed recreation zoning is the most suitable designations for open space and restoration projects since the LCP does not contain a specific open space zone district. The purpose and intent of the Recreation zone district is defined as follows:

The purpose of this district is to provide open space for various forms of outdoor recreation of either public or private nature. The intent is to encourage outdoor recreational uses which will protect and enhance areas which have both active and passive recreation potential because of their beauty and natural features. Such development should offer recreational uses which compliment and are appropriate to the area because of these features.

From the above statement it is evident that habitat restoration would be consistent with the intent of the REC district, while allowing use of the property for public access purposes. In this case, Development Standard LUDS-GV-2.1 specifically states that if the golf course property is developed with the assigned residential units, then at least 60% of the golf course shall be retained in open space. Further, Development Standard LUDS-GV-2.1 states that the required 60% open space area should be “habitat restoration and other passive public open space uses.” It is evident from the development standard language that the long-term goal for the majority of the golf course property is habitat restoration and passive recreational uses. However, though the intent of the REC zone district includes passive recreation and complimentary uses, habitat restoration is not specifically designated as a permitted use in the zone district. Therefore, to ensure that habitat restoration projects would be allowed on the golf course property if proposed at some point in the future, **Suggested Modification Two (2)** adds habitat and wetland rehabilitation and/or restoration to the list of permitted uses. The use of the property for restoration and passive recreation only could result in a much larger benefit to visual resources if proposed in the future.

For the above reasons, the Commission finds that the proposed rezone would not result in any adverse impacts to scenic or visual resources if modified as suggested. The Commission further finds that the proposed amendment is consistent with the Coastal Act and certified LCP, and adequate to carry out the provisions of the County’s LUP, with regard to visual resources, only if modified as suggested.

6. Public Access/Recreation

To carry out the requirement of Section 4 of Article X of the California Constitution, Coastal Act Section 30210 provides that maximum access and recreational opportunities be provided consistent with public safety, public rights, private property rights, and natural resource protection. Coastal Act Section 30211 requires that development not interfere with the public's right of access to the sea with certain exceptions. Section 30240 of the Coastal Act further requires that development adjacent to parks and recreation areas be sited and designed to prevent impacts.

The Ocean Meadows Golf Course is a 9-hole course open to the public. The existing golf course operation is a pre-coastal, non-conforming use. The proposed *Existing Public Or Private Park/Recreation And/Or Open Space* land use designation and *REC* zoning of the parcel would reflect the existing use, bringing the operation into conformance with the applicable zoning. The rezone would allow the golf course property to be used for recreation and open space in perpetuity. Additionally, as proposed in the Ellwood-Devereux Coast Open Space and Habitat Management Plan, existing trails would remain available for public access along the southern property boundary and the northern property boundary of the northwest arm of the golf course (Exhibit 13). Therefore, use of the property for golf course purposes would not interfere with future public access to reach the Ellwood-Devereux Open Space Area as well as the beach.

For the above reasons, the Commission finds that the proposed rezone would not result in any adverse impacts to recreational resources and therefore the amendment is consistent with the Coastal Act and certified LCP, and adequate to carry out the provisions of the County's LUP, with regard to recreation and public access.

7. Implementation

The Goleta Community Plan is a certified component of the County's Local Coastal Program (LCP). The Goleta Community Plan includes a Specific Plan for the West Devereux Area which includes the Ocean Meadows Golf Course Property, the University's North and South Parcels, Storke-Whittier parcel, Ellwood Marine Terminal, and Coal Oil Point Reserve (Exhibit 10). The West Devereux Specific Plan component includes one overriding policy, Policy LUDS-GV-2, and several associated development standards that describe land uses, density of development, access, and resource protection for the West Devereux parcels. Specifically, Policy LUDS-GV-2 identifies the land use and zoning designations on the golf course as Planned Development. However, the proposed redesignation/rezone would change a majority of the golf course parcel to permanent recreation and open space. Therefore, Policy LUDS-GV-2 must be modified to reflect the proposed rezone in order for the land use and zoning map changes to be consistent with the existing LCP. For these reasons, **Suggested Modification One (1)** clarifies that the existing golf course within the West Devereux Area shall be designated Existing Public Or Private Park/Recreation And/Or Open

Space and zoned REC, except for approximately 6.5 acres located at the northeast portion of the golf course parcel which shall be designated PD 58 and zoned PRD 58.

For the reasons above, the Commission finds that the proposed IP amendments are not consistent with or adequate to carry out the provisions of LUP Policies with respect to implementation of the rezone unless modified as suggested above.

D. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Pursuant to Section 21080.9 of the California Environmental Quality Act (“CEQA”), the Coastal Commission is the lead agency responsible for reviewing Local Coastal Programs for compliance with CEQA. The Secretary of Resources Agency has determined that the Commission’s program of reviewing and certifying LCPs qualifies for certification under Section 21080.5 of CEQA. In addition to making the finding that the LCP amendment is in full compliance with CEQA, the Commission must make a finding that no less environmentally damaging feasible alternative exists. Section 21080.5(d)(2)(A) of CEQA and Section 13540(f) of the California Code of Regulations require that the Commission not approve or adopt a LCP, “...if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.”

The proposed amendment is to the County of Santa Barbara’s certified Local Coastal Program Land Use Plan and Implementation Ordinance. The Commission originally certified the County of Santa Barbara’s Local Coastal Program Land Use Plan and Implementation Ordinance in 1981 and 1982, respectively. For the reasons discussed in this report, the LCP amendment, as submitted is inconsistent with the intent of the applicable policies of the Coastal Act and the certified Land Use Plan. The Commission has, therefore, modified the proposed LCP amendment to include such feasible measures adequate to ensure that such environmental impacts of new development are minimized. As discussed in the preceding section, the Commission’s suggested modifications bring the proposed amendment to the Land Use Plan and Implementation Plan components of the LCP into conformity with the Coastal Act and certified Land Use Plan. Therefore, the Commission finds that the LCP amendment, as modified, is consistent with CEQA and the Land Use Plan.

Ellwood-Devereux Open Space and Habitat Management Plan, attached as Exhibit D:

1. **04GPA-00000-00008**, amend the Santa Barbara County Comprehensive Plan, Goleta Community Plan to add policies incorporating the Ellwood-Devereux Open Space and Habitat Management Plan (OSP).
 2. **04GPA-00000-00009**, amend the Santa Barbara County Comprehensive Plan, Parks, Recreation and Trails Goleta-Santa Barbara Area Map to add new trails provided by the OSP.
- D. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the said proposed amendments in duly noticed public hearings pursuant to Section 65353 of the Government Code, and the Planning Commission has sent its written recommendations to the Board pursuant to Section 65354 of the Government Code.
- E. This Board has held duly noticed public hearings, as required by Section 65355 and 65856 of the Government Code, on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.
- F. These amendments to the Local Coastal Program are consistent with the provisions of the Coastal Act of 1976, the Santa Barbara County Coastal Plan, and the requirements of State Planning and Zoning laws as amended to this date.
- G. The Board now wishes to submit these amendments to the California Coastal Commission.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65356 and 65857 of the Government Code and Section 30514 of the Public Resources Code, the above described changes have been previously adopted as amendments to the Santa Barbara County Coastal Plan, Coastal Zoning Ordinance text, and Coastal Zoning Maps.
3. The Board certifies that these amendments are intended to be carried out in a manner fully in conformity with the said California Coastal Act.
4. The Board submits these Local Coastal Program amendments to the California Coastal Commission for review and certification.
5. The Chairman and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this resolution to reflect the above described action by the Board of Supervisors.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 26th day of October, 2004, by the following vote:


AYES: Supervisor's Schwartz, Rose, Marshall, Gray and Centeno

NOES: None

ABSTAIN: None

ABSENT: None


(SIGNATURES ON FOLLOWING PAGE)



JOSEPH CENTENO, Chair
Board of Supervisors
Country of Santa Barbara

ATTEST:

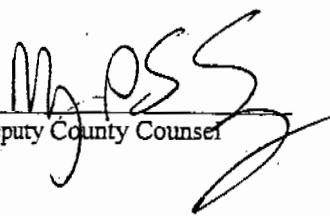
MICHAEL F. BROWN
Clerk of the Board of Supervisors

By: 

Deputy Clerk

APPROVED AS TO FORM:

STEPHEN SHANE STARK
County Counsel

By: 

Deputy County Counsel

RECEIVED

DEC 20 2004

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

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

IN THE MATTER OF APPROVING)
AN AMENDMENT TO)
THE GOLETA COMMUNITY PLAN)
COMPONENT OF THE COASTAL LAND)
USE PLAN TO CHANGE THE LAND USE)
DESIGNATION OF A PORTION OF APN)
073-090-062 FROM PLANNED)
DEVELOPMENT (PD) TO EXISTING)
PUBLIC OR PRIVATE PARK/)
RECREATION OR OPEN SPACE (REC))

RESOLUTION NO. 04-298
CASE NO. 03GPA-00000-00003

WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Plan; and
- B. On July 19, 1982, by Ordinance 3312, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code; and
- C. On July 20, 1993, by Resolution No. 93-401, the Board of Supervisors adopted the Goleta Community Plan update to the Coastal Land Use Plan.
- D. It is now deemed to be in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to adopt a resolution to amend the Santa Barbara County Comprehensive Plan Land Use Element, the Goleta Community Plan and Coastal Land Use Plan by changing the Land Use Designation of a portion of Assessor Parcels Number 073-090-062 (Lot 41 resulting after subdivision under TM 14,628) from Residential to Recreation from Planned Development (PD) to Existing Public or Private Park/Recreation or Open Space (REC).
- E. The Planning Commission, after holding a duly noticed public hearing on the above described items, has endorsed and submitted this recommended change pursuant to Section 65354 of the Government Code and Planning Commission Resolution 04-4.
- F. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the said proposed amendments in a duly noticed public hearing pursuant to Section 65353 of the Government Code, and the Planning Commission hereby sends its written recommendations to the Board pursuant to Section 65354 of the Government Code.

- G. This Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code, on the proposed amendment, at which hearing the amendment was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65857 of the Government Code and Section 30514 of the Public Resources Code, the above described changes are hereby adopted as amendments to the Santa Barbara County Comprehensive Plan Land Use Element, the Goleta Community Plan and Coastal Land Use Plan.
3. This Board certifies that this amendment is intended to be carried out in a manner fully in conformity with the California Coastal Act.
4. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this Resolution to reflect the above described action by the Board of Supervisors.

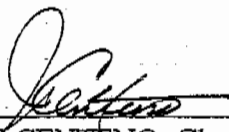
PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 26th day of October, 2004, by the following vote:

AYES: Supervisors Schwartz, Rose, Marshall and Centeno

NOES: None

ABSTAIN: Supervisor Gray

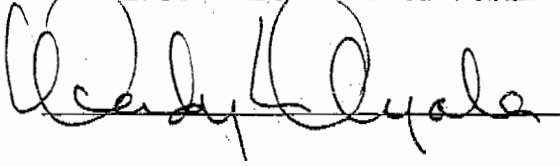
ABSENT: None



JOSEPH CENTENO, Chair
Board of Supervisors, Santa Barbara County

ATTEST:

MICHAEL F. BROWN
CLERK OF THE BOARD OF SUPERVISORS

A handwritten signature in black ink, appearing to read "Michael F. Brown", written over a horizontal line.

APPROVED AS TO FORM:

STEPHEN SHANE STARK
County Counsel

By:

A handwritten signature in black ink, appearing to read "Stephen Shane Stark", written over a horizontal line.

Deputy County Counsel

ARTICLE II

ORDINANCE NO. 4553

AN ORDINANCE AMENDING SECTION 35-54,
ADOPTING A NEW ZONING MAP,
OF ARTICLE II OF CHAPTER 35 OF THE
CODE OF THE COUNTY OF SANTA BARBARA, CALIFORNIA,
BY ADOPTING ONE ZONING MAP IDENTIFIED AS
BOARD OF SUPERVISORS EXHIBIT NO. 35-54.X,
TO REZONE A PORTION OF ASSESSOR'S PARCEL NUMBER 073-090-062
FROM PLANNED RESIDENTIAL DEVELOPMENT (PRD) TO RECREATION (REC)

Case No. 03RZN-00000-00002

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

SECTION 1.

Section 35-54, "Adopting New Zoning Ordinances and Maps," of Article II of Chapter 35 of the Code of the County of Santa Barbara, California, is hereby amended by adopting and adding one zoning map identified as Board of Supervisors Exhibit No. 35-54.20.4, attached, which rezones a portion of Assessor's Parcel Number 073-090-062 (Ocean Meadows Golf Course) from Planned Residential Development (PRD) to Recreation (REC).

SECTION 2.

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibit No. 35-54.20.4 to show that said map has been adopted by this Board.

SECTION 3.

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

SECTION 4.

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

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this XXth day of XXXXXXX 2004 by the following vote:

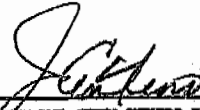
Ocean Meadows Residences Project
Board Hearing Date: October 19, 2004
Page 2

AYES: Supervisors Schwartz, Rose, Marshall and Centeno

NOES: None

ABSTAIN: Supervisor Gray

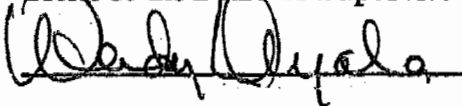
ABSENT: None



JOSEPH CENTENO
Chair of the Board of Supervisors

ATTEST:

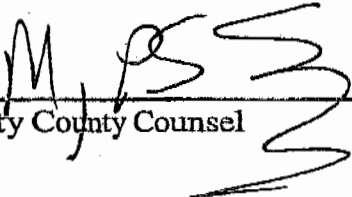
MICHAEL F. BROWN
Clerk of the Board of Supervisors



MICHAEL F. BROWN
Clerk of the Board of Supervisors

By:
Deputy Clerk

APPROVED AS TO FORM:
STEPHEN SHANE STARK
County Counsel

By: 

Deputy County Counsel

Sec. 35-75. PRD Planned Residential Development.

Sec. 35-75.1. Purpose and Intent.

It is the purpose of this district to ensure comprehensively planned development of large acreages within designated urban areas that are intended primarily for residential use. The intent of this district is to:

1. Promote flexibility and innovative design of residential development to provide desirable aesthetic and efficient use of space and to preserve significant natural, scenic, and cultural resources of a site;
2. Encourage clustering of structures to preserve a maximum amount of open space;
3. Allow for a diversity of housing types; and,
4. Provide recreational opportunities for use by both the residents of the site and the public.

Sec. 35-75.2. Preliminary Development Plan to be Included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application.

Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-75.3. Findings Required for Rezoning.

No property shall be rezoned to the PRD unless the Board of Supervisors shall first make the following findings:

1. That the property is of the type and character which is appropriate for a Planned Residential Development in accordance with the specific purpose and intent as set forth in Sec. 35.75.1.
2. That the property is within a designated urban area as shown on the Coastal Land Use Plan Maps.
3. That the property contains not less than 20 acres, all of which shall be included in the Preliminary Development Plan.
4. That the overall estimated population density which will result upon full development of the property under the Planned Residential Development District in accordance with the Preliminary Development Plan is appropriate for such area and will not have a detrimental effect upon surrounding areas nor exceed the capacity of service and utility facilities in such surrounding areas.
5. That the proposed development as shown on the Preliminary Development Plan is in conformance with the applicable policies of the Coastal Land Use Plan and Coastal Zoning Ordinance.

Sec. 35-75.4. Processing.

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits).

In addition to the other information required under Sec. 35-174.3. (Development Plans), the following information must be filed with a Preliminary or Final Development Plan application.

1. Relationship of project to surrounding land uses.
2. A copy of the proposed Covenants, Conditions, and Restriction's [CC&R's] including provisions for maintenance of open space, facilities, and services in the project site.

Sec. 35-75.5. Specific Plans.

For those areas requiring a Specific Plan, as set forth in the Coastal Land Use Plan, a Specific Plan shall be filed and approved prior to the submittal of a Preliminary Development Plan. The Director of Planning and Development shall waive the requirement for the Preliminary Development Plan if it is found that the approved Specific Plan provides the same information as required for a Preliminary Development Plan. All Development Plans shall be in conformance with the Specific Plan for the project area.

Sec. 35-75.6. Findings Required for Approval of Development Plans.

In addition to the findings for Development Plans set forth in Sec. 35-174.7 (Development Plans), no Preliminary or Final Development Plan shall be approved for property zoned or to be rezoned to PRD unless all the following findings are made:

1. That the density and type of the proposed development is in conformance with the PRD District and applicable Coastal Land Use Plan policies.
2. That adequate provisions have been made within the proposed CC&R's to establish permanent care and maintenance of public and common open spaces and recreational areas and facilities.
3. That the buildings and structures are clustered to the maximum extent feasible to provide the maximum amount of contiguous open space.

Sec. 35-75.7. Permitted Uses.

1. Residential units, either attached or detached, including single family dwellings, duplexes, row houses, town houses, apartments, and condominiums.
2. Recreational facilities, including but not limited to tennis courts, swimming pools, playgrounds, and parks for the private use of the residents of the development and/or the public, provided such facilities are not operated for remuneration.
3. Laundromat, meeting rooms, for use by residents of the development. (*Amended by Ord. 4067, 8/18/92*)
4. Where required by the Coastal Land Use Plan, resort visitor-serving facilities.

5. Home Occupations, subject to the provisions of Section 35-121 (General) Regulations).
(Amended by Ord. 3836, 3/20/90)
6. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Sec. 35-75.7., for use by on-site residents and/or employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4067, 8/18/92)
7. Special Care Homes, subject to the provisions of Section 35-143.4. (Added by Ord. 4378, 11/16/99)
8. Accessory uses, buildings, and structures which are incidental, and subordinate to permitted uses.

Sec. 35-75.8. Uses Permitted With a Major Conditional Use Permit.

The following uses may be permitted in developments of two hundred (200) dwelling units or more, subject to the issuance of a Major Conditional Use Permit as provided in Sec. 35-172. (Conditional Use Permits).

1. Commercial recreational facilities provided that such facilities are compatible with residential use, i.e., racquet ball courts, swim or tennis clubs, etc.
2. Visitor-serving commercial facilities, i.e., a motel or restaurant, provided that the County shall proportionally reduce residential density otherwise permitted to accommodate facilities that provide overnight lodging.
3. Convenience establishments of a commercial and service nature serving such day to day needs of residents in the immediate area as food, drugs, gasoline, and other incidentals. Such convenience establishments shall be an integral part of the development, providing services related to the needs of the residents, and collectively occupying no more than two acres. These convenience establishments shall not by reason of their location, construction, manner or timing of operations, signs, lighting, parking arrangements, or other characteristics have adverse effects on residential uses within or adjoining the development or create traffic congestion or hazards to vehicular or pedestrian traffic.

Sec. 35-75.9. Requirements of Coastal Land Use Plan.

Additional site specific requirements for property designated for Planned Development, PD, on Coastal Land Use Plan Maps are set forth in the text of the Coastal Land Use Plan.

Sec. 35-75.10. Lot Size/Density.

No minimum lot size. The maximum density for each property zoned PRD is specified in the Coastal Land Use Plan. The total number of dwelling units shall not exceed the density specified.

Sec. 35-75.11. Setbacks.

There are no standard setback requirements provided in this district. Use of standard zoning methods generally employed throughout the unincorporated area of the County of Santa Barbara does not give adequate means by which the County can accomplish the results desired in this district.

Setbacks shall be proposed and approved on the Preliminary and Final Development Plans in order to protect and preserve property values of the site and adjacent properties, ensure compatibility of different uses, avoid nuisances, and advance the general welfare within the PRD District. In addition, siting of structures shall be based on the following factors: privacy, light and air, solar exposure, building configuration, and aesthetics.

Sec. 35-75.12. Building Coverage.

Not more than thirty (30) percent of the net area of the property shall be covered by buildings containing dwelling units and in no case shall the total building coverage exceed fifty (50) percent of the net area of the property.

Sec. 35-75.13. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-75.14. Parking.

In addition to the requirements of DIVISION 6-PARKING REGULATIONS, the following regulations shall apply:

1. Design.
 - a. Parking areas shall be arranged so as to prevent through traffic to other parking areas.
 - b. Uncovered parking areas shall be screened from the street and adjacent residences to a height of at least four (4) feet with hedges, dense plantings, solid fences or walls. *(Amended by Ord. 4067, 8/18/92)*

Sec. 35-75.15. Streets.

Streets may be public or private; however, all private streets shall be required to be constructed to County standards and adequate provisions shall be made in the CC&R's to ensure maintenance of private streets. The standards for any on-site improvements (streets, walks, drainage, and utilities) may be modified for a PRD by the County upon recommendation from the Transportation or Planning and Development Departments. Street design shall relate to the function of the street and, particularly in hillside areas, where no onstreet parking is necessary or permitted, street widths may be reduced. Innovation in street and walkway design, use of cul-de-sacs and loop streets, and reduction of grading for streets is encouraged. Vehicular access to individual lots or units shall generally be only from project streets.

Sec. 35-75.16. Open Space.

1. Amount. The County shall specify the required amount of public and common (private) open space in a Planned Residential Development at the time of approval of the Preliminary Development Plan but in no case shall the total amount of public and common open space be less than forty (40) percent of the gross acreage. Determination of the appropriate amount of public and common open space shall be based on consideration of the following factors: (a) the need to protect for public use areas historically used by the public such as beaches and trails, (b) the avoidance of siting of structures in hazardous areas or on steep slopes, and (c) the protection of environmentally sensitive habitat areas and archaeological sites. Lands to be preserved as open space may be dedicated in fee to the County of Santa Barbara or other public agency or may remain in private ownership with dedication of only appropriate scenic and/or open space easements. For lands counted as public open space that remain in private ownership, the County shall require granting of an easement guaranteeing the public's right of access and use of such open space.
2. Maintenance of Public Open Space. The County may require the applicant to maintain all public open spaces and related facilities for a specified period after occupancy of the PRD or may require payment of an in-lieu fee if the County maintains the public open space and related facilities. If applicant is to maintain public open spaces, prior to the issuance of any permits for construction, a bond or other approved security shall be posted guaranteeing such maintenance.
3. Maintenance of Common Open Space. The common open space shall be deeded to the Homeowners' Association and held in undivided ownership by the owners of the PRD. Preservation and maintenance of all common open space and communal recreational facilities shall be guaranteed by a restrictive covenant describing the open space and its maintenance and improvements and running with the land as described in the approved Final Development Plan.

Sec. 35-75.17. Landscaping.

Landscaping shall be installed and maintained in accordance with the approved Final Development Plan.

Along each side or rear yard of the PRD District abutting property zoned other than PRD an adequate buffer consisting of fencing, walls, plant materials, or any combination thereof shall be installed and maintained to protect adjacent properties from impacts of noise or lighting and to provide separation between different uses. Such buffer shall be depicted on the Preliminary and Final Development Plan.

Sec. 35-75.18. Homeowners' Association.

At the time of submittal of the Preliminary Development Plan, the applicant shall file a description of the proposed organization of the Homeowners' Association including conditions, covenants, and restrictions that will govern the Association. Such description shall be reviewed by County Counsel who shall make a recommendation to the Planning Commission. Required provisions shall include but are not limited to the following:

1. The Homeowners' Association shall be established before the homes are sold.
2. Membership shall be mandatory for each homebuyer and any successive buyer.
3. The Association shall be responsible for liability insurance, property taxes, and maintenance of common open space and recreational and other common facilities.
4. Homeowners shall pay their pro rata share of all costs of the Association and the assessment levied by the Association can become a lien on the property.
5. The Association shall be able to adjust the assessment to meet changed needs.

Sec. 35-89. REC Recreation District.

Sec. 35-89.1. Purpose and Intent.

The purpose of this district is to provide open space for various forms of outdoor recreation of either a public or private nature. The intent is to encourage outdoor recreational uses which will protect and enhance areas which have both active and passive recreation potential because of their beauty and natural features. Such development should offer recreational uses which compliment and are appropriate to the area because of these features.

Sec. 35-89.2. Preliminary Development Plan to be Included in Application for Rezoning

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-89.3. Findings Required for Rezoning.

Except for existing public or private outdoor recreational areas as shown on the Coastal Land Use Plan maps, no property shall be rezoned to the REC district unless the Board of Supervisors shall first make the following findings:

1. The level of facility development is in conformance with the environmental carrying capacity of the area to be rezoned, i.e., the proposed recreational activities are of the kind, intensity, and location to ensure protection of habitat resources.
2. Coastal dependent and coastal related recreational uses are given priority.
3. The proposal conforms with all applicable policies in the Coastal Land Use Plan and the Santa Barbara County Comprehensive Plan Parks, Recreation and Trails (non-motorized) Maps.
4. The proposed recreational activities are compatible with land uses on adjacent parcels.
5. If the proposed site is adjacent to the beach, adequate public access to and along the beach is provided.
6. The property contains not less than one acre.

Sec. 35-89.4. Processing.

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits).

Sec. 35-89.5. Permitted Uses.

1. Outdoor public and/or private recreational uses, e.g., parks, campgrounds, recreational vehicle accommodations, and riding, hiking, biking, and walking trails.
2. Golf courses.

3. Structures and facilities required to support the recreational activities, e.g., parking areas, corrals and stabling areas, water and sanitary facilities, boat launching facilities, ranger stations, and limited concession facilities.
4. Any other use which the Planning Commission determines to be similar in nature to the above uses.

Sec. 35-89.6. Uses Permitted With a Major Conditional Use Permit.

1. Swimming and tennis clubs, and country clubs.
2. Zoos.
3. Within urban areas as designated on the Coastal Land Use Plan Maps, restaurants, provided such facilities are in conjunction with the recreational use.

Sec. 35-89.7. Uses Permitted With a Minor Conditional Use Permit. (Added by Ord. 3965, 2/21/92)

1. Residential structures for a caretaker.

Sec. 35-89.8. Development Standards.

1. In any area within 250 feet of the mean high tide line, priority shall be given to coastal dependent and coastal related recreational activities. Camping facilities should be set back from the beach and bluffs and near-shore areas should be reserved for day use activities.
2. In order to ensure recreational rather than residential use of overnight accommodations, the maximum period for individual occupancy of said facilities shall be thirty (30) days.

Sec. 35-89.9. Minimum Lot Size.

One (1) acre.

Sec. 35-89.10. Setbacks for Buildings and Structures.

1. Ten (10) feet from any property line.
2. In addition, no buildings, structures, or facilities shall be located on the dry, sandy beach except for those structures that require such location (i.e., lifeguard towers, volleyball nets, etc.).

Sec. 35-89.11. Coverage.

Not to exceed ten (10) percent of the total net area of the property shall be covered by buildings or structures.

Sec. 35-89.12. Height Limit.

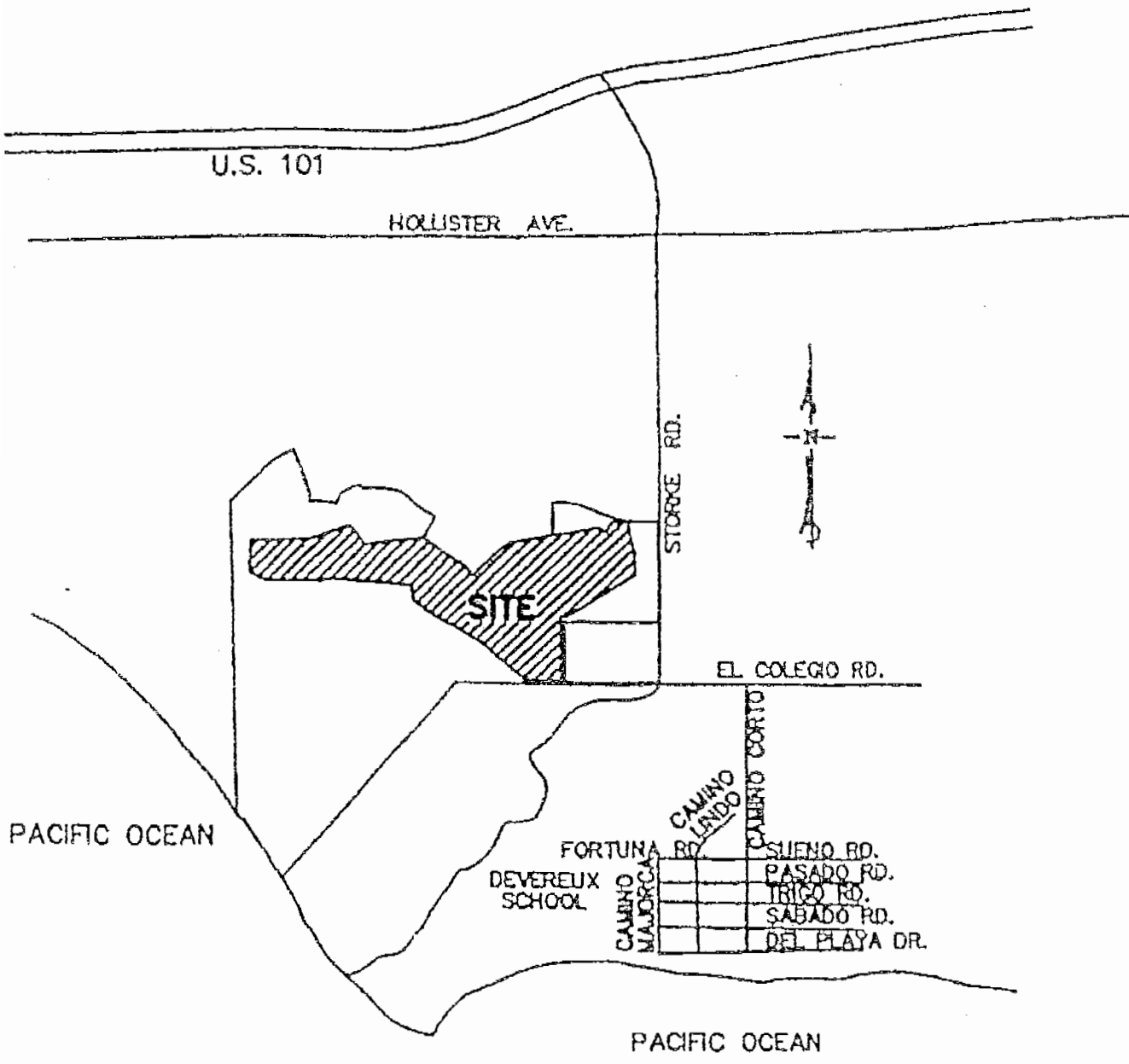
No building or structure shall exceed a height of twenty-five (25) feet.

Sec. 35-89.13. Parking.

As provided in DIVISION 6--PARKING REGULATIONS.

Sec. 35-89.14. Landscaping.

1. Landscaping shall be installed and maintained in accordance with the approved Final Development Plan.
2. Where a lot is adjacent to a lot(s) zoned for residential use, landscaping, fences, and/or walls to screen facilities such as tennis courts, concession stands, restrooms, and other structures shall be provided. *(Amended by Ord. 4067, 8/18/92)*

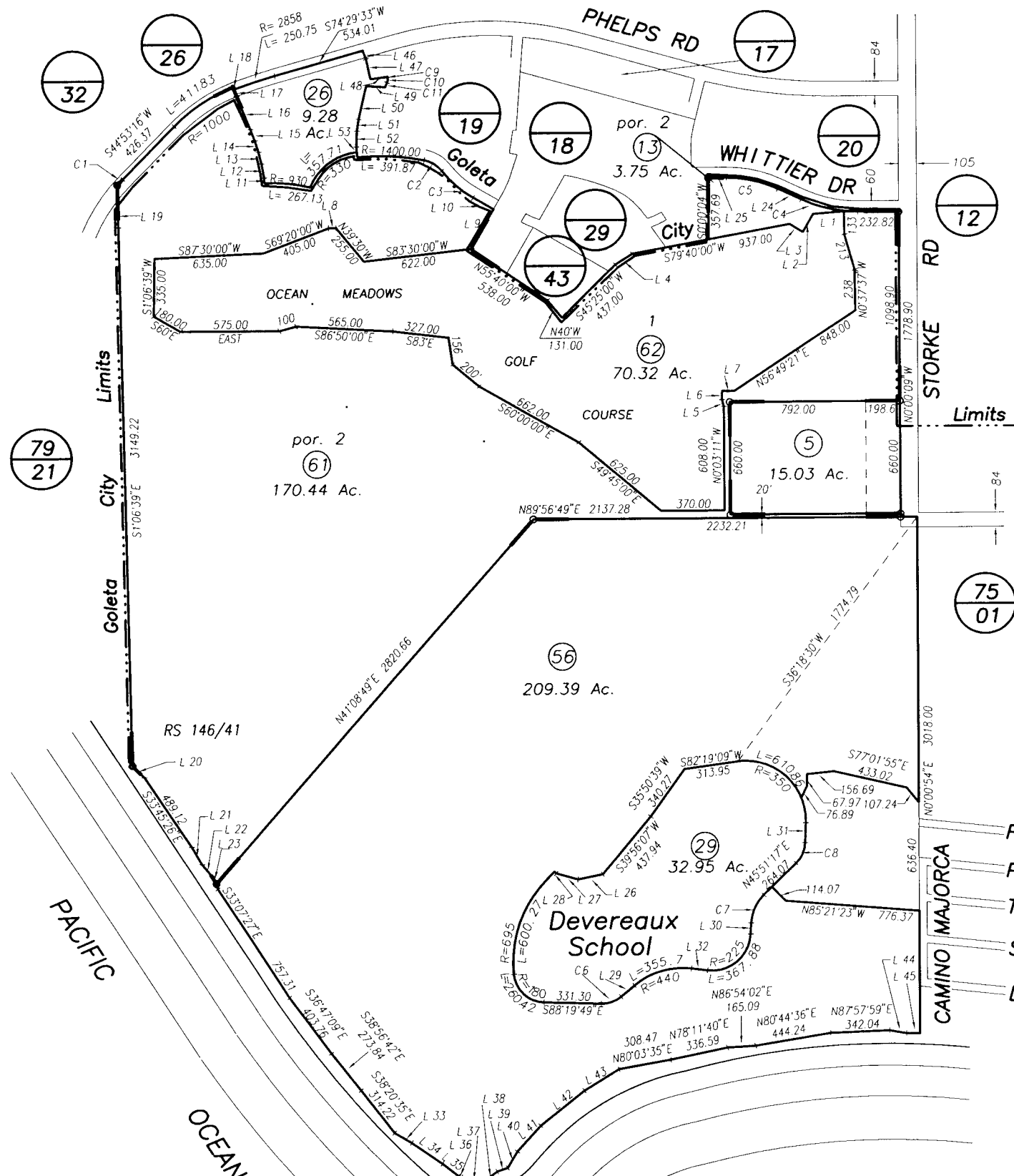


VICINITY MAP

SCALE: N.T.S.

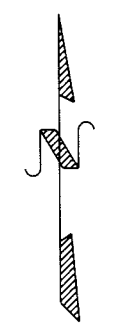
POR. RANCHO LOS DOS PUEBLOS

073-09



LINE TABLE					
NO.	BEARING	DISTANCE			
L 1	S86°00'00"W	178.00	L 29	N50°46'37"E	102.68
L 2	S30°00'00"W	122.00	L 30	N3°24'51"E	63.90
L 3	N57°20'00"W	89.00	L 31	N2°19'06"E	116.84
L 4	S57°30'00"W	118.00	L 32	S82°54'19"E	94.91
L 5	N15°03'11"W	41.41	L 33	S59°27'48"E	115.44
L 6	N0°03'11"W	49.94	L 34	S55°17'49"E	214.03
L 7	N89°59'49"E	72.00	L 35	S52°10'34"E	118.71
L 8	S88°00'00"W	45.00	L 36	S67°06'08"E	17.57
L 9	N29°57'44"E	268.00	L 37	S75°59'14"E	124.45
L 10	N60°02'16"W	135.00	L 38	N53°54'27"E	107.08
L 11	N2°37'56"W	30.00	L 39	N71°20'09"E	63.89
L 12	N10°43'07"W	82.45	L 40	N30°35'11"E	109.61
L 13	N14°07'22"W	69.60	L 41	N42°37'53"E	201.57
L 14	N17°38'12"W	69.61	L 42	N51°39'38"E	324.22
L 15	N21°09'05"W	69.61	L 43	N58°55'18"E	236.05
L 16	N22°38'41"W	208.73	L 44	S80°23'29"E	99.83
L 17	N20°32'04"W	42.00	L 45	S89°05'17"E	77.49
L 18	N21°30'57"W	15.56	L 46	N21°14'56"W	52.08
L 19	S1°06'11"E	248.11	L 47	N12°07'46"W	119.19
L 20	S45°59'32"E	98.11	L 48	S82°29'02"W	100.00
L 21	S30°19'36"E	117.73	L 49	S86°37'06"E	112.16
L 22	S39°24'49"E	87.63	L 50	N13°23'57"E	196.00
L 23	S31°02'23"E	53.79	L 51	N8°11'16"E	70.00
L 24	N65°14'03"W	149.78	L 52	N2°50'42"E	91.33
L 25	WEST	106.34	L 53	N5°14'12"W	30.00
L 26	S78°33'52"W	147.70			
L 27	N74°05'35"W	132.00			
L 28	N45°57'02"W	14.02			

CURVE TABLE		
NO.	RADIUS	LENGTH
C 1	1000	49.20
C 2	170	121.65
C 3	630	240.12
C 4	780.00	337.19
C 5	720.00	311.22
C 6	175	124.90
C 7	250.00	185.18
C 8	175	132.97
C 9	45	4.89
C 10	45.00	29.02
C 11	1027	29.03

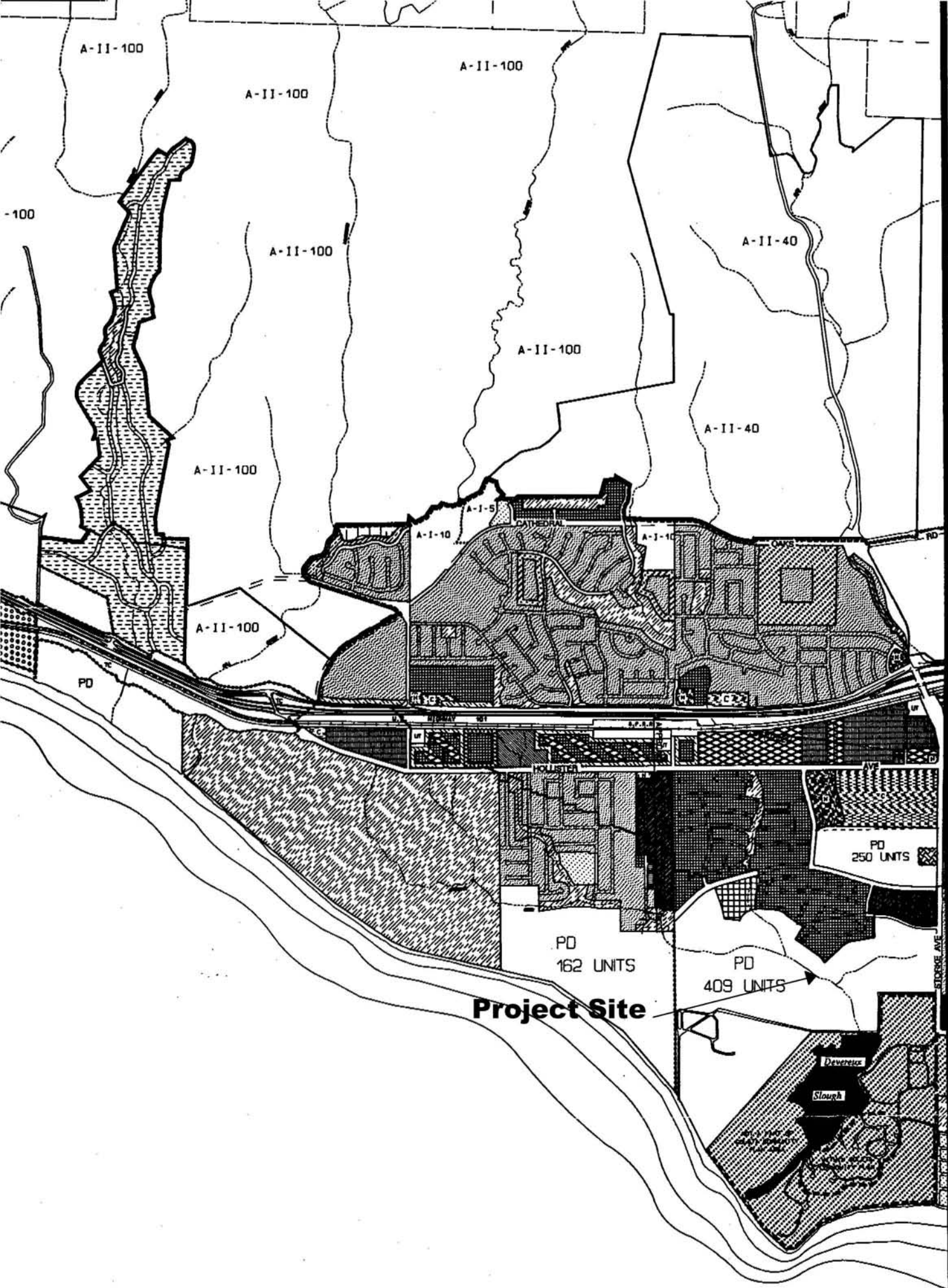


1" = 800'
scale

NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City & Vicinity of Goleta
Assessor's Map Bk, 073-Pg, 09
County of Santa Barbara, Calif.

LD/03 Added Goleta City Boundary



A-II-100

A-II-100

A-II-100

A-II-40

A-II-100

A-II-100

A-II-40

A-II-100

A-I-5

A-I-10

A-I-10

A-II-100

PD

PD 250 UNITS

PD 162 UNITS

PD 409 UNITS

Project Site






Deveraux

Slough



GOLETA COMMUNITY PLAN LAND USE DESIGNATIONS COASTAL and COMPREHENSIVE PLANS

LEGEND







OPEN LAND USES

-  **AGRICULTURE I**
1/4 TO 1/2 ACRE ACRE GROUP PARCELS, SEE
1 TO 1/2 ACRE GROUP PARCELS, SEE COASTAL, 204
-  **AGRICULTURE II**
1/4 TO 1/2 ACRE ACRE GROUP PARCELS, SEE
1 TO 1/2 ACRE GROUP PARCELS, SEE COASTAL, 204
-  **MOUNTAINOUS AREAS**
1/4 TO 1/2 ACRE ACRE GROUP PARCELS, SEE
1 TO 1/2 ACRE GROUP PARCELS, SEE COASTAL, 204
-  **EXISTING PUBLIC OR PRIVATE PARK/
RECREATION AND/OR OPEN SPACE**
-  **PROPOSED PUBLIC OR PRIVATE PARK/
RECREATIONAL FACILITY OVERLAY**
PROPOSED PUBLIC ACRES OFFERS AN ADDITIONAL MEAN TO COASTAL, 204
- OPEN LANDS**
1/4 TO 1/2 ACRE ACRE GROUP PARCELS, SEE
1 TO 1/2 ACRE GROUP PARCELS, SEE COASTAL, 204








RESIDENTIAL

-  **RURAL RESIDENTIAL** 1 UNIT/40 ACRES TO 1 UNIT/100 ACRES
-  **RESIDENTIAL RANCHETTE** 1 UNIT/5 ACRES TO 1 UNIT/40 ACRES

SINGLE FAMILY






<small>MINIMUM LOT SIZE (COASTAL ZONE)</small>	<small>MAXIMUM DWELLING UNITS</small>
 3 OR MORE ACRES	10/3 ACRES
 2 OR MORE ACRES	10/2 ACRES
 1 ACRE OR MORE	1.0/ACRE
 20,000 SQ. FT. OR MORE	1.8/ACRE
 10,000 SQ. FT. OR MORE	3.3/ACRE
 7,000 SQ. FT. OR MORE	4.6/ACRE

MULTIPLE




<small>MINIMUM LAND AREA PER UNIT (COASTAL ZONE)</small>	
 7,000 SQ. FT. OR MORE	6.0/ACRE
 5,450 SQ. FT. OR MORE	8.0/ACRE
 4,360 SQ. FT. OR MORE	10.0/ACRE
 3,500 SQ. FT. OR MORE	12.3/ACRE
 2,420 SQ. FT. OR MORE	18.0/ACRE
 2,180 SQ. FT. OR MORE	20.0/ACRE
 1,450 SQ. FT. OR MORE	30.0/ACRE

-  **PLANNED DEVELOPMENT**







COMMERCIAL

-  **GENERAL COMMERCIAL**
-  **NEIGHBORHOOD COMMERCIAL**
COMPREHENSIVE PLAN ONLY
-  **SERVICE COMMERCIAL**
COMPREHENSIVE PLAN ONLY
-  **HIGHWAY COMMERCIAL**
-  **OFFICE AND PROFESSIONAL**

INDUSTRIAL

-  **INDUSTRIAL PARK**
-  **LIGHT INDUSTRY**
-  **GENERAL INDUSTRY**

COMMUNITY FACILITIES

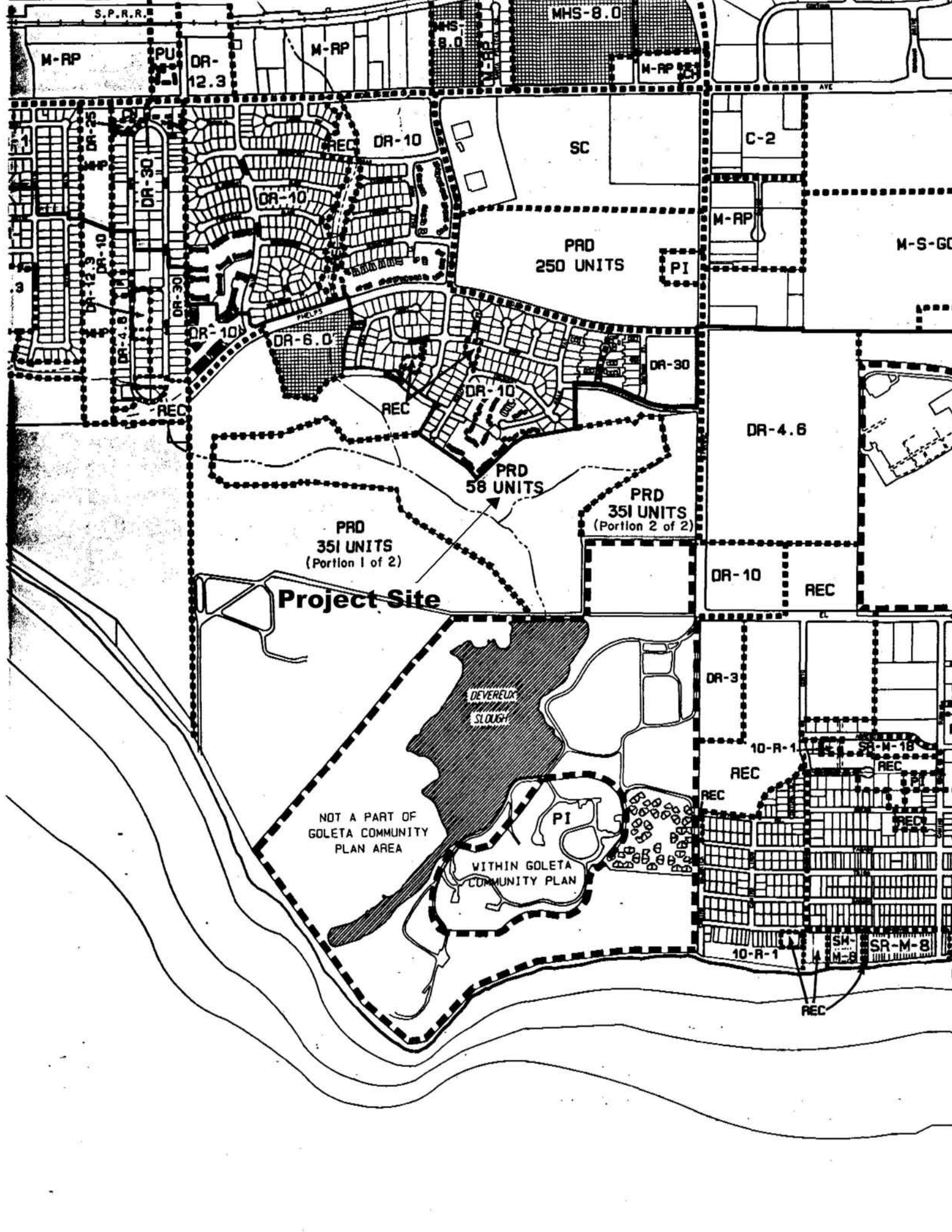
-  **EDUCATIONAL FACILITY**
(PUBLIC OR PRIVATE)
-  **INSTITUTION/GOVERNMENT FACILITY**
-  **PUBLIC UTILITY**
-  **CIVIC CENTER**
-  **CEMETARY**
-  **TRANSPORTATION CORRIDOR**

OVERLAY DESIGNATIONS

-  **SCENIC/BUFFER AREAS**

BOUNDARY LINES

- **GOLETA COMMUNITY PLAN AREA**
- **URBAN BOUNDARY**
COMPREHENSIVE PLAN
- **RURAL BOUNDARY**
COMPREHENSIVE PLAN
- **URBAN/RURAL BOUNDARY**
COASTAL PLAN
- **EXISTING DEVELOPED RURAL NEIGHBORHOODS**
- **COASTAL ZONE BOUNDARY**
- **CITY BOUNDARIES**



S.P.R.R.

MHS-8.0

MHS-8.0

M-RP

PU

DR-12.3

M-RP

M-RP

REC DR-10

SC

C-2

DR-10

PRD
250 UNITS

PI

M-S-GO

DR-30

DR-10

DR-6.0

DR-10

DR-30

REC

REC

PRD
58 UNITS

PRD
351 UNITS
(Portion 2 of 2)

DR-4.6

PRD
351 UNITS
(Portion 1 of 2)

Project Site

DR-10

REC

DEVEREUX
SLOUGH

NOT A PART OF
GOLETA COMMUNITY
PLAN AREA

PI

WITHIN GOLETA
COMMUNITY PLAN

DR-3

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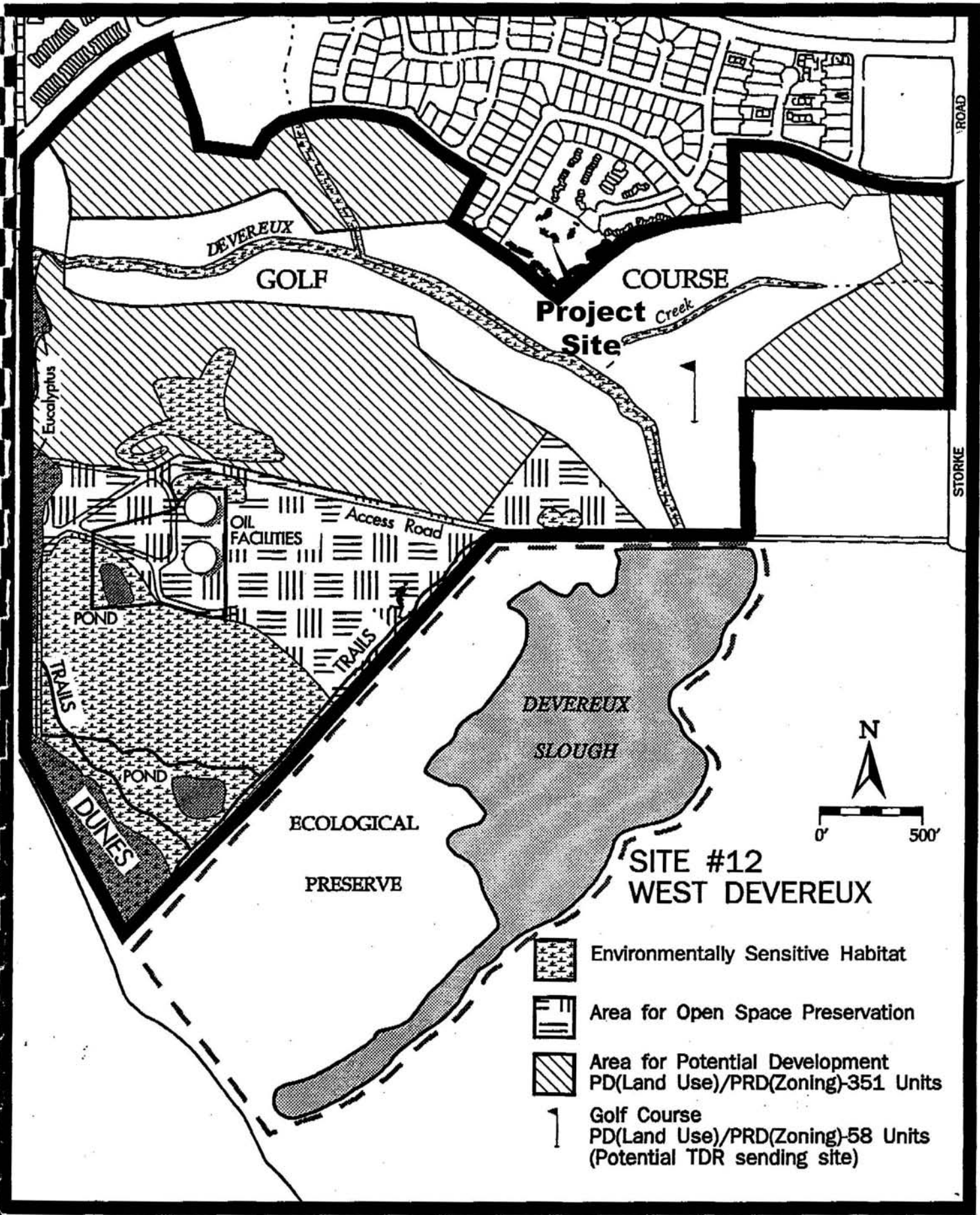
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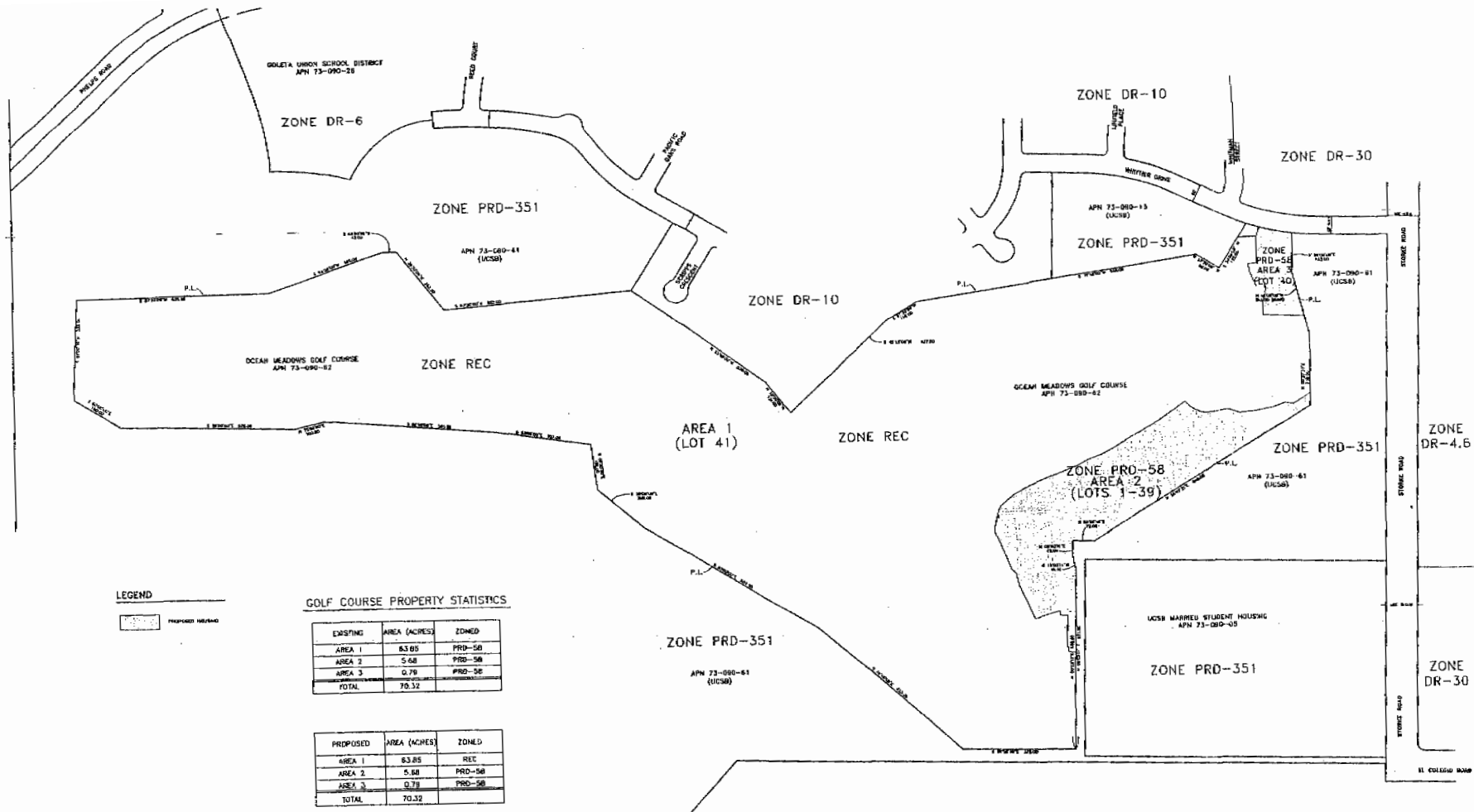
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REC



-  Environmentally Sensitive Habitat
-  Area for Open Space Preservation
-  Area for Potential Development
PD(Land Use)/PRD(Zoning)-351 Units
-  Golf Course
PD(Land Use)/PRD(Zoning)-58 Units
(Potential TDR sending site)

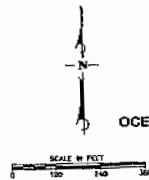


LEGEND
 PROPOSED REZONING

GOLF COURSE PROPERTY STATISTICS

EXISTING	AREA (ACRES)	ZONED
AREA 1	63.85	PRD-58
AREA 2	5.68	PRD-58
AREA 3	0.79	PRD-58
TOTAL	70.32	

PROPOSED	AREA (ACRES)	ZONED
AREA 1	63.85	REC
AREA 2	5.68	PRD-58
AREA 3	0.79	PRD-58
TOTAL	70.32	

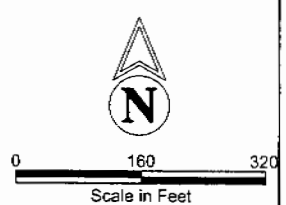
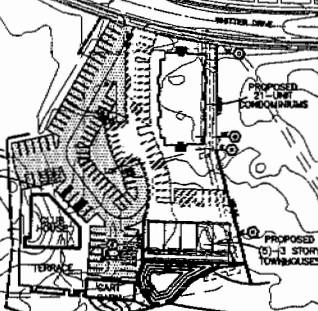
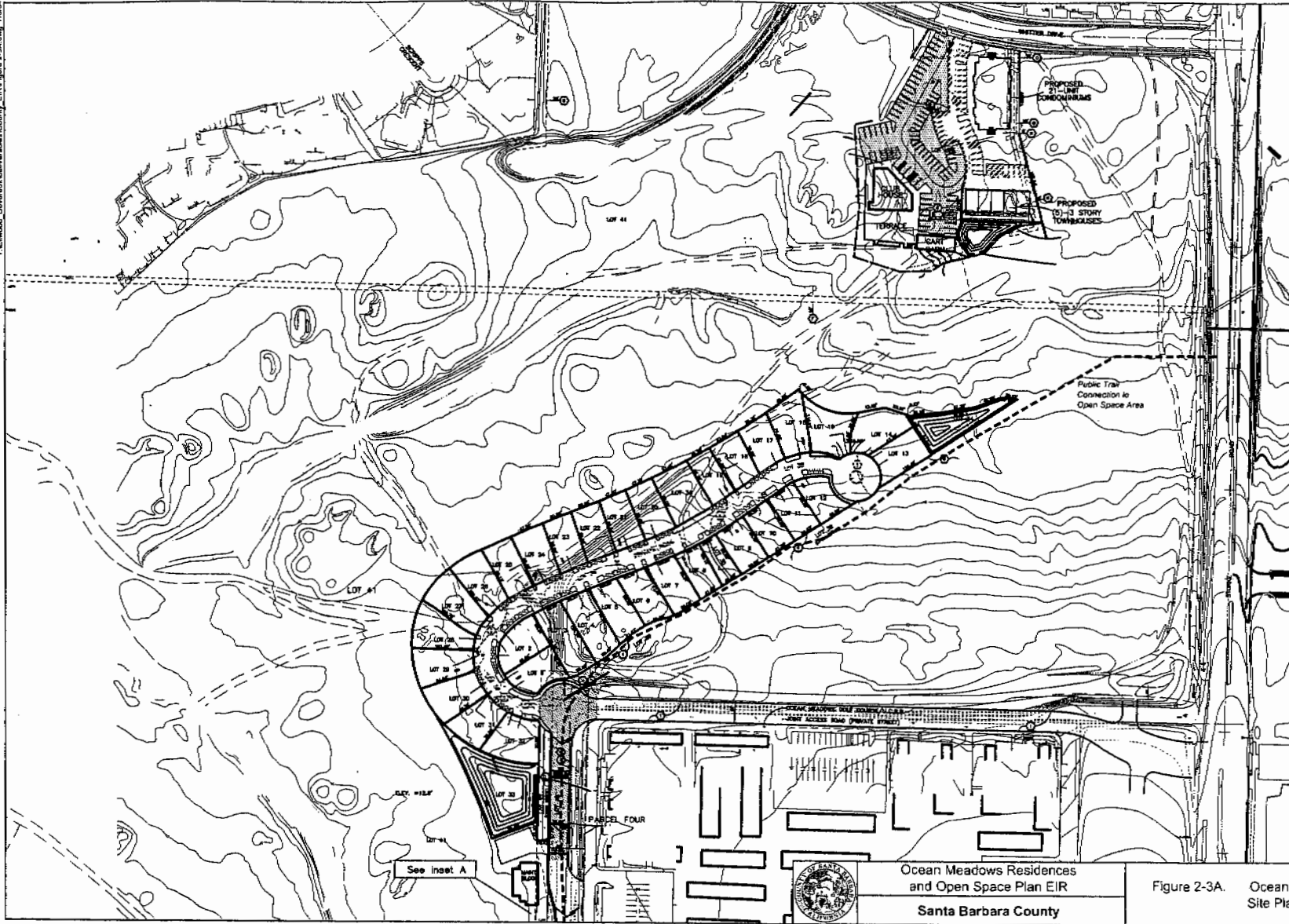


OCEAN MEADOWS HOUSING AND GOLF COURSE REZONE MAP
 SANTA BARBARA COUNTY, CALIFORNIA
 SUBMITTANT DEVELOPMENT COMPANY/OCEAN MEADOWS GOLF COURSE

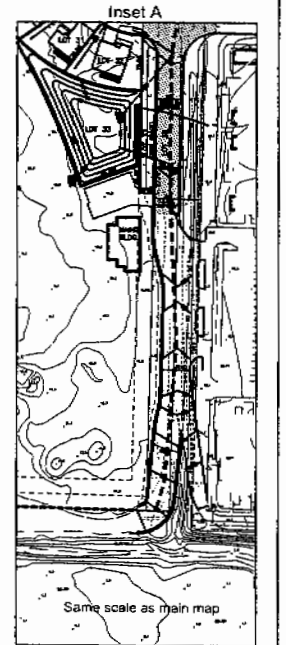


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RZ1



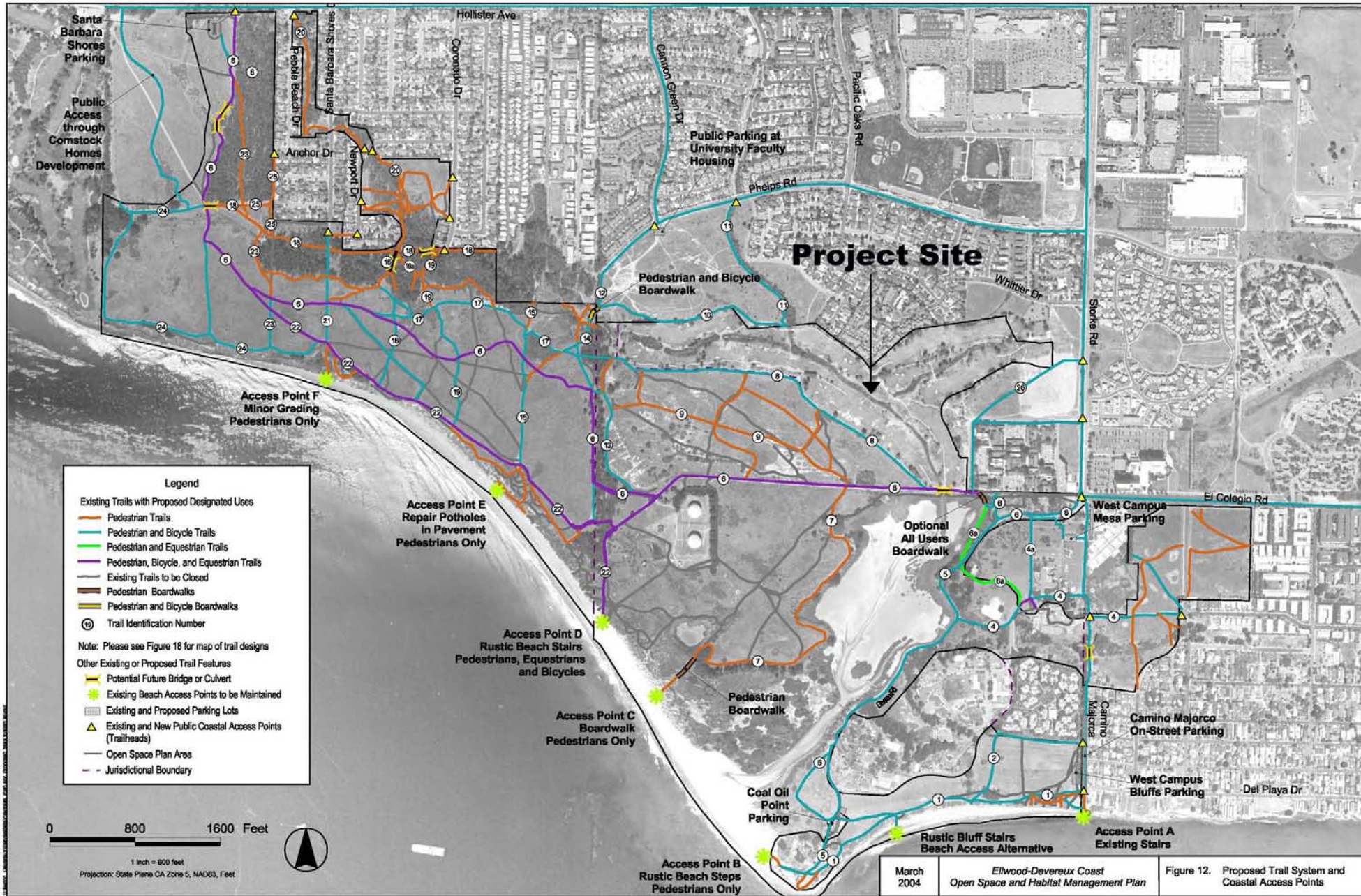
Source: POFFIELD & SMITH/VERMILION DEVELOPMENT COMPANY



Ocean Meadows Residences and Open Space Plan EIR
Santa Barbara County

Figure 2-3A. Ocean Meadows Residences Site Plan

Revised July 2004



March 2004

Ellwood-Devereux Coast
Open Space and Habitat Management Plan

Figure 12. Proposed Trail System and Coastal Access Points