

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

IN THE MATTER OF APPROVING)
AMENDMENTS TO THE LOCAL)
COASTAL PROGRAM)

RESOLUTION NO. 90-594
Case Nos.: 88-GP-19, 88-GP-20, 88-GP-21,
88-GP-23, 88-GP-24, 88-RZ-16, 88-RZ-17,
88-RZ-18, 88-RZ-20, 88-RZ-21, 90-OA-
11(B)

WITH REFERENCE TO THE FOLLOWING:

A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors adopted the Santa Barbara County Coastal Plan.

B. It is now deemed in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County to make the following changes to the Local Coastal program.

1. Pursuant to the findings and statements of overriding considerations contained in Exhibit A of this Resolution, amend the Coastal Plan as follows:

(a) Amend Chapter 4, *The Planning Areas*, by amending Subsection 4.5.4, *West Devereux Property*, of Section 4.5, Goleta, to read:

4.5.4 WEST DEVEREUX PROPERTY

This ±240 acre parcel (APN 73-090-10, 13, 50), which is owned by the University Exchange Corporation and IMS Financial Corporation, is bordered by the ocean to the south, the Devereux Lagoon to the southeast, Storke Road to the east, the University Village subdivision to the north, and the vacant Union Oil property (Santa Barbara Shores) to the west. A major portion of the site (66 acres) is currently developed as a golf course. A further 40.5 acres are leased to Arco ~~and used as an~~ and used as a ~~marine terminal site. and small processing plant have been developed on their leases, The~~ marine terminal currently operates as a legal nonconforming uses. The rest of the property is currently undeveloped.

The undeveloped portion of the site is characterized by gentle slopes covered by natural vegetation. Several unnamed drainages and Devereux Creek flow through this property in the Devereux Lagoon. The area between the golf course and ~~oil processing facilities~~ marine terminal is bisected by a road and transversed by berms, averaging several feet in height, which run generally in an east-west direction. Extensive erosion has taken place in this area and the resulting sedimentation is adversely affecting the Devereux Lagoon. Extensive ORV use exacerbates this situation.

The Southern tip of this property consists of sand dunes which are sparsely vegetated due to excessive recreational (sunbathing, horseback riding, picnicking, etc.) and ORV use. This area, unlike the dunes which are within the University Ecological Reserve, is not protected by fencing or signs. A road and trail running along the western boundary of this parcel currently provide beach access for residents of the surrounding residential neighborhoods. Just to the north of the dunes is a large pond area used as an oil sump.

The beach and dune area is particularly scenic despite the intrusion of the oil storage tanks into the viewshed. This parcel along with the Devereux Campus of U.C.S.B. and the Santa Barbara Shores property constitute valuable open space, scenic, and habitat resources for residents of the Goleta Valley. Careful planning of the site is needed to ensure protection of the natural resources of the area and preservation of the Devereux Lagoon as a viable wetland habitat.

The development potential of this site is constrained by a number of factors, including the need to provide a substantial buffer around the oil facility for as long as it remains operational due to problems of safety, noise, and odor, and the need to protect dune and adjacent wetland habitats. The site is inappropriate for a visitor-serving use because of the oil facility, the fragility of the dunes area, and the residential character of the surrounding developments. Residential development would be an appropriate use on those portions of the site which are north of the existing golf course and adjacent to the existing residential neighborhood, as well as the area fronting Storke Road. The majority of the area south of the golf course should be kept in open space to ensure preservation of the dune and slough habitats and to provide an adequate buffer around the oil facility until it ceases operations.

The oil facility is a legal nonconforming use ~~viewed as a long term land use, and is therefore designated on the land use plan maps as Coastal Dependent Industry.~~ Development on the remainder of the site shall be subject to the PD requirements in Section 3.2 and the following conditions:

1. A specific plan shall be prepared for the entire site (APN 73-090-10, 13, 50) which incorporates all the conditions listed below and conforms to all other policies of the land use plan. The specific plan shall show the locations of roads and structures and indicate the amount and location of open space for habitat preservation and public recreation. The specific plan shall be subject to environmental review under County CEQA Guidelines.

The specific plan and accompanying environmental documents shall be submitted to the Planning Commission, who may recommend additional conditions for development of the site. In adopting the specific plan, the County shall specify the number and type of housing units, open space requirements, habitat area to be protected, etc., for each of the parcels.

2. A maximum of 500 residential units, of which 20% of the units shall be affordable to persons of low and moderate income, may be permitted provided that the existing 66-acre golf course is retained in its present use. The development rights on the golf course at the rate of 70 density credits shall be acquired by or permitted to be developed on the remaining 174 acres by the owners of the remaining 174 acres before a development plan can be filed on said remaining 174 acres.
3. In addition to the existing golf course, a minimum of 55 acres ~~(excluding the area now developed for coastal dependent area)~~ shall be retained in public and common open space requirement. The public open space shall include a trail easement to allow public access from Phelps Road to the beach and a small public parking area for 20 cars at the trailhead.
4. Attractive fencing around the dune area shall be provided to keep out horses and ORVs. Signs shall also be posted informing the public of the fragility of the area and requesting that they keep off the dunes.
5. The property owners shall work with the University and the County to ensure that the specific plan for the area includes appropriate mitigating measures to protect the Devereux Lagoon.

(b) Amend the Goleta Coastal Plan Land Use Map by changing the Land Use Designation of the ARCO Ellwood marine terminal site located on a portion of Assessor Parcel Number 073-090-050 from M-CD, Coastal Dependent Industry to PRD, Planned Residential Development.

(c) Amend the Goleta Coastal Plan Land Use Map by changing the Land Use Designation of the ARCO Ellwood oil and gas processing site located on Assessor Parcel Number 079-210-042 from M-CD, Coastal Dependent Industry to REC, Recreation.

(d) Amend the Gaviota Coastal Plan Land Use Map by changing the Land Use Designation of the ARCO Dos Pueblos oil processing and storage site located on Assessor Parcel Numbers 079-200-004 and 079-200-008 from M-CD, Coastal Dependent Industry to AG-II-100, Agriculture II.

(e) Amend the Gaviota Coastal Plan Land Use Map by changing the Land Use Designation of the Shell Western's gas processing site located on Assessor Parcel Number 081-150-015 from M-CD, Coastal Dependent Industry to AG-II-320, Agriculture II.

(f) Amend the Point Conception Area Coastal Plan Land Use Map by changing the Land Use Designation of the Unocal's oil and gas processing and storage sites located on Assessor Parcel Numbers 083-600-007 and 083-610-012 from M-CD, Coastal Dependent Industry to AG-II-320, Agriculture II.

(g) Amend Section 35-54 of Article II of Chapter 35 of the Santa Barbara County Code by adopting five Ordinances, numbers 3882, 3883, 3884, 3885, and 3886 included in this resolution as Exhibit B, and incorporated herein by reference.

2. Amend Section 35-172.10 of Article II of Chapter 35 of the Santa Barbara County Code, *Conditional Use Permits*, by adding provisions to allow revisions of conditions upon a determination of noncompliance. Said Ordinance, numbered 3887, is attached hereto as Exhibit C and incorporated herein by this reference.

C. The Planning Commission of the County of Santa Barbara, after having held duly noticed public hearings on the above described amendments, have endorsed and transmitted to this Board said recommended amendments pursuant to Government Code § 65355.

D. This Board has held duly noticed public hearings on these above described amendments as required by Government Code § 65355.

E. These amendments to the Local Coastal Program are consistent with the provisions of the Coastal Act of 1976, as amended to this date.

F. This Board now wishes to submit these amendments to the California Coastal Commission for certification.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The above recitations are true.

2. Pursuant to the provisions of Government Code § 65357, the Board of Supervisors adopts the amendments to the Santa Barbara County Coastal Plan and to Article II of Chapter 35 of the Santa Barbara County Code as described above.

3. This Board certifies that these amendments are intended to be carried out in a manner fully in conformity with the California Coastal Act.

4. This Board submit these 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 show the above mentioned actions by the Board of Supervisors.

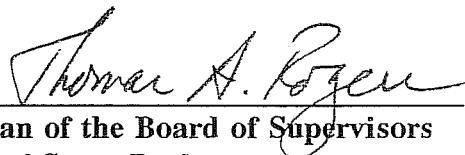
PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 18th day of September 1990, by the following vote:

AYES: Ochoa, Rogers, Owens

NOES: None

ABSENT: Wallace, Miyoshi

ABSTENTION: None



Chairman of the Board of Supervisors
County of Santa Barbara
State of California

ATTEST:

ZANDRA CHOLMONDELEY
CLERK OF THE BOARD

By: Robert Cohen
Deputy

APPROVED AS TO FORM:

DAVID NAWI
COUNTY COUNSEL

By: [Signature]
Deputy