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COASTAL ZONE
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SANTA BARBARA COUNTY COASTAL PLAN

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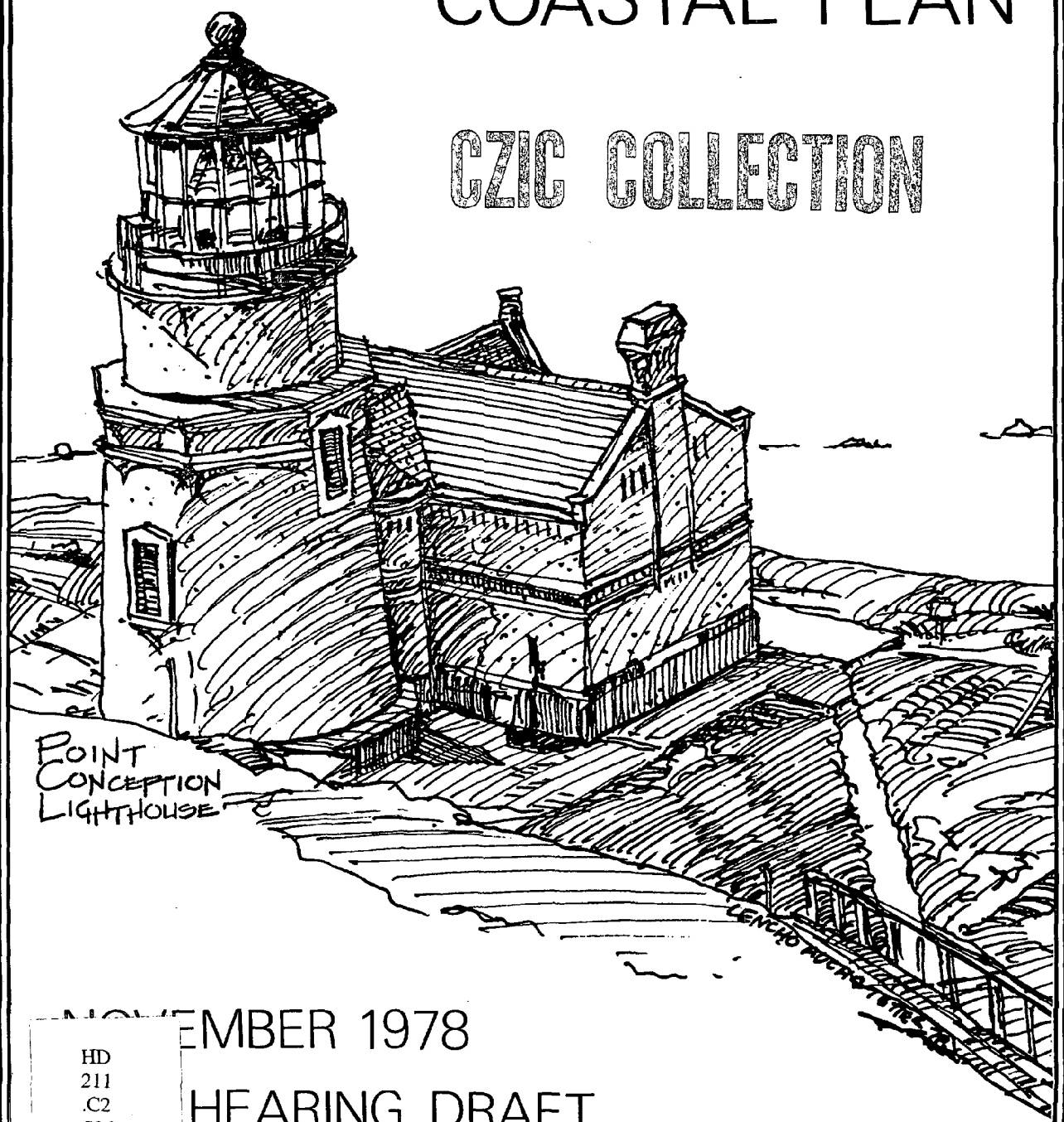

NOVEMBER 1978

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HD
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California. Santa Barbara Planning Dept.
HD211.C2S26 1978
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Pre-hearing Draft

November 1978

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

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ACKNOWLEDGEMENTS

We wish to extend our grateful appreciation to the many individuals and organizations who contributed their time and expertise to the development of this plan.

Preface

This is the pre-hearing draft of the land use plan for the coastal zone of Santa Barbara County that has been prepared in response to the mandate of the Coastal Act of 1976. This draft does not represent adopted County policy; it has been prepared for the sole purpose of allowing public review of the plan prior to formal public hearings. We encourage you to participate in the workshops that will be scheduled during late November through early January (contact the Planning Department for details) or to submit written comments. The pre-hearing draft of the land use plan will be revised to reflect comments received during this informal review period before submittal to the Planning Commission. Public hearings on the plan are tentatively scheduled to begin in February 1979 and will be held consecutively by the County Planning Commission, Board of Supervisors, South Central Regional Coastal Commission, and State Coastal Commission.

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CHAPTER 1:
THE COASTAL ACT

1.1 HISTORY

Historically, land use in the California coastal zone has been regulated by local governments under the provisions of State Planning and Zoning Law. This enabling legislation mandates local governments to prepare general plans and zoning to ensure orderly physical growth and development within their jurisdictions as well as the protection of public health, safety, and welfare.

Traditional local control over regulation of land use in the coastal zone was substantially modified with the passage of The California Coastal Zone Conservation Act (Proposition 20) by the voters of California on November 7, 1972. The forces leading to the passage of this landmark initiative were complex. The key factor, however, was the visible deterioration of the coastal environment due to increasing development pressures from a growing population. Under Proposition 20, the California Coastal Zone Conservation Commission and six Regional Coastal Commissions were created and given a dual mandate of preparing a statewide "comprehensive enforceable plan for the orderly, long-range conservation and management of the coast" and regulating development while this plan was being prepared. From 1973 to 1975, the Coastal Commissions, both Regional and State, held literally hundreds of hearings on the evolving plan. The California Coastal Plan was submitted to the legislature on December 1, 1975. During the 1976 legislative session, several coastal bills were introduced, all modifying to some extent the Coastal Plan. By the summer of 1976, SB 1277, the California Coastal Act, emerged from both houses as the basis of California's Coastal Zone Management Program. SB 1277 was amended by a trailer bill, AB 2948, which was itself amended by AB 400. On January 1, 1977, the Coastal Act and other legislation came into effect, establishing a permanent coastal management program for California.

1.2 GOALS, PRIORITIES, AND POLICIES

In enacting the Coastal Act, the Legislature established the following goals for future activity in the coastal zone:

(a) Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and manmade resources.

(b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.

(c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.

(d) Assure priority for coastal-dependent development over other development on the coast.

(e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

The heart of the Coastal Act is found in Chapter 3, Coastal Resources Planning and Management Policies. These policies constitute the standards that local plans must meet in order to be certified by the State as well as the yardstick for evaluating proposed developments within the coastal zone. Topics covered by coastal policies include: beach access, low and moderate income housing, recreation, marine environment, environmentally sensitive habitat areas, agriculture, visual resources, and coastal dependent and industrial development. In essence, these policies are the rules for future growth and development in the coastal zone.

The Act also attempts to establish a framework for resolving conflicts among competing uses for limited coastal lands. The policies which spell out priority uses constitute this framework. The Coastal Act places as its highest priority the preservation and protection of natural resources including environmentally sensitive habitat areas, i.e., wetlands, dunes, and prime agricultural lands. In the case of habitat areas, only uses dependent on these resources are allowed within such areas. For agricultural land, the intent of the Act is to keep the maximum amount of prime land in production. On lands not suited for agricultural use, coastal dependent development (i.e., development that requires a site on or adjacent to the sea to be able to function at all) has the highest priority. Public recreational uses have priority on coastal sites which are not habitat areas and not needed for coastal dependent uses. For sites that are not reserved for habitat preservation, agriculture, coastal dependent uses, or public recreation, private development is permitted. However, visitor-serving commercial recreation has priority over private residential, general industrial and general commercial development. These priorities must be reflected in the land use plans prepared by local governments.

1.3 IMPLEMENTATION

Each of the 15 counties and 53 cities along the California coast is required by the Coastal Act to prepare a Local Coastal Program (LCP). The LCP consists of "a local government's land use plans, zoning ordinances, zoning district maps, and implementing actions which, when taken together, meet the requirements of, and implement the provisions and policies of (the Coastal Act) at the local level." (30108.6) The land use plan means the "relevant portions of a local government's general plan, or local coastal element, which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions." (30108.5) The zoning ordinances and district maps are the legal tools for implementing the land use plan. The Coastal Act also requires each LCP to "contain a specific public access component to assure that maximum access to the coast and public recreation areas is provided." (30500(a)) In addition, the local land use plans are required to consider uses of more than local importance. (30501(c)) As noted in the LCP Regulations,* such uses generally include: (1) state and federal parks and recreation areas and other recreational facilities of regional or statewide significance; (2) military and national defense installations; (3) major energy facilities; (4) state and federal highways and other transportation facilities (e.g., railroads and airports) or public works facilities (e.g., water supply or sewer systems) serving larger-than-local needs; (5) general cargo ports and commercial fishing facilities; (6) state colleges and universities; and (7) uses of larger-than-local importance, such as coastal agriculture, fisheries, wildlife habitats, or uses that maximize public access to the coast, such as accessways, visitor-serving developments, as generally referenced in the findings, declarations, and policies of the California Coastal Act of 1976.

The land use plans and zoning, after receiving local review and approval, must be submitted to the Regional and State Coastal Commissions. The Commissions must make the finding that the land use plan is consistent with the policies of Chapter 3 of the Act. The zoning and implementing ordinances are then reviewed to determine conformance with the approved land use plan.

After certification of the land use plan and zoning components of the LCP, the review authority for new development within the coastal zone, which is now vested in the Coastal Commission, will be returned to local government. The local government, in issuing coastal development permits after certification, must make the finding that the development is in conformity with the approved LCP. Any amendments to the LCP will have to be approved by the State Coastal Commission.

After certification of the LCP's, the Regional Coastal Commissions will be phased out. The State Coastal Commission will, however, continue to

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*LCP Regulations, adopted by the Coastal Commission on May 17, 1977.

exercise permit jurisdiction over certain kinds of developments (i.e., development in the State Tidelands), and will continue to hear appeals and review amendments to certified LCP's. Only certain kinds of developments can be appealed after a local government's LCP has been certified; these include:

(1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.

(2) Developments approved by the local government not included within paragraph (1) of this subdivision located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of the seaward face of any coastal bluff.

(3) Developments approved by the local government not included within paragraph (1) or (2) of this subdivision located in a sensitive coastal resource area if the allegation on appeal is that the development is not in conformity with the implementing actions of the certified local coastal program.

(4) Any development approved by a coastal county that is not designated as the principal permitted use under the zoning ordinance or zoning district map approved pursuant to Chapter 6 (commencing with Section 30500).

(5) Any development which constitutes a major public works project or a major energy facility.

The State Commission is also required to review periodically the progress of local governments in carrying out the Coastal Act. This review is to occur at least once every five years.

CHAPTER 2:
THE LOCAL COASTAL PROGRAM (LCP)

2.1 THE COASTAL ZONE IN SANTA BARBARA COUNTY

On the mainland, the coastal zone in Santa Barbara County spans 110 miles of coastline and includes approximately 184 square miles. In addition, the offshore islands of Santa Cruz and Santa Rosa are entirely within coastal jurisdiction. While the coastal zone boundary line generally extends inland only 1,000 yards, the Santa Barbara coastal zone extends further inland in several areas because of important habitat, recreational, and agricultural resources. These areas include the lands surrounding Guadalupe Dunes and Point Conception, and most of the Carpinteria Valley.

The coastal zone of Santa Barbara County is world-renowned for its beauty and diversity. The South Coast is characterized by sandy beaches, bluffs, and coastal terraces. Urban development and agriculture have nestled along the narrow coastal shelf against the spectacular backdrop of the Santa Ynez Mountains. The coastline from Point Conception north to the Santa Maria River is rugged and rural, consisting of rolling hills, mountains, rocky headlands, steep bluffs, and the extensive sand dunes between Mussel Point and the Santa Maria River.

The Santa Barbara County coastal zone, like so many other areas in California, has a history of controversy over its use and development. Many projects have been proposed for the coastal zone in recent years; some have been implemented and others have failed to obtain necessary public support. Some of the better-known proposals include Exxon's proposal for an oil processing plant at Las Flores Canyon and the residential development proposals for El Capitan and More Mesa.

While Santa Barbara County has managed to maintain extensive areas of undeveloped coastline, it is clear that adopted plans and policies are not adequate to ensure wise management, development, and conservation of its coastline in the future. Stronger policies and appropriate land use designations will be required to ensure protection of Santa Barbara County's outstanding scenic values and diverse habitat resources, preservation of prime agricultural lands, and provision of maximum opportunities for recreational use of its beaches while allowing for orderly growth and development.

2.2 THE LCP PLANNING PROCESS

The land use plan has evolved in two phases. The first phase, January to June 1977, concentrated on developing a framework for involving the public and affected agencies in the planning process, preparing a sound data base for land use decisions related to recreation, access, and environmentally sensitive habitats, and included a preliminary study of greenhouses and agriculture in the Carpinteria Valley.

The second phase (July 1977 to November 1978) has involved actual preparation of the land use plan. Staff effort throughout these 16 months has been concentrated on Santa Barbara County's critical coastal planning issues: agriculture, environmentally sensitive habitats, energy development, shoreline access, and recreation. Draft reports, which are on file at the Planning Department, were produced for all of the critical issues. Much of the background information in these draft reports is not repeated in the land use plan.

Where possible, the information that has been developed for the land use plan has been translated into graphic form through a transparent overlay mapping system. The overlays display geologic and flood hazards, habitat areas, soils, and other factors which are important in making land use decisions.

Extensive opportunities for public involvement in the development of the land use plan have been provided. For example, special public workshops were held to discuss habitat areas, recreation, access, and energy issues. A four-session Coastal Planning Series was conducted in the spring of 1978, sponsored by the Continuing Education Division of Santa Barbara Community College. The Series provided an orientation session on requirements for land use planning under the Coastal Act, established the critical coastal issues, and included presentations on agriculture in the Carpinteria Valley, coastal recreation and access, energy development, and habitats. Early in the land use planning process, an Agricultural Advisory Committee was formed to assist staff in studying the complex nature of agriculture in the Carpinteria Valley. The Committee met numerous times to critique LCP draft reports. Finally, the County's General Plan Advisory Committees have played an important role in the development of the land use plan. The Committees' land use designations contributed significantly to LCP staff decisions on appropriate land uses in the coastal zone.

2.3 THE LAND USE PLAN

The purpose of the land use plan is to protect coastal resources, provide greater access and recreational opportunities for the public's enjoyment, while allowing for orderly and well-planned urban development and the siting of coastal dependent industry. The plan incorporates, to the maximum possible extent, local plans and policies which are consistent with the Coastal Act. Where inconsistencies have been identified, modifications and revisions have been made. In general, the land use plan places a stronger emphasis on expanding public access opportunities to the County's beaches, preserving prime agriculture land, and protecting environmentally sensitive habitats than is found in prevailing local policy.

The changes in existing land use regulations that are proposed in the plan are moderate. Ample provision has been made for continued growth and development within the bounds of the generally accepted one percent growth rate that has guided both the preparation of the County's Proposed Comprehensive Plan and transportation plans, and served as the basis for projecting future water needs. The land use designations within the plan can accommodate new development through the year 2000, assuming that sufficient water resources are available. The plan does not, however, put forth provisions for phasing or controlling the rate of growth. There are too many factors external to the jurisdiction of the plan which would make such an undertaking tenuous at best. These include: State water importation, the County split, the Missile X program, the Space Shuttle, the proposed LNG facility, lease sale 48, and UCSB enrollment policies.

The plan proposes that firm urban-rural boundaries be established which will have the effect of redirecting growth from an outward expansion to infilling. In this sense, the plan will result in more compact urban development, thereby assuring the long-term protection of surrounding agricultural lands and recreational resources.

The land use plan has two components: the maps and the text. The land use plan maps show the kinds, location, and intensity of land uses proposed for the coastal zone of Santa Barbara County. The text explains the rationale for the land uses and establishes policies to guide future development. These local policies, along with the policies from Chapter 3 of the Coastal Act, will constitute the decision rules for evaluating projects after certification of the land use plan.

The heart of the land use plan is Chapter 3, The Resource Protection and Development Policies. This chapter contains a discussion of each of the major policy sections of the Coastal Act, relevant issues and problems within the County's coastal zone, and the proposed policies and actions which respond to these issues. Chapter 4 is devoted to a more in-depth discussion of the planning issues and problems in the seven planning areas within the coastal zone. Some additional policies and actions are recommended for each of these geographic sub-areas.

Chapter 5 studies the availability of water resources, transportation, and wastewater treatment facilities with respect to the allowable build-out in the land use plan. It also provides a basis for comparing allowable

development under existing zoning with the densities proposed in the land use plan.

It is, of course, anticipated that the land use plan will need revision from time to time in accordance with changing conditions. The Coastal Act requires that certified plans be reviewed at least once every five years to determine whether the program is being effectively implemented in conformity with the policies of the Act. Local recommendations for revisions of the certified land use plan could be considered as part of the five-year review process or they could be initiated by the County at any time, subject to the approval of the State Commission.

2.4 THE LAND USE PLAN MAPS

The land use plan maps reveal two levels of information. The base maps show principal land use designations such as agriculture, commercial, residential, and industrial. The second level of information is contained in overlay maps. The overlay maps illustrate specific information such as flood hazard areas, view corridors, environmentally sensitive habitats, and areas which require special site design. They are placed over the base maps as a means of showing where potential constraints on development may exist.

The land use plan maps have been developed at two scales, one for the urbanized South Coast (Ellwood to Rincon) and another for the rural areas. The maps for the urbanized South Coast are at 500 scale (one inch = 500 feet). They provide enough detail for precise planning and zoning on a parcel-by-parcel basis. Such detail is not necessary in the rural areas where parcels are generally larger and land use issues are not as complex. Therefore, 2000 scale maps (one inch = 2000 feet) have been used for these areas.

The key to the maps is the land use classification system (Table 2-1) which has been jointly developed by the LCP and Proposed Comprehensive Plan staffs. The land use classifications specify the principal permitted land uses within the coastal zone. Included in the land use classification system are the four "overlay" designations.

Each of the land use classifications is defined in Appendix B of the land use plan. Policies that are associated with the overlay designations, View Corridor, Environmentally Sensitive Habitat Area, Flood Hazard, and Site Design, are included in Chapter 3.

TABLE 2-1

LEGEND

OPEN LAND USES

- AGRICULTURE I
- AGRICULTURE II
- MOUNTAINOUS AREAS
- EXISTING PUBLIC OR PRIVATE RECREATION AND/OR OPEN SPACE
- PROPOSED PUBLIC OR PRIVATE PARK/ RECREATIONAL FACILITY OVERLAY
- OTHER OPEN LANDS

RESIDENTIAL DENSITIES

MINIMUM SQUARE FEET PER DWELLING UNIT	MAXIMUM DWELLING UNITS PER ACRE
RURAL RESIDENTIAL	1 UNIT/40 ACRES TO 1 UNIT/100 ACRES
RESIDENTIAL RANCHETTES	1 UNIT/5 ACRES TO 1 UNIT/20 ACRES
3 OR MORE ACRES	0.3
1 OR MORE ACRES	1.0
20,000 OR MORE SQ. FT.	1.8
10,000 OR MORE SQ. FT.	3.3
7,000 OR MORE SQ. FT.	4.6
3,500 OR MORE SQ. FT.	12.3
2,180 OR MORE SQ. FT.	20.0
1,450 OR MORE SQ. FT.	30.0

COMMUNITY FACILITIES

- EDUCATIONAL FACILITY (PUBLIC OR PRIVATE)
- INSTITUTION/GOVERNMENT FACILITY
- PUBLIC UTILITY
- CIVIC CENTER
- CEMETERY

INDUSTRIAL

- COASTAL DEPENDENT INDUSTRY
- INDUSTRIAL PARK
- LIGHT INDUSTRY
- SERVICE INDUSTRY
- GENERAL INDUSTRY

COMMERCIAL

- CENTRAL BUSINESS DISTRICT
- DISTRICT CENTER
- NEIGHBORHOOD (CONVENIENCE CENTER)
- SERVICE
- DESIGN COMMERCIAL
- HIGHWAY RELATED
- HIGHWAY STRIP
- RESORT/VISITOR SERVING COMMERCIAL
- OFFICE AND PROFESSIONAL

OVERLAY DESIGNATIONS

- SCENIC/BUFFER AREAS
  COASTAL ZONE ONLY
- ENVIRONMENTALLY SENSITIVE HABITAT AREAS
- VIEW CORRIDOR
- FLOOD HAZARDS
- SITE DESIGN

OVERLAY SYMBOLS

- SPECIAL AREA SYMBOL

BOUNDARY LINES

- URBAN AREA
- COAST RURAL AREA
  URBAN AREA BOUNDARY LINE
- RURAL AREA
- EXISTING DEVELOPED NEIGHBORHOODS
- COASTAL ZONE

CHAPTER 3:
THE RESOURCE PROTECTION AND DEVELOPMENT POLICIES

3.1 INTRODUCTION

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

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

The chapter is organized into major topics which reflect the principal coastal resource protection and development issues in Santa Barbara County. Each section is prefaced with pertinent policies from the Coastal Act and is followed by a discussion of local issues and problems related to the topic. The issues section attempts to pinpoint where County practices and regulations fall short of, or conflict with, the provisions of the Coastal Act. Finally, each topic area is concluded with recommended policies to bring the County into conformity with the Coastal Act.

3.2 DEVELOPMENT

3.2.1 COASTAL ACT POLICIES

There are many sections of the Coastal Act that address, either directly or indirectly, the issue of development. Only those policies that are not addressed in other sections of the plan are included here.

> 30250. (a) New development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases, for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.
> (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

> 30252. The location and amount of new development should maintain and enhance public access to the coast by: (1) facilitating the provision or extension of transit service; (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads; (3) providing non-automobile circulation within the development; (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation; (5) assuring the potential for public transit for high-intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.

3.2.2 PLANNING ISSUES

The policies of the Coastal Act require that new development* be concentrated within existing developed areas to avoid costly urban sprawl and to protect coastal resources, i.e., prime agricultural lands, scenic quality of rural lands, habitat areas, etc. The Act specifies that development adjacent or proximate to environmentally sensitive habitat areas be designed to avoid adverse impacts; that development be sited so as to avoid risks to life and property due to natural hazards; and that coastal visual resources be protected by careful placement and design of new development. Each of these development-related issues is treated in subsequent sections of this chapter. The Act also requires that public works facilities (water, sewer,

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*Refer to Appendix A for definition of development.

and roads) be adequate to serve new development; issues regarding service system capacities and availability of resources are addressed in Chapter 5.

Concentrating New Development

Coastal policies require that new development be located within, contiguous with, or in close proximity to existing developed areas. In the County's coastal zone, urban development is currently concentrated on the South Coast from Ellwood east to the Ventura County line, with rural areas extending west of Ellwood and, to the east, encircling the urban areas of the City of Carpinteria and the community of Summerland. Concentrating new development in existing developed areas is, therefore, an issue for Carpinteria, Summerland, and Goleta, given their adjacency to rural lands. According to the Coastal Act, development should take place within these urban areas prior to expanding outward. As noted in the agriculture section of the plan, past urban expansion in Goleta and the Carpinteria Valley has resulted in the conversion of much prime agricultural land. In order to prevent unnecessary conversions in the future, a stable urban/rural boundary is needed which clearly delineates areas for urban uses from those that are suited for agricultural or other rural uses.

Within the rural lands of the Carpinteria Valley and Summerland, there exists a number of residential enclaves, known as Shepard's Mesa, Los Arcos, La Mirada, Ocean Oaks, Serena Park, Padaro Lane, and Sandyland. Boundaries for these neighborhoods need to be established which allow for completion of the neighborhood without encroachment onto surrounding agricultural lands.

Land Divisions

The Coastal Act requires that land divisions outside existing developed areas be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. The rural lands of the North County coastline and from Gaviota to Ellwood are currently zoned for large parcel sizes, in most cases 100-acre minimums. Where subdivision to this minimum parcel size would not jeopardize agricultural ranching operations or contritute to pressures for introducing related urban uses, the 100-acre minimum is adequate for determining land divisions in rural areas and the 50 percent criterion is not needed. Similarly, a 40-acre minimum for prime lands in rural areas is adequate when agriculture is not threatened and urban pressures for premature conversion are not introduced.

In other rural areas of the South Coast, existing zoning may permit division of land inconsistent with the 50 percent criterion. Larger lot zoning and other measures for the preservation of agriculture are needed in rural areas surrounding Carpinteria and Summerland to avoid the possibility of premature urbanization of rural lands.

Availability of Services and Resources

The Coastal Act requires that development be located in areas where adequate public services are available and where it would not have significant adverse affects on coastal resources, including depletion of groundwater

resources. The most immediate constraint to new development in the South Coast area is the lack of water resources. Detailed discussion of resource constraints is deferred to Chapter 5 of the plan.

3.2.3 POLICIES

Policy 1: All development, including agriculture, adjacent to areas designated on the land use plan maps as habitat areas, shall be regulated to avoid adverse impacts on habitat resources. Regulatory measures include, but are not limited to, setbacks, buffer zones, grading controls, noise restrictions, and maintenance of natural vegetation.

Policy 2: In designated rural neighborhoods, lot splits shall be permitted for the purpose of infilling if the parcels created will be no smaller than the minimum parcel size stipulated for the neighborhood as shown on the land use plan maps.

Policy 3: In designated residential ranchette and rural residential areas, a lot split shall be permitted if parcels created will be no smaller than the average size of the parcels located within a one-fourth-mile radius of the proposed lot split.

Policy 4: Resource-conserving water devices shall be used in all new development.

Policy 5: No new sewer extensions shall be allowed outside the designated urban boundary as defined on the land use plan maps.

Policy 6: Within designated urban areas, new development, other than that for agricultural purposes, shall be serviced by the appropriate water and sewer district.

Policy 7: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analyses, and the applicant, that adequate services (i.e., water, sewer, roads, etc.) and resources are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.

Policy 8: The County shall reserve the right to reduce the density specified in the land use plan for a particular parcel if it is determined that such reduction is warranted by conditions specifically applicable to the site, such as topography, geologic or flood hazards, habitat areas, or steep slopes, particularly when such constraints are indicated by the overlay designations on the land use plan maps.

Policy 9: If a development is proposed for any of the major ranches in areas designated as rural on the land use plan maps, a clustered development shall be preferred to a standard subdivision into lots of equal size, i.e., 100-acre subdivision.

Policy 10: In the furtherance of better water management, any private wells that are to be developed within the coastal zone for agriculture or other "nondevelopment" uses shall install a meter and maintain records on well extractions. Extraction records shall be submitted annually to the appropriate water district.

3.2.4 PLANNED RESIDENTIAL DEVELOPMENT

While the requirements of the Coastal Act regarding the location and intensity of development are addressed by the designations on the land use plan maps and general policy recommendations, these requirements may not be adequate to ensure well-planned development of key parcels in the coastal zone. The principal threat to remaining large parcels that are intended for residential use is from piecemeal development. In order to ensure well-planned and designed development of remaining, large, residentially designated parcels and preservation of coastal resources, site design requirements are needed.

Site Design Overlay Designation

The purpose of the site design overlay designation is to ensure well-planned development of large, residentially designated lots that are subject to environmental constraints (i.e., geologic or flood hazards) or have important resource values (habitats, scenic qualities, significant vegetation, archaeological resources, etc.). It is the intent of this designation to avoid the resource degradation that often results from piecemeal development of large lots. It is also the intent to allow for flexibility and innovative design in the development of residential subdivisions. All development in areas designated in the land use plan with the Site Design Overlay shall be subject to the following policies:

1. The entire site shall be planned as a unit. Prior to approval of any lot splits or development, the applicant shall submit a site plan showing the ultimate development of the site, including lot lines and circulation pattern, and a general indication of the location of all residential structures. This plan shall be reviewed by the Subdivision Committee and the Planning Commission.

2. Use of flexible and innovative design concepts, including clustering of units, mixture of dwelling types, etc., shall be encouraged to accomplish any of the following goals:

   a) protection of the scenic qualities of the site;

   b) protection of coastal resources, i.e., habitats, streams, archaeological sites, etc.;

   c) avoidance of siting of structures on hazardous areas; and

   d) provision of public open space, recreation, or beach access.

3. Permitted uses shall include:

   a) residential units, either attached or detached,

   b) recreational facilities, including but not limited to tennis courts, swimming pools, playgrounds, and parks for the private use of the prospective residents,

   c) open space,

And in developments of 200 residential units or greater, conditionally permitted uses include:

d) commercial recreational facilities (private or public) that are compatible with the proposed residential units,

e) convenience establishments of a commercial and service nature, including stores, laundry, and dry-cleaning agencies and establishments, beauty shops, barber shops, and the like (but specifically excluding gas stations, repair garages, and drive-in eating and drinking establishments) provided:

   1. such convenience establishments are an integral part of the general plan of development for the Planned Residential Development and provide facilities related to the needs of the prospective residents.

   2. such convenience establishments and their parking areas will not collectively occupy more than one (1) acre per two hundred (200) dwelling units.

   3. such convenience establishments will be located, designed, and operated to primarily serve trade and service needs of persons residing in the Planned Residential Development and not persons residing elsewhere.

   4. such convenience establishments will 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.

   5. no building permit for any convenience establishment shall be issued before at least one hundred (100) dwelling units are constructed within the development.

4. Open Space:

The amount of public, private, and common open space shall be specified in the development plan.

a) Public open space shall include public parks, beaches, access corridors such as bike paths, hiking or equestrian trails, usable natural areas, and vista points which are accessible to members of the general public. Public open space shall not include areas which are unusable for recreational purposes, i.e., private or public streets, parking lots, hazardous areas such as steep slopes and bluff faces, environmentally sensitive habitat areas, archaeological sites, etc.

b) Common open space shall include recreational areas and facilities for the use of the prospective residents of the project such as tennis courts, swimming pools, playgrounds, community gardens, or other open areas of the site needed for the protection of habitat,

archaeological, scenic, or other resources. Common open space shall not include driveways, parking lots, private patios, or other developed areas.

c) Private open space shall include patios, decks, and yards for the private use of the residents of individual units.

Amount of Open Space: The required amount of common open space within a Planned Residential Development shall be at least twenty (20) percent of the gross area. The County shall determine the amount of public open space required for coastal access and recreation and protection of public view, if not specified elsewhere in this plan, but in no case shall it be less than twenty (20) percent of the gross area.

NOTE: Refer to Sections 4.4 and 4.5 for additional requirements for Hammond's Meadow, More Mesa, and Santa Barbara Shores.

3.3 HAZARDS

3.3.1 COASTAL ACT POLICIES

30253. New development shall:

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

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

30235. Revetments, breakwaters, groins, harbor channels, seawalls, cliff-retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.

30236. Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects; (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or; (3) developments where the primary function is the improvement of fish and wildlife habitat.

3.3.2 PLANNING ISSUES

Recent events have provided strong evidence of the vulnerability of certain coastal areas to natural hazards. Following saturating rains in the winter of 1978, large sections of the cliff face in Isla Vista fell into the sea, threatening several apartments; soil slippage caused a road washout in the community of Summerland; severe erosion occurred in graded areas above Summerland; several bluff-top homes slid into the sea in neighboring Santa Barbara; and flooding and heavy wave action damaged some homes along Miramar Beach. Also in 1978, an earthquake disrupted a rail line in the Ellwood area, produced numerous bluff slides and fissures along the South Coast, and caused considerable structural damage in the surrounding areas.

The Coastal Act requires that the risks to new development from such occurrences be minimized. Moreover, it specifies that new development must be located and built neither to "create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs."

The County has an array of policies and regulations within its zoning, grading, and fire ordinances, and building code which address many of the

concerns of the Coastal Act. In addition, Santa Barbara County has undertaken public works projects in recent years which now protect large areas that were previously vulnerable to flooding. Extensive creek channelizations in the Carpinteria Valley and the construction of upstream debris dams are two recent examples.

However, in spite of measures currently imposed by the County, recent problems with bluff top development and severe erosion in certain hillside agricultural areas suggests that more stringent controls are needed.

Bluff and Beach Erosion

Bluff erosion is a potential hazard for new development and continues to be a recurring hazard for existing development in portions of the South Coast. The bluff areas along Del Playa Drive in Isla Vista, sections of More Mesa and Hope Ranch, and areas along Channel Drive and Padaro Lane are all subject to hazards due to bluff erosion. Because of this recurring threat, many retaining walls, groins, and sections of rip-rap have been needed to protect life and property. In the aftermath of the 1978 winter, property owners have initiated additional protective measures, such as major seawall projects proposed for Isla Vista and Padaro Lane.

The County's policy on bluff development is handled on a case-by-case basis except in Isla Vista. In Isla Vista, a 30-foot setback requirement exists. It is based on an engineering study that was undertaken in 1963 to determine cliff stability and related problems in the Isla Vista area. The study identified an average "natural" rate of cliff retreat at six inches per year and recommended that a value of twice the apparent retreat rate (12 inches) per year be applied for safety purposes, along with specific site drainage requirements. Assuming an average "economic life" of 30 years per structure, the County developed the 30-foot setback for the area.

The inadequacy of the present requirements with respect to the Coastal Act is apparent in Isla Vista, since new "protective devices" which may substantially alter natural landforms along bluffs and cliffs are now necessary to protect property.

Bluff areas adjacent to development at More Mesa have been eroding at an average rate of ten inches per year, while along a section of Padaro Lane bluff losses of up to two feet per year have been reported. These examples provide additional evidence why County setback standards should be strengthened in order to eliminate the possibility of needing new "protective devices" in areas where future development may occur.

While serious beach erosion occurred during the winter storms of 1978, damage was localized and temporary in most cases. Heavy river and stream flows replenished much of the losses. Existing and proposed flood control projects are not considered to have a significant impact on sand supply to the beaches that would require corrective measures.

Geologic Hazards

Geologic hazards include seismic hazards (surface ruptures, liquefaction, severe ground shaking, tsunami runup), landslides, soil erosion,

expansive soils, and subsidence. Since these hazards can affect both life and property, additional siting criteria or special engineering measures are needed to compensate for these hazards.

The entire South Coast lies in an area of high seismic risk. Seismic, landslide, and tsunami hazards have been mapped by the County and are used by the Public Works Department to review development proposals. Where faults are identifiable, the County Public Works Department has been generally requiring a 50-foot setback from the fault, though precise setback decisions are made on a case-by-case basis. In addition, geologic and soil engineering reports may be required under Grading Ordinance No. 1795 for obtaining a grading permit. These reports are used to identify geologic and soil problems and to establish conditions for siting and constructing structures where hazards or problems exist.

With the exception of a slope hazard area behind Summerland, problems due to slope instability are generally confined to areas outside of the proposed urban development limits set forth in the land use plan. Although the coastal zone between Ellwood and Point Arguello is either hilly or mountainous with variable and complex geologic conditions, only low-intensity, nonurban land uses will be located in this area. Consequently, slope-related hazards will be minimized.

Soil erosion is a slope-related hazard which has become more problematic in recent years because of extensive agricultural development on slopes of 30 percent or more. A recent study conducted by the Agricultural Unit of the Regional Water Quality Control Board documents severe erosion in some areas of the South Coast where new orchards are being established. The County Grading Ordinance No. 1795 (as amended by Ordinance No. 2770) exempts farming and agricultural grading operations on parcels zoned exclusively for agricultural use which are larger than five acres from obtaining a grading permit. However, the County's Brush Removal Ordinance (No. 2767), which applies to the South Coast, does regulate removal of vegetation on parcels over five acres in size, and requires a permit and approval of drainage and erosion control devices before agricultural grading commences.

Flooding

Flooding has occurred along Santa Barbara's South Coast in recent years, particularly in the Carpinteria Valley, sections of Montecito, and the Santa Barbara airport area. Severe floods in 1969 undermined a section of U. S. 101 in Montecito. These flood hazards are progressively being eliminated in the populated portions of Carpinteria Valley and other areas of the South Coast as a result of stream channelizations and the construction of debris dams and silt basins by the Santa Barbara County Flood Control and Water Conservation District, the U. S. Corps of Engineers, and by the U. S. Soil Conservation Service.

The U. S. Department of Housing and Urban Development through the National Flood Insurance Program has investigated the existence and severity of flood hazards in the unincorporated areas of Santa Barbara County. One of the objectives of this study is to provide information to local planners in promoting sound land use and flood plain management. The Federal Insurance Administration has adopted the 100 year flood (the flood having a one

percent chance of being equalled or exceeded in any given year) as the national standard for purposes of flood plain management. The 100-year "flood plain" is comprised of a "floodway" and a "floodway fringe". The floodway is the channel of a stream, plus any adjacent flood plain areas, which must be kept free of encroachment in order that the 100-year flood be carried without substantial increases in flood heights. As minimum standards, increases in flood heights are limited to 1.0 foot, provided that hazardous velocities are not produced. The areas between the floodway and the boundary of the 100-year flood is termed the floodway fringe. This area encompasses that portion of the flood plain that could be completely obstructed without increasing the water surface elevation of the 100-year flood more than 1.0 foot at any point.

County Flood Combining Regulations, administered by the Santa Barbara County Flood Control and Water Conservation District, regulate construction, excavation, and grading in a "designated" floodway. The designated floodway, as defined in Ordinance No. 661, only includes "land reasonably required to provide for the construction of a flood control project for passage of a flood against which protection is provided or eventually will be provided by said project including land necessary for construction of project levees." Thus, the restrictions are not as comprehensive as those recommended by HUD. In addition, the "FH" Flood Hazard Combining Regulations currently apply only to areas in Carpinteria and Goleta, along Atascadero Creek, and the Goleta Slough.

New regulations covering all development within the 100-year flood plains, Countywide, have been formulated. The Flood Hazard Area Ordinance is currently in the process of being adopted in order to comply with the requirements of the HUD-sponsored Federal Flood Insurance Program in which this County is participating.

Fire

Areas of moderate fire hazard within urban areas of the coastal zone are restricted to hilly sections of the Carpinteria Valley and Summerland. High fire conditions also exist west of Ellwood in rural areas of the coastal zone. Developments within any of the hazardous zones in rural areas will be very low density and subject to stringent building, brush clearance, access, and water storage capacity restrictions (for fire suppression purposes) by the County Fire Department and/or the U. S. Forest Service.

3.3.3 POLICIES

Seawalls and Shoreline Structures

Policy 1: Where seawalls are required for the protection of existing development, seawall design and construction shall respect, to the degree possible, natural land forms.

Policy 2: Where seawalls are required for the protection of existing development, they shall not impede lateral beach access and should be designed, to the degree possible, to minimize visual impacts by use of appropriate colors and materials.

Policy 3: Revetments, groins, cliff retaining walls, and other such construction that alter natural shoreline processes shall be permitted when designed to eliminate or mitigate adverse impacts on local shoreline sand supply and so as to not block lateral beach access.

Policy 4: To avoid the need for future protective devices that could impact sand movement and supply, no permanent structures shall be permitted on the dry sandy beach except facilities necessary for public health and safety, such as lifeguard towers.

Bluff Protection

Policy 5: In areas of new development, no structure shall be located within 50 feet of the bluff edge. Additional setback requirements may be imposed by the Santa Barbara County Public Works or Planning Departments on a case-by-case basis if necessary to avoid hazards or visual impacts on public beaches.

Policy 6: Within this 50-foot setback, natural vegetation shall be maintained unless it is to be replaced with landscaping consisting of native species. Grading, as may be required to establish proper drainage or install landscaping, and minor improvements that do not impact public views or bluff stability may be permitted.

Policy 7: Development and activity of any kind beyond the 50-foot minimum bluff top setback shall be constructed to insure that all surface and subsurface drainage shall not contribute to the erosion of the bluff face or the stability of the bluff itself.

Policy 8: No development shall be permitted on the bluff face, except for engineered staircases or accessways to provide public beach access. Drainpipes shall be allowed only where no other less environmentally damaging drain system is feasible and the drainpipes are designed and placed to minimize impacts to the bluff face, toe, and beach. Drainage devices extending over the bluff face shall not be permitted if the property can be drained away from the bluff face.

Geologic Hazards

Due to the presence of earthquake faults, the entire South Coast area lies within a high seismic hazard zone. Within this area, known faults, tsunami runup areas, and landslide areas are mapped. (These maps are on file at the County Department of Public Works.) The following policies shall apply in addition to the regulations and performance standards established in the County Grading Ordinance, No. 1795, Chapter 21 of the County Code governing subdivisions, and the Uniform Building Code as modified by Ordinance No. 2913.

Policy 9: Applications for grading and building permits, and applications for subdivision shall be reviewed for adjacency to, threats from,

and impacts on geologic hazards arising from seismic events, tsunami runup, landslides, beach erosion, or other geologic hazards such as expansive soils and subsidence areas. Mitigation measures shall be applied where necessary.

Policy 10: Utility transmission lines which cross fault zones, including water, gas, sewer, electrical, or crude oil, shall be subject to additional safety standards, such as emergency shutoff, where applicable.

Policy 11: All structures shall be sited a minimum of 50 feet from a historically active fault, active fault, or fault zone. Greater setbacks may be required if local geologic conditions warrant.

Flood Hazard Area Overlay Designation

The intent of the Flood Hazard Area Designation is to avoid exposing new developments to flood hazard and reduce the need for future flood control protective works and resulting alteration of stream and wetland environments by regulating development within the 100-year flood plain. The flood hazard areas designated on the overlay maps fall within the 100-year flood zone boundaries as mapped by the Federal Insurance Administration (U. S. Department of Housing and Urban Development).* An up-to-date set of the HUD maps is available for inspection in the County Flood Control District Office. All development in designated flood hazard areas shall be reviewed by County Flood Control for conformance with the following policies:

1. All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Hazard Area Ordinance.

2. Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelizations, etc.

3.3.4 HILLSIDE AND WATERSHED PROTECTION

Coastal Act Policies

In addition to Section 30253 which requires that new development neither create nor contribute significantly to erosion, the Act requires that biological productivity and quality of coastal waters, streams, and wetlands be maintained and that development be sited to minimize alteration of natural landforms.

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*HUD flood hazard mapping has not been completed for all areas of the County. The streams on the urbanized South Coast area have been studied in detail. Information on flood hazards in other areas of the coastal zone is not as comprehensive.

30231. 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 waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

30251. 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.

Implementation of these sections of the Act will require regulation of development on hillsides and watersheds.

Background

Disturbance of hillsides* and watershed lands** can result in the loss of soil and slope stability as well as increased erosion. The removal of vegetation deprives the soil of the stabilizing function of roots and this loss of soil stability increases erosion and thus lowers downstream water quality as a result of siltation. Wetlands and streams are particularly impacted by increased siltation. Heavy rains on unstable slopes can produce landslides, slumps, and flaws, especially in steeply sloping areas.

Disturbance of hillsides and watershed lands by development may also alter the natural drainage pattern and thus produce increased runoff and erosion. Removal of vegetative cover decreases percolation of precipitation into the soil, thereby reducing the amount of groundwater recharge and adding water to runoff that would ordinarily be transpired by trees and shrubs. Construction of impervious surfaces, such as roads and buildings, also decreases the amount of groundwater percolation and increases the amount of runoff. Increased runoff, in addition to producing intensified erosion, creates downstream flood hazards. Moreover, runoff from land surfaces is often contaminated with a variety of industrial, agricultural, commercial, or household residues. The most serious pollution problems often result from persistent erosion of soil, from fertilizers and biocides applied to the land, and from nutrients and toxic substances in watershed discharges. Estuaries are the termini for coastal watershed drainage systems and therefore such substances tend to concentrate in them.

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*Hillsides are defined as lands with slopes exceeding 20 percent.

**Watersheds are defined as lands which have potential for impacts on coastal streams, wetlands, estuaries, and groundwater basins through runoff and percolation.

Disturbance of hillside and watershed lands can result in high costs to a community. For example, degradation of hillsides as a result of erosion, landslides, and loss of vegetation can reduce scenic values, decrease real estate values, and impact the tourist industry. In addition, poorly designed and constructed hillside developments can frequently result in substantial costs to the public, either for repairs or for protective measures to prevent further damage. Increased runoff and sedimentation from denuded hillsides require increased public expenditures for flood control and storm water management. Decreased biological productivity of coastal streams and wetlands has even farther-ranging public costs.

Protection of hillsides and watersheds is, therefore, necessary to 1) minimize risks to life and property from flooding, slope failure, and landslides; 2) insure continued biological productivity of coastal streams and wetlands; 3) protection of groundwater resources; and 4) preservation of scenic values.

Policies

In order to ensure the long-term preservation of the biological productivity of streams and wetlands, protection of visual resources, and the avoidance of hazards to life and property, the following policies shall apply to all construction and development, including roads, on slopes greater than 20 percent and on lands within the watershed of any coastal stream or wetland.

Policy 1: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.

Policy 2: All development shall be designed to fit the site 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. Natural features, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

Policy 3: Mass grading shall not be permitted. For necessary grading operations, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time.

Policy 4: Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on site.

Policy 5: Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut

and fill slopes shall be stabilized as soon as possible with planting of native annual grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.

Policy 6: Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained on-site whenever possible to facilitate groundwater recharge.

Policy 7: Degradation of the water quality of groundwater basins shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams either during or after construction.

Policy 8: All development within the coastal zone shall be subject to the slope density curve (Plate A) of the County Zoning Ordinance No. 661 (Article VII, Section 20). However, in no case shall structures be sited on slopes exceeding 40 percent.

3.4 VISUAL RESOURCES

3.4.1 COASTAL ACT POLICIES

30251. 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.

3.4.2 PLANNING ISSUES

The scenic resources of Santa Barbara's coastal zone are of incalculable value to the economic and social well-being of Santa Barbara County. The beauty of the Santa Barbara coastline is world-renowned; it is the basis of the County's strong tourist and retirement economies and is a source of continuing pleasure for the local populace.

The visual resources of the coastal zone include its beaches, sand dunes, coastal bluffs, headlands, wetlands, estuaries, islands, hillsides and canyons, upland terraces and plains, and its rivers and streams. These resources are vulnerable to degradation through improper location and scale of building development, blockage of coastal views, alteration of natural land forms by poor cutting, grading, and filling practices, and by poor design or placement of roadside signs and utility lines. The primary concern of the Coastal Act is to protect views to these scenic resources from public areas such as highways, roads, beaches, parks, coastal trails and accessways, and vista points.

Local policies which have visual resource implications are developed in the County's zoning, subdivision, and other ordinances. These include the Beach Development (BD) and the Exclusive Agriculture (A-1-X) zone restrictions, Ordinance #2188 governing the County's Board of Architectural Review (BAR), Division 8 of the County's Subdivision Ordinance pertaining to Special Treatment Areas, and County Sign Ordinance #2077.

The "BD" zone is in effect from Jalama to Ellwood and in Summerland. It is intended to "preserve and protect a limited natural resource, ocean beaches; ... to control construction of developments at sea level that may be threatened by destruction from ocean storms; to control construction on bluffs which may be threatened by collapse of beach bluffs caused by erosion, slides, or slippage of such bluffs; and to control the construction of sea walls and groins which might disrupt the littoral drift of sand along the coastline and cause erosion in the vicinity of such walls and groins." In general, the restrictions of the "BD" zone serve to limit construction on beaches to recreational facilities and establish a 15-foot or one story building height maximum for structures. Such restrictions have indirect

visual resource protection implications since they reduce unnecessary development on beaches and control the scale of permitted developments. However, the zone does not assure that permitted development is sited and designed to protect views to and along the ocean and scenic coastal areas or that it is visually compatible with the character of the surrounding areas as required by the Coastal Act. This is because the zone extends inland only to the bluff line and therefore does not affect residential structures on top of the bluffs. In addition, the fact that the "BD" zone allows development on the beach for other than public safety and welfare purposes appears to be incompatible with the intent of the Coastal Act.

Views of scenic bluffs from beaches are not protected by the "BD" zone, nor are they protected by blufftop setback requirements developed by the Public Works Department. The latter establishes a setback of 30 feet in Isla Vista (see Section 3.3 on Hazards) and on a case-by-case basis elsewhere. These setback regulations were formulated for safety purposes without regard to visual considerations.

The County's "A-1-X," Exclusive Agricultural Zone, does address some of the visual problems associated with greenhouse development in the Carpinteria Valley. The zoning standards require that hothouses, greenhouses, or other plant-protection structures be set back at least 50 feet from the centerline of any street and require landscaping which, within five years, will "reasonably block the view of any structures and on-site parking areas from outside of the property." Landscaping along all streets is also a requirement of the A-1-X zone, but the degree of view blockage is not specified. While the A-1-X zone does attempt to subdue the visual impacts of greenhouses and hothouses, the degree of protection provided does not assure visual compatibility with the rural character of the Valley, especially as seen by the passerby along the Valley's rural roads.

County building height standards, which in most zones permit two story structures of up to 35 feet in height, are not necessarily sensitive to visual resource protection. For example, a building of 35 feet located on a low coastal bluff set back 30 or 50 feet can be highly visible from many vantage points along a beach, and may consequently degrade the natural scenic value of the bluff. Further setbacks and/or height restrictions are needed to ensure protection of views.

The County's Board of Architectural Review (BAR) process is sensitive to visual resource concerns, including building mass, relationship of buildings to topography, and compatibility of buildings with the immediate area, but BAR's jurisdiction is limited, since not all zones are subject to review. Only areas which fall under "D", Design Supervision Combining Regulations, are under review by the County's Board of Architectural Review, although Summerland, Hope Ranch, Hollister Ranch, and the Embarcadero tract have their own review committees. While the "D" designation is in effect for many critical undeveloped parcels in the coastal zone, there are large vacant waterfront parcels which are not currently subject to design review. Furthermore, BAR policy does not contain language which encourages the protection of views to and along the ocean and scenic coastal areas nor the "restoration and enhancement of visual quality in visually degraded areas." While these concerns may be operative in practices of the BAR, they are not spelled out in the BAR's "Standards of Architectural Review."

The "Special Treatment" section of the County's Subdivision Ordinance contains policies which are directed to the protection of hillsides as a visual resource. This section notes that extensive hillside areas in the County dominate the view from the most heavily travelled and highly developed areas. Many of these same areas are subject to building construction and grading operations or the removal of the native cover which can substantially affect the natural scenic background for such travelled and developed areas. The "Special Treatment" section recommends that subdivisions and other developments "shall be designed to preserve, to the extent which is reasonable and feasible, the natural appearance of extensive hillsides." It instructs the Subdivision Committee to require grading which preserves the natural contours of land, retain trees and other native vegetation, minimize road cut scarring, reduce grading, and establish landscaping to conceal raw-cut slopes. Though the scope and purpose of the "Special Treatment" area would appear consistent with the policies of the Coastal Act, no special treatment areas have been designated to date.

The Recreational District is another existing zoning policy which acknowledges the importance of visual resources, though it too has not been used to date. The purpose of the District is to protect and enhance areas which have both active and passive recreation potential because of their beauty and natural features. It would restrict building heights to 2.5 stories, establish bluff setbacks of 50 feet when a bluff is more than 50 feet in height, and require Board of Architectural review for development proposed within the zone.

The County Sign Ordinance No. 2077 is sensitive to the visual impacts of signs. The effect of the ordinance is to subordinate signs to man-made and natural features. One of the significant features of the ordinance is its restrictions on billboards. Billboards are categorized as an "off-premise" sign and allowed only in heavy industrial and heavy commercial districts. Length and width limitations set forth in the ordinance are smaller than the standard billboard sign. A number of billboards do exist in the County coastal zone which, due to their size and location, impact on coastal visual resources. These signs are located on the upland terrace shelf north of Highway 101, between Ellwood and Gaviota; their legal status expires in May 1979.

3.4.3 POLICIES AND ACTIONS

Policy 1: All residential developments of three units or greater and all commercial, industrial, and recreational development shall be required to obtain plan approval from the County Board of Architectural Review.

Policy 2: Bluff top development shall be set back from the bluff edge sufficiently far to insure that the development does not infringe on views from the beach except in urban areas where structures on both sides of the proposed development already impact public views from the beach. In such cases, the development shall not be located closer to the edge of the bluff than the adjacent structures.

Policy 3: Off-premise signs shall be prohibited in the coastal zone.

Policy 4: Utilities, including television, shall be placed underground in new developments except where cost of undergrounding would be so high as to deny service.

Action 1: The County shall develop design criteria for protection of visual resources in the coastal zone. These guidelines shall address issues related to scale, height, materials, colors, and landscaping and provide specific criteria and standards for development sited on visual resources, i.e., bluffs, dunes, hillsides, etc. These guidelines shall provide a reference for developers in designing projects and be used by the County Board of Architectural Review and other local design review committees in evaluating projects in the coastal zone.

NOTE: There are policies in other sections of the plan which, if implemented, will result in protection of coastal visual resources. These include policies for the preservation of habitat resources (Section 3.9) and protection of bluffs, hillsides, and watersheds (Section 3.3).

3.4.4 VIEW CORRIDOR OVERLAY DESIGNATION

A view corridor overlay designation has been created for the purpose of protecting areas of the coast where development may block or impede views from a major public road to the ocean. All development in areas designated by a View Corridor Overlay in the land use plan shall be reviewed by the County Board of Architectural Review for conformance to the following policies:

1. The development shall be sited and designed so as to minimize obstruction of public views to the ocean.

2. Development shall be clustered to the maximum extent feasible.

3. Structures shall be screened with appropriate landscaping; however, such landscaping should not, when mature, impede public views.

4. Building height shall not exceed one story or 15 feet, unless an increase in height would facilitate clustering of development and result in greater view protection, or a height in excess of 15 feet would not impact public views to the ocean.

3.5 HOUSING

3.5.1 COASTAL ACT POLICIES

Section 30213. Lower cost visitor and recreational facilities and housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided. ... New housing in the coastal zone shall be developed in conformity with the standards, policies, and goals of local housing elements adopted in accordance with the requirements of subdivision (c) of Section 65302 of the Government Code.

3.5.2 PLANNING ISSUES

The coastal area of Santa Barbara County is an especially desirable place to live. People of all economic sectors have chosen to locate in this area, particularly in the urbanized areas of the South Coast, and this has created a wide diversity of life styles and housing needs. As housing costs have soared in recent years, accommodating the housing needs of all economic levels has become an important local issue, evidenced by concern over rent control, interest in condominium conversions, and formation of housing cooperatives.

The housing policies of the Coastal Act focus primarily on the needs of persons of low and moderate income. Within the County's coastal zone, substantial housing opportunities for low and moderate income households currently exist in areas such as Summerland and Isla Vista; these opportunities need to be protected. In these and other segments of the coastal zone, new low and moderate income housing units need to be provided as well. At present, the County is addressing the housing needs of persons of low and moderate income primarily through the Federal rent subsidy program administered by the County Housing Authority and proposed housing rehabilitation programs through Community Development Block Grant funding. Additional County housing policies for the coastal zone will be necessary to satisfy the requirements of the Coastal Act, as will be borne out in the following discussion of the housing issues and recommended policies for addressing them.

Protecting Existing Low and Moderate Income Housing Opportunities

The Coastal Act requires that existing low and moderate income housing opportunities be protected. Many of these housing opportunities are found in multiple-unit apartment complexes and in older residential neighborhoods where the housing stock, including both single family and multiple units, is often in poor condition. Removal of these housing opportunities, either through conversion of comparatively lower cost apartment rentals to more expensive owner-occupied units or demolition of existing units, can displace low and moderate income people if adequate housing alternatives are not available within the local area.

Rehabilitation

In several areas of the coastal zone from Ellwood to Carpinteria, e.g., Isla Vista, portions of Goleta, and Summerland, a large proportion of the

existing housing stock is in need of major repair. This finding is based on a County-wide Housing Condition Survey completed in June 1977, which provided the County with an inventory of exterior housing conditions. According to this survey, forty-one percent (41%) of the single family residences in Summerland are in need of rehabilitation ("C" condition; see Appendix A). These older, rehabitable dwelling units which provide substantial housing opportunities for low and moderate income households need to be preserved.

The County has applied for Community Development Block Grant funding for a "pilot" housing rehabilitation program in Summerland and Carpinteria which, if approved, would become effective in 1979. These and other rehabilitation efforts need to be encouraged to protect existing low and moderate income housing opportunities.

Demolition and Replacement of Existing Low and Moderate Income Housing Units

Demolition of dilapidated housing ("D" condition) is sometimes required for health and safety reasons, resulting in the displacement of low or moderate income households. This is particularly a problem in rental situations. In some cases, replacement of the low and moderate income units that have been removed is necessary to protect housing opportunities. A determination of the number of units to be replaced needs to be made on a case-by-case basis, reflecting the housing needs of the community. In other instances, a land use other than residential may be preferred following removal. For example, pockets of low income housing off of South Fairview Avenue in Goleta are located under the flight line of the airport and intermingled with commercial and industrial uses; because of health and safety considerations and incompatibility with adjacent uses, commercial or industrial land use may be better here. In such cases, it will be necessary to replace the low and moderate income units that are removed in other areas with comparable proximity to public services and employment.

Conversion of Existing Apartment Units to Condominiums

Conversion of apartment units to condominiums can have the effect of decreasing rental opportunities for persons of low and moderate income. According to a recent housing study conducted for the South Coast area, low income households tend to reside in larger, multiple-unit apartment complexes (General Research Corp., An Evaluation of the Housing Market for UCSB Students, April 1977). Conversion of these comparatively lower cost rental units to condominium needs to be carefully monitored to prevent displacement of low and moderate income persons, particularly on the South Coast where the vacancy rate for rental units is below the five percent level recommended in the State Commission's housing guidelines. (According to the 1975 Special Census, the average vacancy rate for the County was four percent. At the present time, the vacancy rate on the South Coast is estimated to be close to one percent, based on the results of a survey conducted by the County Planning Department in the spring of 1978). Currently, the County does not have a condominium conversion ordinance which addresses building requirements (i.e., minimum square footage per unit, provision of individually metered utilities, etc.) or the housing opportunity aspects of conversions. It is anticipated that the County Planning Commission will commence public hearings on such an ordinace in the near future.

Encouraging and Providing for New Low and Moderate Income Housing

According to the policies of the Coastal Act, new low and moderate income housing shall be provided where feasible, in conformity with the goals and policies of the local housing element. The principal deterrent to implementing this policy is that the high costs of land and construction preclude the building of units which are affordable to persons of low and moderate incomes. However, the need for affordable housing is presently a major issue County-wide and must be addressed in both the LCP and County's Housing Element. Other factors which need to be considered in determining the amount and type of new housing in the coastal zone are the employment characteristics of the market area and resource constraints.

Affordability

Overpayment, defined by the Department of Housing and Urban development as housing payments in excess of 25 percent of gross monthly income, is currently the most severe housing problem in Santa Barbara County for renters and owners. According to the 1975 Special Census, 47.4 percent of all rental households in the County and 53.4 percent of the rental households in the South Coast housing market area exceeded the 25 percent standard. A consistent pattern has emerged throughout the County that low and moderate income households spend a larger proportion of their incomes for rent than do higher income families. Among the poorest households, those earning less than $4,000 in 1974, the median proportion of income spent as rent varied from 43 percent to 100 percent of gross income. Also, households in multiple units pay a higher percentage of gross income for rent compared to households renting single family, 2-to-4 units, or mobile homes. In 1974, overpayment affected 21,000 households in the County with the very low income households accounting for 46.6 percent of these. Given the high incidence of overpayment among lower income households on the South Coast and, thus, the need for affordable housing, inclusionary housing provisions and incentives for constructing new low and moderate income housing are needed.

Relationship with Employment Opportunities

Employment opportunities in a housing market area play a large role in determining the type of housing that is needed. Thus, the housing policies of the LCP must be related to the land use plan and its implications for the future growth of the County. For example, Coastal Act priorities for the preservation of agriculture are reflected in the land use plan which establishes agriculture as a long-term land use. Such land use decisions will certainly sustain, if not increase, the demand for farm laborers and significantly impact the housing market for areas such as the City of Carpinteria. Construction of the LNG facility at Point Conception or the space shuttle at Vandenberg Air Force Base would bring hundreds of construction workers to these coastal areas and greatly affect the demand for temporary and permanent housing in the County. Also, visitor-serving commercial uses, which are priority uses under the Coastal Act, provide many service-oriented jobs for low and moderate income people. All of these potential employment effects need to be linked to their impacts on the housing market at the time new development is proposed.

Resource Constraints

Water moratoria currently are in effect for the Goleta, Montecito, and Summerland water districts. Thus, new housing in these areas is directly dependent on the use of private wells. In the Carpinteria County Water District, a limited water resource situation prevails and priorities for the remaining water supply need to be established. New development throughout the coastal zone must be tied to the availability of resources and phased according to local plans for expansion of public services, i.e., water, sewer, and roads.

3.5.3 RELATIONSHIP TO THE COUNTY'S PROPOSED HOUSING ELEMENT

The Housing Component of the Local Coastal Program builds upon the work that is currently being done toward development of a Housing Element for the County's Proposed Comprehensive Plan. The LCP Housing Component draws as much as possible on the housing needs analyses and program recommendations that have been prepared to date in conjunction with the Housing Element, since LCP and County housing policies must be in conformity. In addition, the Housing Component of the LCP focuses on housing opportunities for persons of low and moderate income. To this end, special LCP needs analyses were conducted for designated low and moderate income areas of the coastal zone: Isla Vista/Ellwood, Goleta, and Summerland. The results of these analyses are reflected in the planning area discussions of the land use plan (Chapter 4). It should be noted that separate housing components are being prepared by the Cities of Santa Barbara and Carpinteria for their respective jurisdictions in the coastal zone.

As outlined in preliminary drafts of the Housing Element, the County is divided into five housing market areas (HMA): Lompoc, Santa Maria, Santa Ynez, Cuyama, and the South Coast (Gaviota to the Ventura County line). Of these, the South Coast is the only market area in which major portions of the coastal zone are urbanized; and, within this market area, housing is a coastal planning issue for the urban area from Ellwood east to Carpinteria. The coastal zone west of Ellwood to Gaviota, through the Hollister and Bixby Ranches, and north to Guadalupe, is rugged and rural. Housing in this area is primarily incidental and necessary to agricultural operations and will remain so over the foreseeable future. Therefore, in the LCP Housing Component, the coastal zone from Ellwood east to the Ventura County line is viewed as one housing market area within which existing low and moderate income housing opportunities are identified and deficiencies addressed. Housing issues for each planning subarea (Goleta, including Isla Vista and Hope Ranch; Montecito; Summerland; and the Carpinteria Valley) are then evaluated in the context of the total market area. This approach has led to the formulation of general housing policies which apply to the County's entire coastal zone, as well as additional local policies and actions for individual planning areas.

3.5.4 POLICIES AND ACTIONS

Policy 1: If less than five existing low or moderate income rental housing units are to be removed for health, safety, or other reasons which are consistent with the goals of the Coastal Act, the County shall assist tenants who are displaced by such removal

in finding comparable housing within the same general housing area. If comparable units are not available, provision of comparable income units shall be included in the new development plan and offered first to displaced tenants.

If five or more units of low or moderate income rental housing units are to be removed, housing opportunities for low and moderate income households shall be included in the new development plan unless continued residential use of the parcel is not designated in the land use plan.

Action

1. The County Building and Planning Departments in conjunction with the California Department of Housing and Community Development shall determine whether the structure(s) should be removed for health and safety or other reasons which would be consistent with the goals of the Coastal Act.

2. The County Planning Department shall determine the appropriate amount of low and moderate income housing to be included in the new development plan based on the needs of the housing market area. (See Policy 3, Section 1.a, for procedure to determine proportion of low and moderate income units to be included.)

Policy 2: Conversion of apartment complexes of five units or more to condominiums shall not be permitted where 50 percent or more of the units are rented by persons of low or moderate income who would be displaced by such conversion unless:

(a) comparable rental units are available in the same general housing area for displaced low or moderate income persons, as evidenced by a five percent rental vacancy factor for six months preceding conversion, and

(b) tenants have been given notice of intent to convert at least 120 days prior to conversion and first option to purchase the proposed condominiums, and two-thirds of the low or moderate income tenants have chosen to exercise their purchase option.

Action

1. The applicant shall provide the County Planning Department with the following information:

   a. percentage of low or moderate income renters at the time of the proposed conversion, and

   b. the number of low or moderate income tenants who exercise the option to purchase one of the condominium units.

2. The County Planning Department shall determine the vacancy factor in the general area six months preceding conversion and the availability of comparable rental housing.

Following these and other determinations that may be required for consistency with other provisions of this plan, the Planning Department staff shall recommend approval or denial of the project to the Planning Commission.

Policy 3: For any new residential development of five units or more, the appropriate proportion of low and moderate income housing that must be included in the project shall be determined by the Planning Department and made a condition of approval.

Action

1. The County Planning Department will review each new development plan for five residential units or more to determine the following:

   a. The proportion of low and moderate income housing units to be included, if not specified elsewhere in this land use plan. The proportion should be based on the housing needs of the market area at the time the project application is submitted, as follows:

$$\frac{\text{Current Households in Need*}}{\text{Total Occupied Units}} = \text{Proportion of Units to be Included}$$

   *Current Households in Need = Total Households in Need as identified in the Housing Assistance Plan - Households currently receiving assistance. If housing needs analyses are not available for individual planning areas, County-wide data will be substituted.

2. As a means of providing the required low or moderate income housing units, application shall be made for such programs as Federal Section 8, rent subsidy. As an alternative, the County shall offer density bonuses where it can be shown that public services, i.e., water, sewer, and roads, are adequate to accommodate the additional units. In cases where it may be necessary to modify existing planning requirements for parking, setbacks, landscaping, etc., to offer the density bonus, approval shall be granted only if it can be shown that there will be no adverse impact on the affected neighborhood or environment. The maximum density bonus shall be 20 percent above the density permitted by zoning; the following graduated program shall be used:

Percent Low/Moderate Income Units	Density Bonus
0 - 24%	5%
25 - 49%	10%
50 - 74%	15%
75+%	20%

Policy 4: To protect existing low and moderate income housing opportunities, rehabilitation programs for areas in need shall be developed.

Action

The County Planning Department shall identify areas which meet the requirements for government-funded rehabilitation programs, prepare the necessary applications for funding, and develop programs for implementation.

Program

The County shall implement a pilot rehabilitation program in Summerland and Carpinteria effective 1979, pending approval of the County's application for Community Development Block Grant funding for this purpose.

Policy 5: The County shall develop and implement a variable density standard that would allow for increases in density to provide for a greater diversity in the types of multiple units available for low and moderate income households (e.g., an increase in the number of studio and one-bedroom apartments in response to decreasing household size in the County).

Policy 6: Residential developments of five units or more which provide housing opportunities representative of all socio-economic sectors of the community shall be preferred. Such developments would include a range of apartment sizes (studios, one, two, three, and four bedroom units) and a mix of housing types (apartments, condominiums, townhouses, and single family detached) to provide for balanced housing opportunities.

Action

The County shall develop PRD and Variable Density Ordinances to accommodate a mix of housing types in large residential developments to encourage flexibility and innovative land use.

Policy 7: Review and evaluation of proposed residential developments necessary to carry out the policies set forth in this housing component shall be performed by the planning analyst within the County Planning Department who is responsible for coastal permits.

The duties of this staff position shall include: (1) staff analysis of proposed residential projects in the coastal zone to determine appropriate incentives for the applicant to construct new low and moderate income housing; (2) requirements or conditions for approval to obtain the necessary number of low and moderate income units; and (3) mechanisms for ensuring that low and moderate income units are retained as affordable units over the long term.

Policy 8: Administration of housing programs shall be shared and coordinated as much as possible with agencies such as the Area Planning Council* and County Housing Authority to avoid additional staffing requirements and increased costs to the County.

Recommendation

To provide for a balanced housing mix that will accommodate all economic segments of the community, review and approval of new development in the coastal zone, i.e., agriculture, coastal dependent industry, visitor-serving commercial, etc., shall include an assessment of its growth-inducing impacts on population, types of employment opportunities, and subsequent impacts on housing needs. The provision of adequate housing shall be a necessary corollary to new growth-inducing developments.

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*The Santa Barbara County-Cities Area Planning Council is currently examining a series of techniques (e.g., variable density, planned unit developments, and fair share housing allocation program) to promote low and moderate income housing. A series of staff reports is expected during 1979.

NOTE: Additional housing policies required for individual planning areas are contained in Chapter 4.

3.6 INDUSTRIAL AND ENERGY DEVELOPMENT

OUTLINE

3.6.1 COASTAL ACT POLICIES

The Coastal Dependency Criterion
Oil and Gas Development
Thermal Power Generating Plants
Liquefied Natural Gas
Other Coastal Dependent Industrial Uses

3.6.2 SUMMARY OF PLANNING ISSUES

3.6.3 OIL AND GAS DEVELOPMENT

Background
Planning Issues and Scenarios
Existing County Regulations for Oil and Gas Development

3.6.4 LAND USE PLAN PROPOSALS

Oil and Gas Wells
Oil and Gas Processing Facilities
Marine Terminals
Pipelines
Power Transmission Lines
Piers and Staging Areas
Other Coastal Dependent Industrial Facilities

3.6.5 THERMAL POWER PLANTS

3.6.6 LIQUEFIED NATURAL GAS

3.6.1 COASTAL ACT POLICIES

The Coastal Act, while emphasizing protection, enhancement, and restoration of coastal resources, recognizes that energy related development is necessary for the social and economic well-being of the State and the Nation. The basis for allowing energy development in the coastal zone is Section 30001.2, which states:

> 30001.2. The Legislature further finds and declares that, notwithstanding the fact electrical generating facilities, refineries, and coastal-dependent developments, including ports and commercial fishing facilities, offshore petroleum and gas development, and liquefied natural gas facilities, may have significant adverse effects on coastal resources or coastal access, it may be necessary to locate

such developments in the coastal zone in order to ensure that inland as well as coastal resources are preserved and that orderly economic development proceeds within the state.

The Act also contains provisions for several types of energy development, including oil and gas development, thermal power plants, liquefied natural gas, and other related facilities. These policies are listed for each of the major energy facility categories in the following sections.

The Coastal Dependency Criterion

The Coastal Act policies addressing industrial development distinguish between coastal dependent and other development. According to Section 30101 of the Act, coastal dependent development or use means that "which requires a site on, or adjacent to, the sea to be able to function at all." Examples of coastal dependent energy facilities include: oil and gas separation and treatment facilities supporting offshore petroleum development, marine terminals, and liquefied natural gas terminals. Electrical generating plants and oil refineries may or may not be coastal dependent. Electrical generating plants which use ocean water for cooling purposes must be at or near the coast, but plants can also use inland water supplies when available. For refineries, transportation costs for crude oil and refined products dictate locations nearer end use markets rather than sources of supply; hence, locations in and near metropolitan markets are optimal. Since the principal metropolitan areas in California are coastal areas and many refineries receive imported oil by tanker, this leads to the coincident location of refineries in or near coastal areas.

Under Section 30255, coastal dependent developments, whether or not industrial, are given priority over other developments on or near the shoreline. In addition, Section 30260 of the Act establishes special criteria for allowing coastal dependent industrial facilities. Section 30260 states that:

> 30260. Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.

This section of the Act anticipates that industrial development may not be consistent with other Coastal Act policies, yet may be necessary for the public welfare. Additional policies for energy-related industrial development are included in Sections 30261-30264 of the Act. They are discussed below.

Oil and Gas Development

Oil and gas development is permitted in the coastal zone subject to the provisions of Section 30260 and the following conditions:

30262. Oil and gas development shall be permitted in accordance with Section 30260, if the following conditions are met:

(a) The development is performed safely and consistent with the geologic conditions of the well site.

(b) New or expanded facilities related to such development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts.

(c) Environmentally safe and feasible subsea completions are used when drilling platforms or islands would substantially degrade coastal visual qualities unless use of such structures will result in substantially less environmental risks.

(d) Platforms or islands will not be sited where a substantial hazard to vessel traffic might result from the facility or related operations, determined in consultation with the United States Coast Guard and the Army Corps of Engineers.

(e) Such development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence.

(f) With respect to new facilities, all oilfield brines are reinjected into oil-producing zones unless the Division of Oil and Gas of the Department of Conservation determines to do so would adversely affect production of the reservoirs and unless injection into other subsurface zones will reduce environmental risks. Exceptions to reinjections will be granted consistent with the Ocean Waters Discharge Plan of the State Water Resources Control Board and where adequate provision is made for the elimination of petroleum odors and water-quality problems.

Where appropriate, monitoring programs to record land surface and near-shore ocean floor movements shall be initiated in locations of new large-scale fluid extraction on land or near shore before operations begin and shall continue until surface conditions have stabilized. Costs of monitoring and mitigation programs shall be borne by liquid and gas extraction operators.

In addition, the Act encourages consolidation and multi-company use of facilities:

30261. (a) Multi-company use of existing and new tanker facilities shall be encouraged to the maximum extent feasible and legally permissible, except where to do so would result in increased tanker operations and associated onshore development incompatible with the land use and environmental goals for the area. New tanker terminals outside of existing terminal areas shall be situated as to avoid risk to environmentally sensitive areas and shall use a monobuoy system, unless an alternative type of system can be shown to be environmentally preferable for a specific site. Tanker facilities shall be designed to (1) minimize the total volume of oil spilled, (2) minimize the risk of collision from movement of other vessels, (3) have ready access to the most effective feasible containment and recovery equipment for oilspills, and, (4) have onshore deballasting facilities to receive any fouled ballast water from tankers where operationally or legally required.

The Act also requires that adequate protection be provided against oil spills. Section 30232 states that:

> 30232. Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

Though refineries are not necessarily coastal dependent, their location in coastal metropolitan areas may put them in the coastal zone. Section 30263 establishes criteria for locating refineries in coastal zones:

> 30263. (a) New or expanded refineries or petrochemical facilities not otherwise consistent with the provisions of this division shall be permitted if: (1) alternative locations are not feasible or are more environmentally damaging; (2) adverse environmental effects are mitigated to the maximum extent feasible; (3) it is found that not permitting such development would adversely affect the public welfare; (4) the facility is not located in a highly scenic or seismically hazardous area, on any of the Channel Islands, or within or contiguous to environmentally sensitive areas; and, (5) the facility is sited so as to provide a sufficient buffer area to minimize adverse impacts on surrounding property.
>
> (b) In addition to meeting all applicable air quality standards, new or expanded refineries or petrochemical facilities shall be permitted in areas designated as air quality maintenance areas by the State Air Resources Board and in areas where coastal resources would be adversely affected only if the negative impacts of the project upon air quality are offset by reductions in gaseous emissions in the area by the users of the fuels, or, in the case of an expansion of an existing site, total site emission levels, and site levels for each emission type for which national or state ambient air quality standards have been established do not increase.
>
> (c) New or expanded refineries or petrochemical facilities shall minimize the need for once-through cooling by using air cooling to the maximum extent feasible and by using treated waste waters from inplant processes where feasible.

Thermal Power Generating Plants

Siting of new or expanded thermal electric generating plants is addressed in Section 30264 of the Coastal Act:

> 30264. Notwithstanding any other provision of this division, except subdivisions (b) and (c) of Section 30413, new or expanded thermal electric generating plants may be constructed in the coastal zone if the proposed coastal site has been determined by the State Energy Resources Conservation and Development Commission to have greater relative merit pursuant to the provisions of Section 25516.1 than available alternative sites and related facilities for an applicant's service area which have been determined to be acceptable pursuant to the provisions of Section 25516.

This section recognizes that the State Energy Resources Conservation and Development Commission may decide to select sites in the coastal zone upon a showing that these sites have greater relative merit than available alternates. This siting authority is limited within the coastal zone to areas not designated by the State Coastal Commission under Section 30413(b), which states that:

> 30413. (b) The (Coastal) commission shall, prior to January 1, 1978, and after one or more public hearings, designate those specific locations within the coastal zone where the location of a facility as defined in Section 25110 would prevent the achievement of the objectives of this division; provided, however, that specific locations that are presently used for such facilities and reasonable expansion thereof shall not be so designated. Each such designation shall include a description of the boundaries of such locations, the objectives of this division which would be so affected, and detailed findings concerning the significant adverse impacts that would result from development of a facility in the designated area. The commission shall consider the conclusions, if any, reached by the State Energy Resources Conservation and Development Commission in its most recently promulgated comprehensive report issues pursuant to Section 25309. The commission shall transmit a copy of its report prepared pursuant to this subdivision to the State Energy Resources Conservation and Development Commission.

Liquefied Natural Gas

Section 30261.(b) of the Coastal Act authorizes the siting of one liquefied natural gas facility in the California coastal zone. Since the passage of the Coastal Act, additional legislation (SB 1081) has deleted this section of the Act. Senate Bill 1081 mandated a complex siting procedure involving a number of agencies under the lead of the California Public Utilities Commission (CPUC). Discussion of this is deferred to Section 3.6.6.

Other Coastal Dependent Industrial Uses

The Coastal Act recognizes that other industrial uses are also coastal dependent. Those that the Act mentions specifically include ports and commercial fishing facilities. In addition, related activities, such as kelp harvesting and processing, aquaculture, and fish hatcheries, may also be considered coastal dependent. Such uses, because they are coastal dependent, are given priority over other land uses on oceanfront lands (Section 30255).

3.6.2 SUMMARY OF COASTAL PLANNING ISSUES

Oil and gas related development are currently the principal industrial activity in the Santa Barbara County coastal zone. Petroleum related activity is expected to increase in the future as development of leases in the Channel proceeds. To date, other industrial development has not been located in the County's coastal zone. Although the Southern California Edison Company owns land east of Point Conception which it had intended for a power plant, a specific project is not likely to be proposed in the near

future. More recently, the Public Utilities Commission selected an area near Cojo Creek, immediately to the west of the Edison property, as the site for California's first liquefied natural gas terminal.

The issues involved in the siting of industrial and, particularly, major energy facilities in the coastal zone are complex. The principal concerns related to impacts on coastal resources include:

1. Shoreline Access and Recreation Opportunities: Facilities may impose barriers due to structures, fencing around the site, pier facilities across the beach, pipeline rights-of-way, and safety zones. These barriers may impede lateral or vertical access to the shoreline, block views, or consume limited oceanfront land.

2. Oil Spills: The critical concerns are with safe operating procedures in all aspects of the exploration, development, and production process, plus cleanup capability which considers containment and recovery at the source of the spill and at critical resource areas such as beaches and coastal habitats.

3. Land Resources: Coastal dependent development unless carefully sited can result in destruction or adverse impacts on habitats, agricultural lands, or archaeological sites.

4. Air Pollution: The effect of emissions on local air quality from marine terminals, oil and gas separation and treatment facilities and LNG may be substantial. Emissions from these facilities are regulated by State and Federal law.

5. Visual Resources: Energy and industrial facilities, particularly when sited in rural areas or within major view corridors, represent major impacts on scenic and visual resources. Some impacts can be mitigated through proper siting, screening, and landscaping.

6. Marine Resources: Energy facilities that may require ocean water for cooling or heating purposes, i.e., power plants and LNG terminals, can have major adverse impacts on marine resources through entrainment of organisms in water intake systems, through discharge of water at a different temperature, and through use of biocides.

The following sections consider each of the energy and industrial facility categories separately, and develop the issues and objectives which are addressed in the land use plan. Due to the County's greater experience and regulatory control over oil and gas development, recommendations made for oil and gas development are far more detailed than for other energy facilities such as LNG or thermal power plants.

3.6.3 OIL AND GAS DEVELOPMENT

Background

Onshore oil production in Santa Barbara County is predominantly located north of the Santa Ynez Mountains, with the highest production coming from Cat Canyon, Orcutt, Lompoc, and Santa Maria fields. Onshore production in

the coastal zone is presently limited to a few locations. In contrast with levels of production from inland fields and from State and Federal waters, onshore production in the coastal zone is low and declining. One area in the coastal zone where increased activity may be a possibility in the immediate future is the Guadalupe Dunes, where Union and Husky hold leases.

Santa Barbara County has a long history of offshore oil and petroleum activity, and is currently subject to increasing offshore development with State leases granted on 37 tidelands parcels and Federal leases granted on 68 tracts in the Channel portion of the Outer Continental Shelf (OCS). Most of these leases have undergone or are experiencing some degree of exploration, development, or production. Santa Barbara Channel production is about 45,000 barrels of oil and 30 million cubic feet of gas per day. Serving these leases are 13 offshore platforms, 42 subsea wells, 5 marine terminals, and numerous oil and gas pipelines. Twelve onshore separation and treatment facilities, two of which are in Ventura County, process all the offshore production from the Channel.

Offshore oil development is in the process of expansion with increased activity both in Federal waters and in the State Tidelands. In OCS lease sale #35, the Department of the Interior accepted bids totaling 420 million dollars on 56 tracts comprising 310,049 acres. Another OCS lease sale, #48, is proposed for June 1979. This second frontier OCS area in the Southern California borderland lies south of Point Conception and ranges seaward from the State Tidelands as far as 190 miles, encompassing over 1.14 million acres. Most of the tracts nominated for leasing by the oil and gas industry in lease sale #48 are located in the Santa Barbara Channel. Proposed lease sale #53, tentatively scheduled for 1981, will affect areas north of Point Conception.

The potentials for significant adverse environmental impacts resulting from oil development expansion are of great concern locally. The development of the Outer Continental Shelf may be one of the factors that could prevent the County from meeting National Ambient Air Quality Standards unless stringent steps are taken to control vapor emissions from tanker loading and unloading operations. Air quality degradation could significantly impact coastal agriculture and be detrimental to the tourist industry and health of certain segments of the population, such as retirees. The recent OCS Lands Act amendments gave the Interior Department jurisdiction over OCS-related emissions.

While regulations regarding tanker loading or unloading exist, the County is concerned about the greater likelihood of major oil spills resulting from increased tanker traffic in the Channel and from the cumulative effects of daily operations such as loading, unloading, and equipment cleaning, on the marine and beach environments. Natural seeps also contribute to air quality degradation.

A key problem the County faces in planning for energy development is its lack of jurisdiction over oil and gas development in the State Tidelands and OCS. County control over activity in State and Federal waters is limited to regulation of onshore facilities used for drilling, processing, storage, and transhipment of oil and gas, and enforcement of air quality standards for emissions from platforms and marine terminals within the three-mile limit.

Along with the problems associated with lack of County jurisdiction over oil and gas development, local planning for energy facilities is hampered by lack of precise data regarding future development. Oil companies assert they are unable to anticipate their future activities and facility needs beyond three years with any certainty. Many areas in the Channel are still being explored and lease sales #48 and #53 have yet to be held. Increases in the selling price of oil make some oil fields profitable that were previously uneconomical to produce. Evolution in technology directly affects both the location of wells and the methods of production, processing, and transportation. All of these factors suggest that long-range planning must occur with a framework of much uncertainty.

Planning Issues and Scenarios*

Oil and gas is currently produced in three areas: onshore, in the State Tidelands, and in the Outer Continental Shelf (OCS). OCS production is the largest (36,600 barrels per day) and has the greatest potential. State Tidelands production is relatively small by comparison, and declining (7,600 B/D). Onshore production within the coastal zone is declining and insignificant by comparison (440 B/D). By contrast, onshore production in the North County fields is 37,700 B/D. Issues surrounding each of these producing areas are examined separately.

1. Onshore Production in the Coastal Zone

Onshore production in the coastal zone is presently limited to the Thriftway wells just south of the Santa Maria River, Union wells at Government Point, the Shell wells near El Capitan, and the Aminoil wells at Ellwood. Production at these facilities is low and has been historically declining.

In planning for onshore oil production, it is necessary to distinguish among three subregions:

a) the urbanized south coast between Rincon and Ellwood;

b) the south coast between Ellwood and Point Conception; and

c) the north coast between Point Conception and the Santa Maria River.

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*In order to estimate the need for additional land and/or facilities to accommodate production from onshore fields, State Tidelands, and OCS, it was necessary to develop planning scenarios for each of these areas. In the scenarios, certain assumptions are made regarding the timing and levels of future production and the implications for onshore facilities. The projections used in this report are based on estimates prepared by the Office of Planning and Research, United States Geologic Survey, and Bureau of Land Management. It must be emphasized that there are problems in discussing capacities in this generalized way. This is done only to paint a rough picture of the implications of one production scenario and to provide a reference point for further discussion.

These three subregions reflect different land use patterns, zoning designations and regulations, and oil resource development patterns. The South Coast between Rincon and Ellwood has seen considerable activity in the early days of oil exploration and development. Summerland in particular was an extremely active area. These areas were exhausted under the technology of that time. With urbanization over the past 30 years, and changes in land use patterns, oil drilling came under increasing restrictions and prohibitions. Neither the City of Santa Barbara or unincorporated area of Montecito allow oil drilling under existing zoning. Both within Carpinteria and in the unincorporated areas surrounding it, the "O" designation (Oil Drilling Combining Regulations) of the City and County zoning ordinances is attached to many of the residential, commercial, and agricultural designations, but bears no relation to known oil fields or past oil activity.

The South Coast between Ellwood and Point Conception has experienced major increases in recreational use in recent years. Additional areas have been designated for public acquisition by the State Department of Parks and Recreation. At one time, there was considerable oil and gas development activity along this portion of the coast. This is still where the bulk of the oil and gas facilities in the Santa Barbara coastal area is located. These facilities generally relate to offshore fields rather than onshore production. With declining production, many of these facilities have been functioning with considerable excess capacity. Onshore production in this area is currently limited to the Shell Capitan wells and Aminoil wells at Ellwood.

The North Coast between Point Conception and the Santa Maria River is the most likely area in the coastal zone for increased onshore production. Anticipated development in the Dunes area may conflict with protection of habitats and scenic and visual resources. Union Oil is currently operating facilities in the Government Point area; however, these facilities relate to production in the State Tidelands.

2. State Tidelands Production

Oil and gas extraction has been declining historically in the State Tidelands, though it may increase temporarily, depending on improved market conditions and use of enhanced recovery techniques. OPR has suggested a production scenario for the State Tidelands area which includes expanded production at Summerland, Carpinteria, and at South Ellwood fields. These are the fields OPR believes are capable of increases and where operators have taken steps to increase production. Sufficient surplus capacity exists at the Chevron plant at Carpinteria to accommodate anticipated increases in the Summerland and Carpinteria fields. ARCO is currently expanding its existing facilities at Ellwood to meet new anticipated levels of production from its State Tidelands leases.

Substantial surplus capacity exists in other processing facilities presently handling production from the State Tidelands. It is not evident that additional sites will be needed to process oil and gas from the State Tidelands, though existing facilities may have to be modified to meet new emission standards or handle increased production.

Anticipated impacts of this increased production on local coastal resources are limited. The volume of production expected from the State Tidelands will be small in comparison to production in the Outer Continental Shelf. Practices currently followed by the County in concert with area operators are consistent with the Coastal Act and recommendations made by OPR. Of special note are the consolidated facilities at the Getty marine terminal at Gaviota, the joint use of ARCO and Aminoil facilities at Ellwood, joint use of pier facilities, and multiple company use of gas transmission lines.

3. Federal OCS Production

Oil and gas production is expected to increase substantially in the Federal OCS, peaking in 1990 according to a scenario developed by the State Office of Planning and Research. The OPR scenario was developed for use by the Joint Industry/Government Pipeline Working Group in assessing the feasibility of an onshore pipeline to transport crude oil as an alternative to tanker transport. Of immediate concern is the production that will take place in the Channel, which includes the Channel portion of lease sale #48 plus production from existing Federal leases. The Outer Banks portion of lease sales #35 and #48 is not included in the OPR scenario, as that production is expected to be tankered to refining areas, with limited or no impacts on onshore facilities in the County.

Two alternate tanker scenarios, neither of which includes an onshore pipeline, have been developed by the Bureau of Land Management (BLM) in its lease sale #48 Draft Environmental Statement (DES). Under the 100 percent tanker scenario, very limited quantities of crude, if any, would come onshore in Santa Barbara County for treatment. This pattern is illustrated by Exxon and its proposed offshore separation and treatment facility for the Hondo field. One consequence of this scenario would be the probable reinjection of gas, although gas could be brought ashore, or liquified at the platform site and transported by tanker. Pacific Offshore Pipeline Company, a subsidiary of Southern California Gas Company, plans to build a gas processing facility at Las Flores Canyon to handle Exxon's production from Hondo.

An alternate scenario with tanker shipment at 25 percent and piping to shore facilities at 75 percent is also being considered in the DES. Under this scenario, it is assumed that the oil will be piped to Ventura County for onshore processing.

Thus, as far as a need for additional processing sites is concerned, neither tanker scenario in the DES for lease sale #48 indicates heavy impacts on the County. At most, one staging area of about six acres might be needed, primarily for personnel and supplies transfer. Other major facilities accompanying oil and gas development, especially platform fabrication yards, service and staging areas, and pipe coating yards, would probably continue to function where they are currently sited.

If crude oil does come onshore for processing, it would be important to determine how much additional processing capacity would be needed over and above capacities of existing facilities. The present surplus capacity

of existing processing facilities at Chevron-Carpinteria, Phillips-La Conchita, and Mobil-Rincon totals 109,000 B/D, and could accommodate almost all of peak East Channel production under the OPR scenario including production from lease sale #48, even if all of the crude were brought onshore. Under a 75 percent onshore piping scenario, no additional surplus capacity would be needed at peak operating conditions. These are only ballpark figures, and overlook the impact that differing crude characteristics and ownership arrangements may have on actual processing capabilities.

Projections for the West Channel area are open to some speculation, particularly with the eventual processing location of Exxon's Hondo production. Exploration has already begun in the West Channel, though production is not yet underway. No onshore facilities exist at present for processing crude from OCS production in the West Channel. Total production projected from the West Channel under the OPR scenario, including existing leases as well as lease sale #48 areas, peaks at 118,000 B/D by 1991.

If all Channel production is considered as an aggregate under a 75 percent onshore pipeline scenario, and an onshore pipeline is assumed, linking East and West Channel areas, an additional 60,000 B/D of processing capacity would be needed somewhere. This is equivalent to the present capacity of the Mobil-Rincon plant.

While the onshore impacts due to production activity from OCS production, including lease sale #35, lease sale #48, and existing federal leases, may be low, total impacts from direct and indirect activity connected with these leases may be significant. By the peak period of activity (1985-1986), the DES projects that 3,200 people will be employed directly or indirectly in oil activity related to these lease sales. This employment will induce employment in other sectors of the economy and result in the need for housing and other services. (Refer to the County's Proposed Comprehensive Plan for a more detailed analysis of County-wide land use impacts.)

Existing County Regulations for Oil and Gas Development

Currently the County regulates oil and gas development through zoning, a policy statement, and a petroleum ordinance. Existing County Zoning Ordinance No. 661 allows oil well drilling and production, including processing of that production, in all Unlimited Agriculture ("U") and General Agricultural ("AG") districts, as well as any districts with "O" or "OX" combining regulations attached to the base zone. Ordinance No. 453, which covers Montecito, does not allow oil activity.

"PM" (Planned Manufacturing) zoning is required for all oil and gas processing facilities serving offshore development, and imposes tight controls over the design of the facility. Since the "PM" designation must be applied for, this designation effectively requires a rezoning for every processing plant. If such zoning is not consistent with the general plan, then a general plan amendment must also be applied for. Once the application has been accepted by the Planning Department, it is reviewed concurrently by the Department of Environmental Resources, which performs the environmental impact assessment, and other County agencies (APCD, Parks, Planning, Petroleum Administrator, Public Works, etc.) to determine conformance

with other County policies. The Planning Department prepares a report based on these reviews for the Planning Commission. The Planning Commission then acts on the application and sends the matter to the Board of Supervisors for final action. Before building permits are issued, the applicant must submit a precise plan which incorporates controls required by the Planning Commission and the Board of Supervisors.

Petroleum Ordinance No. 2795 and its amendment (Ordinance No. 2832) contain technical conditions for oil drilling activities in the County. The Ordinance regulates drilling, producing, operating, and abandoning wells, pipelines, tanks, and associated equipment; requires a performance bond; and establishes requirements for erosion, pollution, fire, and safety hazards. In addition, No. 2832 defines standards for emissions and for monitoring emissions, including alert and emergency shutdown procedures.

One potential conflict may exist between the Petroleum Ordinance and the Coastal Act. Under the Ordinance, additional wells drilled in existing oil fields identified on Division of Oil and Gas maps are not subject to environmental review. The Board of Supervisors recently reaffirmed this policy, though the Board requested a separate study for the Guadalupe Dunes area, where Husky Oil has applied for a permit to drill and Union Oil is considering similar activity.

The potential conflict arises over the location of sensitive habitats in the Dunes area which are protected under the Coastal Act and impacts caused by additional oil drilling. The existing Petroleum Ordinance may need to be modified to reconcile this potential conflict. Three possible administrative approaches may reconcile the conflict: (1) giving any major project in the coastal zone (including the Dunes) major project status requiring environmental review, regardless of whether or not it is in an existing field; (2) excluding the Santa Barbara County portion of the Guadalupe Dunes oil field from the list of fields exempt from environmental review; or (3) requiring development on the Dunes to meet specific performance standards.

In 1967, the County adopted a "Statement of Policy Relative to the Location of Onshore Oil Facilities," which is its most definitive response to the OCS program. The Policy applies to all applications from Point Conception to the Ventura County line, extending inland to the ridge line of the Santa Ynez Mountains, and to the three-mile limit offshore. In intent, the "Statement of Policy Relative to the Location of Onshore Oil Facilities" is consistent with Coastal Act policies because it recognizes both the need for onshore sites for oil and gas handling and the necessity of preserving recreational and scenic coastal resources.

It requires that each application for an onshore facility for the purpose of handling oil or gas production (i.e., marine terminals, tank farms, oil and gas processing facilities) be considered on the basis of: appearance of the facility from the surrounding areas; impacts of noise, vibration, odor, air pollution, visibility, lighting, traffic, grading, flood and erosion control, public safety, and land and water pollution. Presently, the Policy favors "no more than one additional marine terminal." It discourages any tank farms or processing facilities within three miles

of any existing facilities and prohibits refining. It only supports expansion of existing facilities onto adjacent land, provided all other criteria of the Policy are met. In addition, it encourages consolidation of facilities (in keeping with Section 30261 of the Coastal Act) on existing sites or on adjacent land as an alternative to the establishment of new separate sites.

3.6.4 LAND USE PLAN PROPOSALS

The land use plan must specify where, when, and under what conditions energy related and other coastal dependent industrial facilities may locate within the County's coastal zone. The locational issues are resolved in two ways. A separate land use designation, Coastal Dependent Industry, handles uses which require locations on or near the sea in order to be able to function at all. As is current County practice, the land use plan also permits many energy related facilities such as pipelines, transmission lines, and oil wells under other land use designations. Table 3-1 shows which facilities are permitted in each of the land use designations.

Phasing of energy facilities could result in increased protection of coastal resources through use of consolidated facilities coupled with a more even resource recovery schedule. This would lead to an overall reduction in oil spill potential, less air pollution, and fewer facilities. However, phasing would require cooperation of government agencies at all levels with energy companies, and changes in existing practices and regulations. Resolution of these issues is beyond the scope of the Local Coastal Program.

Finally, the land use plan must specify conditions under which energy and coastal dependent industrial development will be permitted. As Santa Barbara County agencies have developed experience over the years with oil and gas operations, relatively few modifications are needed to make local regulations consistent with the Coastal Act. In the following sections, policies are recommended for most categories of energy and coastal dependent industrial uses. Discussion of issues and recommendations for thermal power plants and LNG terminals is included in Sections 3.6.5 and 3.6.6, respectively.

Oil and Gas Wells

Oil and gas production is regulated under the County's Petroleum Ordinance No. 2795 (as amended by Ordinance No. 2832). This Ordinance incorporates provisions of other administrative units, including the Division of Oil and Gas and the Water Quality Control Board. Regulations cover drilling, producing, operating, and abandonment; petroleum wells, pipelines, tanks, and associated equipment; erosion; pollution; fire hazards; and, finally, require a performance bond.

Operations on the site and impacts of operation on adjoining land uses are covered by the County Zoning Ordinance No. 661, under several sections. These sections regulate setbacks, well density, removal of equipment, piers, safety equipment, erosion, plantings, dust and other emissions, color of structures, duration of daily operation, and general appearance.

While the existing ordinances are generally consistent with the Coastal Act, they need to be clarified in a few instances to sharpen their protection of resources located in the coastal zone.

The Petroleum Ordinance does not distinguish between exploratory wells and production wells. However, the cumulative impacts due to production wells spread over an area are different than those of one exploratory well. Should oil be discovered, and additional production wells established, the Oil Combining Regulations of the Zoning Ordinance mandate that drilling sites (which may contain more than one well) not be any more dense than one per ten acres. This practice of concentrating production in small islands and employing directional drilling is consistent with reducing environmental impacts.

In an application before the Regional Coastal Commission, Husky Oil entered a proposal for a drilling site in the Guadalupe Oil Field. As the application was for a project in the Guadalupe Dunes, an important coastal habitat, the Regional Commission wanted the equivalent of an environmental review done, which the County did not require for projects in established oil fields. Husky withdrew its application.

Two principles are at work here. First, it makes little sense to permit an exploratory well in an area where, for a variety of reasons, development wells would not be desirable. Second, to assess whether development would be acceptable requires an analysis of the site, other facilities, coastal resources, and potential buildout. In short, a preliminary assessment of potential impacts needs to begin at the point of exploration, as the exploratory well could end up being a production well and, potentially, part of a clustered or other development, if oil were found in paying quantities.

This initial assessment could be handled by a preliminary plan, submitted at the time of application for permit to drill an exploratory well. If additional wells are drilled in the same lease area, a detailed development plan could then be required. Should any of the projects under the lease be subject to CEQA, the development plan would serve as an important source of information.

Where

Oil and gas wells are permitted in Coastal Dependent Industry classification, as well as in the following other designations: Agriculture II, Rural Residential, and Other Industrial land use categories (refer to Table 3-1).

Policies

The existing Petroleum Ordinance is generally consistent with the Coastal Act, and should be incorporated, with some modifications, within the land use plan. The following modifications are proposed:

1. To assist the Petroleum Administrator in granting permits for petroleum wells in the coastal zone, a plan shall be prepared by the applicant and approved by the County. This plan shall consist of an EXPLORATORY PLAN for an exploratory well and a DEVELOPMENT PLAN for development wells. The purpose of the EXPLORATORY PLAN is to enable the Petroleum Administrator to make a preliminary assessment of potential coastal resource impacts, since the presence of oil or gas, and its depth and location, would be unknown. The EXPLORATORY PLAN would be less detailed than the DEVELOPMENT PLAN, but would address the same issues as the DEVELOPMENT PLAN.

2. The DEVELOPMENT PLAN shall accompany the application for permit filed with the Petroleum Administrator. It shall be reviewed annually by the Petroleum Administrator and updated as needed or when additional changes in facilities or operating conditions are proposed and accepted. The DEVELOPMENT PLAN shall consist of the following:

   a. A plot plan of the entire area under lease or ownership, showing relationship of proposed facilities, including location of well(s) to ultimate potential development.

   b. A map (1" = 50') showing relationship of proposed facilities to other buildings, structures, and/or natural or artificial features, including habitats, prime agricultural land, recreational areas, scenic resources, and archaeological sites within 1,000 feet of the well.

   c. A plan for eliminating or substantially mitigating adverse impacts on habitat areas, prime agricultural lands, recreational areas, scenic resources, and archaeological sites due to siting, construction, or operation of facilities.

   d. An oil spill contingency plan indicating location and type of cleanup equipment, designation of responsibilities for monitoring cleanup, and disposition of wastes, and reporting of incident.

   e. An analysis of the potential for consolidation of facilities, including clustering of wells on production islands, but especially for consolidating with other operators.

   f. A phasing plan for the staging of development which indicates the approximate anticipated timetable for project installation, completion, consolidation, or decommissioning.

3. All development in areas designated as environmentally sensitive habitats in the land use plan shall be subject to environmental review.*

4. Upon completion of production, the area affected by the drilling, processing, or other related petroleum activity, shall be appropriately contoured, reseeded, and landscaped to conform with the surrounding topography and vegetation.

5. Future projects for increasing or modifying production at the Shell Capitan or Thriftway oil wells shall be permitted only if the net overall impact of production on coastal scenic resources is improved. In particular, the impact of storage tanks and pumping equipment on coastal visual resources shall be mitigated by a combination of appropriate siting, depression below grade, and vegetative screening.

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*This policy is subject to change pending the outcome of a special study of the Guadalupe Dunes.

ENERGY RELATED ACTIVITIES	PRINCIPAL LAND USE CLASSIFICATIONS									OVERLAY DESIGNATIONS	
	Agriculture I	Agriculture II	Commercial	Ranchette	Rural Residential	All Other Residential	Coastal Dependent Industrial	Other Industrial	Community Facilities	Recre-ation	Habitat Areas	View Corridor
1. Exploratory wells		P			P		P	P			CUP	CUP
2. Onshore oil development, including wells, pipelines, storage tanks, processing facilities, and truck terminals		P			P		P	P			CUP	CUP
3. Processing facilities for offshore oil development							P					CUP
4. Thermal power plants							CUP only in non-designated areas					
5. LNG Terminal							CUP					
6. Pipelines		P	P	P	P	P	P	P	P	CUP	CUP	CUP
7. High voltage transmission lines		P			P		P				CUP	
8. Piers, staging areas		CUP			CUP		P					CUP
9. Aquaculture		CUP					P	P				CUP

KEY

P = permitted use
CUP = requires conditional use permit

TABLE 3-1

Oil and Gas Processing Facilities

The County currently has ten oil and gas processing facilities located in the coastal zone. Due to declining production in the State Tidelands, most of these are functioning with considerable excess capacity. These sites may be needed in the future to process oil and gas from development in the Channel.

Where

Existing areas currently in coastal dependent oil and gas development are designated as Coastal Dependent Industry in the land use plan. Oil and gas processing facilities are encouraged to expand within existing sites rather than opening up of new sites. In addition, it is recommended that the County designate the Exxon site at Las Flores for Coastal Dependent Industry, provided that any development conform to all policies and standards in this plan. If Las Flores is developed, it will require a pipeline corridor passing through the coastal zone.

If more sites are needed, the following policies shall apply:

1. Expansion of coastal dependent facilities adjacent to existing sites shall take precedence over opening up additional sites, unless it can be shown that the environmental impacts of opening up a new area are less than the impacts of expansion on or adjacent to existing sites.

2. Such expansion of coastal dependent oil and gas processing activity shall be evaluated for its potential to allow consolidation with existing facilities in fewer locations.

3. If consolidation or expansion on existing sites is not feasible, or additional areas are needed, primary consideration shall be given to sites which were not excluded for power plants by the Coastal Commission.

Policies

1. The sections of the Petroleum Ordinance, Ordinance No. 661, and "Statement of Policy Relative to the Location of On-Shore Facilities" that address oil and gas processing facilities are hereby incorporated by reference in the land use plan.

2. If an onshore pipeline for transporting crude oil is determined to be feasible, proposals for expansion, modification or construction of new oil and gas processing facilities shall be conditioned to require transshipment of oil through the pipeline when constructed, unless such condition would not be feasible for a particular operator.

Marine Terminals

Marine terminals are regulated by the Coast Guard and the State Lands Commission. County zoning deals with siting conditions under the "PM" designation. Further, the County's "Statement of Policy Relative to the

Location of On-Shore Oil Facilities" favors no more than one additional marine terminal along the South Coast.

While the existing policies and regulations appear consistent with the policies of the Coastal Act, policies addressing the location of new marine terminals need to be clarified in two aspects: (1) the status of marine terminals if an onshore pipeline proves to be feasible, and (2) the impact of lease sale #53 on the need for marine terminals between Point Conception and the Santa Maria River. The following policies are recommended:

Where

1. The provisions of the "Statement of Policy Relative to the Location of On-Shore Oil Facilities" are hereby incorporated by reference.

2. All existing marine terminals shall be allowed to continue to function where they currently exist.

3. If an onshore pipeline is determined to be feasible, existing marine terminals shall become non-conforming uses and crude oil shall be transported by pipeline as much as possible.

4. Due to scenic and natural resources in areas between Point Conception and the Santa Maria River, marine terminals are not considered at present as appropriate development in that area. If activity under lease sale #53 results in a need for marine terminal(s) in the north County, detailed studies should be undertaken to determine appropriate location(s).

Policies

1. All relevant sections of Ordinance No. 661, the Petroleum Ordinance, and "Statement of Policy Relative to the Location of On-Shore Oil Facilities" are hereby incorporated by reference.

Pipelines

Technical performance for oil and gas pipelines are governed by Federal regulations administered through the Federal Department of Transportation. The County may impose more stringent design criteria on pipelines within an area leased for onshore drilling, if it so desires. The County's primary responsibility is over routing and impacts of pipelines on land use and resources. This is exercised through the Zoning Ordinance by the procedures for conditional use permits.

Pipeline routing poses a number of problems which may threaten coastal resources, particularly if the pipeline must be routed through habitat or recreation areas. Here, the threat is twofold: damage may occur during construction arising from habitat loss, erosion, disruption of nesting or other biological cycles; or from damage occurring during operation, due to spills caused by breaching of the line.

Where

Refer to Table 3-1.

Policies

To guard against damage to coastal resources, the following conditions are recommended for pipelines and associated facilities such as pump stations:

1. For the purpose of project review and prior to issuance of a permit to construct, a survey shall be conducted along the route of any pipeline in the coastal zone to determine what, if any, coastal resources may be impacted by construction and operation of a pipeline. The costs of this survey shall be borne by the applicant.

2. This survey shall be conducted by a consultant selected jointly by the applicant, the County, and the Department of Fish and Game.

3. If it is determined that the area to be disturbed will not revegetate naturally or sufficiently quickly to avoid other damage, as from erosion, the applicant shall submit a revegetation plan. The plan shall also include provisions for restoration of any habitats which will be disturbed by construction or operation procedures.

4. One year after completion of construction, the area crossed by the pipeline shall be resurveyed to assess the effectiveness of the revegetation and restoration plan. This survey shall continue on an annual basis to monitor progress in returning the site to pre-construction conditions or until the County feels no additional progress is possible.

5. A performance bond shall be posted by the applicant to ensure compliance with these provisions.

6. Herbicides shall not be used.

7. Sidecasting of soil shall be restricted by removal of excess soil to an approved dumping site.

8. The pipeline shall be sited and constructed in such a manner as to prevent erosion.

9. For pipeline segments passing through important coastal resource areas, including recreation, habitat, and archaeological areas, the segment shall, in the case of a break, be isolated by automatic shutoff valves. The County shall determine whether spacing of automatic shutoff valves at intervals less than the maximum set by DOT is required to protect coastal resource values.

10. Unavoidable routing through recreation, habitat, or archaeological areas, or other areas of significant coastal resource value, shall be done in a manner that minimizes the impacts of a spill, should it occur, by considering spill volumes, durations, and trajectory. Appropriate measures for cleanup or structures such as catch basins to contain a spill shall be included as part of an oil spill contingency plan.

Power Transmission Lines

Technical and safety performance criteria for electrical transmission towers are established by the California Public Utilities Commission.

Electrical transmission lines may be built subject to the conditional use permit procedures of the Zoning Ordinance. While impacts from erosion, grading, and the operation of equipment may occur during construction and result in damage to habitat areas, the primary problems associated with power transmission lines are their long-term impacts on views and visual resources. Visual impacts are particularly severe in undeveloped areas, especially the foothills and upland areas, and along the coastal terrace.

Mitigating measures are limited at this time to alternate route locations and undergrounding of lines, which is expensive, rather than use of decentralized sources of power production which would reduce the need for transmission lines in the first place.

Where

Refer to Table 3-1.

Policies

To protect coastal resources, especially recreation and habitat areas, the following recommendations are made:

1. Transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the coastal zone, especially in scenic rural areas and in designated view corridors.

2. In critical scenic areas such as view corridors, where above ground transmission line placement would unavoidably affect views, undergrounding shall be required unless it can be shown that other alternatives are less environmentally damaging.

3. Design and color of the support towers shall be compatible with the surroundings, and seek to reduce height and bulk.

4. Transmission line rights-of-way shall be routed to avoid locations which are on or near habitat, recreational, or archaeological resources.

5. Scarring, grading, or other vegetative removal outside the corridor shall be repaired, and the affected areas revegetated with plants similar to those in the area.

Piers and Staging Areas

Chevron maintains a staging area, including a pier, near its treatment facility in the City of Carpinteria, which it shares with Union, Sun, and Phillips. ARCO and Exxon use the Aminoil pier at Ellwood for personnel transfer to platforms Holly and Hondo. The State Lands Commission, which has jurisdiction over this pier, has agreed to a plan developed by ARCO and Exxon to remove part of the pier and rehabilitate the remainder.

Where

1. All existing piers and staging areas shall be permitted to function where they currently exist. Expansion on adjacent sites and/or

upgrading of facilities shall take precedence over construction of new facilities.

2. The piers at Goleta Beach County Park and Gaviota State Park are restricted to recreational uses only.

Policies

1. At such time as piers are no longer needed for petroleum operations, the County shall be given the right of first refusal. The piers shall not be dismantled or sold to private parties unless the County Board of Supervisors has determined that the pier is not needed for recreational uses in the foreseeable future, or decides not to purchase it.

Other Coastal Dependent Industrial Facilities

Aquaculture has become an increasingly important coastal dependent industry. Aquacultural activities range from oyster and abalone culture to fish hatcheries and fish farms. Significant contributions to the State's economy are currently resulting from the production of salmon, trout, catfish, baitfish, and oysters. The importance of this industry is expected to increase because of expanding demand for food in general and because of declining yields of the world's fisheries.

Aquaculture can be characterized as either extensive or intensive. Extensive aquaculture describes the cultivation of low density populations of aquatic animals in large aquatic systems that naturally meet nutritional and environmental needs. Intensive aquaculture usually refers to an artificial growing system such as ponds, raceways, or tanks where supplemental feeding and environmental manipulation is necessary. The only commercially viable intensive aquaculture at this time is the culture of molluscs although abalone and salmon culture may become commercially important in the future.

Aquaculture is subject to multiple regulations governing food, health, effluent discharge, water quality, and navigable waters. Most of these regulations were intended to control other activities and, in some cases, the regulations have deterred growth of the industry. Government agencies at the regional, State, and Federal levels are beginning to respond to some of the problems facing the industry and legislation is being enacted that will clarify some of these regulatory problems.

The Coastal Act recognizes the importance of coastal dependent activities, such as aquaculture, and gives priority to uses which require sites on or adjacent to the sea (Section 30255). However, the Act also encourages coastal dependent industrial activities to locate or expand within existing sites (Section 30260). Within the Santa Barbara County coastal zone, one aquaculture facility exists and another is planned. The existing facility at Tajiguas uses salt water and raises fish for local markets. It may be closed down in the near future as the site is scheduled for acquisition by the State Department of Parks and Recreation. The proposed facility at Refugio is planned as a fresh-water sport fishing pond and therefore is not coastal dependent.

Where

Aquaculture that is coastal dependent is a permitted use in the Coastal Dependent Industry and other industrial classifications. It is a conditionally permitted use in Agriculture II (refer to Table 3-1).

Policies

Due to lack of information regarding the requirements and impacts of aquaculture facilities, additional policies are not proposed at this time. As information becomes available, specific performance standards for aquaculture activities should be developed.

3.6.5 THERMAL POWER PLANTS

There are many issues associated with siting power plants in the coastal zone. Power plants have significant environmental impacts associated with their construction and operation. Power plants require considerable land for siting and have impacts on visual resources due to their size. Cooling water intake and outfall systems affect organisms through entrainment and changes in ambient water temperatures. The transmission lines cause major impacts on visual resources. Labor requirements during construction impact on the local economy, housing, roads, and other public services.

The California Energy Commission (CEC) has siting authority for thermal power plants in California. However, the CEC may not locate new or expanded power plants in the coastal zone in areas designated for exclusion by the Coastal Commission without first obtaining approval from the Coastal Commission.

Section 30413.(b) of the Coastal Act requires the Coastal Commission to designate specific locations in the coastal zone where siting of a power plant would prevent achievement of coastal resource protection goals. Commission staff conducted a siting study in an effort to ensure protection of areas with significant coastal resources. Factors considered in the Commission siting study include: parks and proposed land acquisition areas, cultivated prime agricultural land, wetlands, marine resources, environmentally sensitive habitat areas, areas of scenic and visual quality, and areas with inadequate public services. Other factors, such as air quality and seismicity, which affect the coast in general, were not used as criteria in rejecting specific areas of the coastal zone. The Coastal Commission adopted designations on September 5, 1978. The maps showing the areas designated for exclusion are on file at the County Planning Department.

The Coastal Commission has designated most of the County's coastal zone for protection from power plant siting. However, an area inland of the Guadalupe Dunes and most of the coastal terrace north of Highway 101 between Gaviota and Ellwood remain undesignated. Given the California Energy Commission's recommendation for a ban on further construction of nuclear plants until the disposal problem is solved, and increased interest in alternate forms of energy production, including solar, wind, and biomass conversion, siting of a large thermal power plant in the County is not likely in the near future.

In addition to designating areas for power plant exclusions, the Coastal Commission still retains authority under Sections 30413.(d) and (e) of the Coastal Act to participate with the CEC in sitings of coastal power plants outside the exclusion zones. Here the Coastal Commission must analyze applications and file a suitability report regarding siting at the selected location. Factors which the Coastal Commission must consider are defined in Section 30413.(d) of the Act.

Where

Power plants are allowed as conditionally permitted uses in Coastal Dependent Industry designations. However, no sites for power plants are provided in the land use plan.

Policies

These should be developed by the County in conjunction with the Coastal Commission and CEC at such time as a project is proposed.

3.6.6 LIQUEFIED NATURAL GAS

Section 30261.(b) of the Coastal Act authorizes siting of one liquefied natural gas facility in the California coastal zone. Since the passage of the Coastal Act, additional legislation (SB 1081) has deleted this section of the Act. Senate Bill 1081 mandated a complex siting procedure involving a number of agencies under the lead of the California Public Utilities Commission (CPUC), with a decision to be made not later than July 31, 1978. On that date, the CPUC recommended issuance of a conditional permit for Point Conception, pending the outcome of further study of seismic hazards and maritime conditions. It is anticipated that these studies will be completed by December 1979. At that time, a final permit would be issued unless the findings indicate hazards that cannot be mitigated by proper design of the facility.

Coastal Commission participation in the siting process has been limited to study of potential sites and ranking of sites based on potential impacts on coastal resources. Camp Pendleton was selected by the Coastal Commission as the least environmentally damaging site, followed by Rattlesnake Canyon, Point Conception, and Deer Creek in Ventura County. The Commission also recommended conditions to the CPUC for these sites.

In selecting Point Conception, the CPUC made the findings that new gas supplies would be needed in California by 1983 and that selection of sites other than Point Conception would result in curtailment of gas supplies to high priority users. The CPUC also determined that a permit could not be issued at the other sites based on considerations of public health, safety, and welfare, thus posing problems if the Point Conception site turns out to be infeasible due to hazards.

Thus, it appears that a final decision regarding the location and conditions for California's first LNG facility will not be made until after completion of the land use plan. However, in anticipation of the possibility of the Point Conception site being approved, a contingency plan has been developed.

Three planning issues which face the County in framing the contingency plan are: 1) maintaining the population density requirements of the LNG Terminal Siting Act; 2) ensuring compatible land uses in adjacent areas; and 3) developing strategies for the protection of coastal resources which may be impacted by the proposed terminal.

1. Population Density

Under the LNG Terminal Siting Act, local government must restrict development which fails to conform to the distance and population density provisions of the Act. These provisions are to be implemented by local government and the Coastal Commission through the LCP. In addition, the CPUC may impose reasonable terms and conditions in the permit so that the population density requirements are met. Further, the applicant may use the power of eminent domain to acquire property to achieve or maintain the required population density.

Under SB 1081, the population density shall not exceed (a) 10 persons per square mile within one mile of the site, and (b) 60 persons per square mile within four miles of the site. This translates roughly into 27 residents within one mile and 1,800 residents within four miles of the site.

Current population levels are three residents within one mile of the site and 72 within four miles. Under current zoning, maximum buildout would allow 183 residents within one mile and 1,552 residents within four miles, using a liberal average of 2.7 persons per dwelling unit. The actual per dwelling unit occupancy average for Hollister Ranch is 1.6 persons per dwelling unit.

The only problem posed by current zoning is for parcels within one mile of the site. Under the lowest density zoning designation currently in effect, which allows one dwelling unit per 100 acres, the population within one mile under maximum buildout would be limited to 55 persons (assuming 2.7 persons per household). This would require downzoning the Southern California Edison property, the part of the Cojo Ranch property within one mile of the site not in an Agricultural Preserve, and parts of the Hollister Ranch.

Were the present dwelling unit occupancy average (1.6 persons) for Hollister Ranch to persist for other units in the area, the population buildout would be limited to 33, only six persons over the 27 residents allowed. In either case, the numbers at stake are small. Density transfers could be used for some of the affected parcels to reduce density. The other alternative would be for the utility to exercise its power of eminent domain and acquire parcels adjacent to the site.

2. Proposed Land Use Designations for Point Conception Area

In keeping with the development and agricultural policies of the Coastal Act, as well as existing zoning and land use, the plan designates the proposed LNG site and the area surrounding it as Agriculture II. This designation allows most agricultural activities and requires a minimum parcel size of 100 acres. Other uses which are permitted under this designation are oil well drilling and production, as long as performance standards are met.

Other kinds of land uses which could be permitted in this area that are consistent with the Coastal Act and with the requirements of the LNG Terminal Act include coastal dependent industrial uses, i.e., oil and gas processing facilities, thermal power plants, and aquaculture. Union Oil currently has some facilities in this area as a result of drilling activity in the State Tidelands. The land use plan designates a small area west of Cojo Creek that is currently used by Union as Coastal Dependent Industry. There are no other imminent plans for additional oil and gas facilities in the Point Conception area. The Coastal Commission has already determined that this portion of the County's coastal zone is inappropriate for power plant sites due to the presence of important coastal resources. Finally, no other proposals for other coastal dependent uses, i.e., aquaculture, have been advanced, though kelp harvesting now occurs offshore in this area.

Industry that would make use of waste cold has been suggested for coupling with the LNG facility in the event that it is sited near Point Conception. With the uncertainty surrounding siting at Point Conception, the undemonstrated feasibility of cryo-utilization at this site, as well as the imcompatibility of industrialization with the rural character of this coastal area, no recommendations are made for such uses in this plan. A specific proposal in the future could be handled by an amendment to the land use plan.

3. Strategies to Reduce Impacts

The remaining issue is the assessment of the impact of the proposed LNG facility, as conditioned by the CPUC, on the ability of the land use plan to achieve the objectives of the Coastal Act. While resolution of a number of critical issues has been deferred until further studies have been completed, the 41 conditions attached to the permit by the CPUC, as well as information generated by the EIR, enable a preliminary assessment of the impact of the facility on coastal resources. The issues which are unresolved include air quality mitigation measures, alternate access routes, use of a seawater exchange system, and alternate electric transmission routes.

Since the CPUC did not accept or weakened several of the conditions proposed by the Planning Commission and Board of Supervisors, the County may experience impacts from construction and operation of a facility that might have been avoided. Despite these setbacks, the County can attempt, where possible, to minimize any impacts that may result from construction or operation of the facility through the land use plan. With the preemption of the County by SB 1081, the land use plan's ability to mitigate impacts has been severely compromised. The conditions established by the CPUC are reviewed below and an assessment made as to whether the land use plan can contribute any further to the protection of coastal resources.

<u>Public Access and Recreation</u> (CPUC Conditions 1, 2, 17)

While the applicant must submit a plan for limited public access, the obvious conflict of access with safety may not be resolved. Safety considerations may, in fact, prevent implementation of land use plan proposals for increasing opportunities for access and recreation in this area. While the County could try and provide increased opportunities elsewhere, this may be difficult without an outside funding source.

Marine Resources (CPUC Conditions 3, 4, 5, 6, 19)

In rejecting the Coastal Commission condition for gas fired vaporizers, and relying instead on a seawater exchange system, the CPUC has traded off air quality against marine life. Operation of the seawater exchange system will trap marine life, while an alternate gas fired vaporizer system would produce NO_x emissions. The CPUC has rejected the County's suggestion that alternate energy sources such as cold power, solar, and wind be used to run the facility. In addition, some loss of local kelp resources can be expected from construction of the trestle. These impacts cannot be mitigaged by the land use plan.

Water Quality (CPUC Conditions 11, 22)

No issues.

Archaeological Resources (CPUC Condition 12)

The siting will unavoidably destroy or damage some archaeological resources and intrude on the religious and ceremonial sanctity ascribed to Point Conception by native American groups. Provision for decommissioning of the facility may mitigate the long-term loss, but only if development of other uses is controlled. The land use plan does not allow for further industrialization of the area.

Visual Resources (CPUC Conditions 15, 18, 20)

By rejecting onsite power production, and accepting electrical transmission lines, the CPUC has traded off air quality against scenic resources. While the condition requires that a study of alternate routes be done to determine the most appropriate route, it is unlikely that visual impacts can be mitigated entirely. The land use plan does establish policies and standards for transmission lines, although they cannot be enforced on Western LNG Terminal Associates.

Visual impacts of the facility itself, especially the storage tanks, could have been mitigated by undergrounding the tanks. The CPUC condition does not insist on complete undergrounding, and requires the applicant to show that a height greater than 50 feet is necessary. The land use plan cannot reduce these impacts.

Access Route (CPUC Condition 16)

The CPUC deferred a route selection decision until further studies are completed. To be included in these studies is an evaluation of alternate personnel and goods transfer modes. Possible impacts include habitat loss, housing shortages, traffic congestion, and construction cost. Without the detailed information to be provided by additional studies, the land use plan will not be able to discriminate among the impacts of alternate routes. The County must participate in these studies so that the findings reflect local goals and objectives.

General Public Health, Safety, and Welfare (CPUC Conditions 13, 14, 23, 24, 25, 26)

No issues.

Facility Operation and Safety (CPUC Conditions 32, 35)

No issues.

Construction of Facility and Pipeline (CPUC Conditions 21, 27, 29, 30, 31)

No issues.

Seismic and Maritime Hazards (CPUC Conditions 32, 36, 37, 38, 39, 40, 41)

The permit to construct was granted conditionally, pending the outcome of further seismic and maritime studies. The ultimate impact of these conditions and mitigating measures would go far beyond the land use plan and affect gas supply, reliability, facility safety in the event of an earthquake, and the safety and welfare of adjoining property and population.

Housing (CPUC Condition 28)

This condition requires that the applicant supply the Santa Barbara County-Cities Area Planning Council with information on the number of employees, their location, and their mode of transportation during the period of time of construction of the facility and pipeline to enable the County to anticipate housing problems. In addition, this condition limits housing on the site to construction-related housing. One option which could be reflected in the land use plan would be a provision for one or more temporary housing sites to meet peak employment at the terminal site.

Recommendations

If the LNG facility is sited at Point Conception, the following policies shall take effect:

1. The LNG facility site shall be given a Coastal Dependent Industry designation.

2. The Agriculture II land use designation shall be retained for the area within four miles of the site perimeter during the life of the project.

3. Residential densities under the Agriculture II designation for areas within one and four miles of the site perimeter shall be established to meet the population density requirements of the Terminal Siting Act. This shall be accomplished by a combination of a dwelling unit density of 1 dwelling unit per 100 acres or greater, density transfer where appropriate, and, at the discretion of the CPUC or the LNG Terminal Company, through exercise of eminent domain where necessary.

4. In areas not yet subdivided, any residential development, including subdivision of land, shall not be allowed to occur which violates the population density requirements of the Terminal Siting Act.

5. Industrial land uses which claim a relationship to the LNG facility, by nature of waste cold utilization, are to be judged on their merits at the time of proposal. No provisions are made in the land use plan at this time for their inclusion.

3.7 COASTAL ACCESS AND RECREATION

3.7.1 COASTAL ACT POLICIES

The public's right of access to all beach areas below the ordinary high water mark (mean high tide line) is guaranteed by the California Constitution. The Legislature, in passing the Coastal Act, did not alter these basic public rights but did establish a policy framework for achieving the goal of providing maximum opportunities for public use and enjoyment of the coast. Coastal Act policies which address the issues of access and recreation include the following:

> 30210. 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.
>
> 30211. Development shall not interfere with the public's right of access to the sea where acquired through use, custom, or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.
>
> 30212. 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 accessway 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.
> Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1-66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.
>
> 30212.5 Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.
>
> 30213. Lower cost visitor and recreational facilities and housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred...
>
> 30220. Coastal areas suited for water-oriented recreational acttivities that cannot readily be provided at inland water areas shall be protected for such uses.

30221. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

30223. Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

3.7.2 PLANNING ISSUES

The County of Santa Barbara spans 110 miles of shoreline of which only 20.4 miles (18.5 percent) are publicly owned beaches (refer to Table 3-2). The coastline provides a diversity of topography and vegetation (i.e., sand dunes, rocky headlands, wide sandy beaches) and supports a range of recreational uses, including surfing, dune buggies, sunbathing, swimming, and nature study. These beaches, in addition to receiving extensive use by local residents, provide popular destination points for visitors. The issues and background data related to recreation and access have been summarized in draft reports which are on file in the County Planning Department, therefore, only a summary of the key issues is presented below.

Capacity Use of Existing Facilities

Existing beach parks owned by the County and State are being used to capacity, especially during summer weekends. At times of peak demand, existing facilities are insufficient to accommodate recreational needs and people are turned away. Moreover, County and State recreational demand projections indicate that facility deficiencies exist for most recreation activities. These deficiencies are expected to increase due to growth in population, tourism, and the popularity of many coastal dependent or related recreational activities. Consequently, a program of land acquisition and facility development needs to be implemented if demand for coastal recreation is to be satisfied.

Variety of Recreational Opportunities

Historically, County and State recreational planning has concentrated on providing beach parks which include a high level of service, such as parking, rest rooms, snack bars, picnic tables, camping facilities, etc. Current use of undeveloped coastal areas which are not in public ownership indicates that there is public demand for recreational areas that may not require the full range of services supplied at existing beach parks.

Local Versus Out-of-County Recreational Needs

The State Department of Parks and Recreation is a major supplier of coastal recreational opportunities in Santa Barbara County (refer to Table 3-3). Most State park developments along the coast provide a high level of amenities, including facilities for campers and trailers. Generally, overnight use of these facilities is by out-of-County users, particularly those living in the Los Angeles metropolitan area. Provision of recreation for these out-of-County users needs to be balanced with local day use demand for recreation, particularly in those instances where beaches historically used by local residents are acquired by the State.

TABLE 3-2

COASTLINE IN SANTA BARBARA COUNTY: JURISDICTION AND PUBLIC OWNERSHIP

Jurisdictional Breakdown

County of Santa Barbara	60.9
Vandenberg Air Force Base	37.0
University of California (UCSB)	2.5
U.S.A. (Point Conception)	.8
City of Santa Barbara	6.3
City of Carpinteria	2.5
Total Coastline	110.0 Miles

Publicly Owned Beaches

State of California	11.3
County of Santa Barbara	5.0[1]
City of Santa Barbara	3.8
City of Carpinteria	.3
Total Coastline	20.4 Miles

[1]Includes coastline at VAFB which is accessible to the public.

TABLE 3-3

EXISTING COASTAL PARK FACILITIES

	Acreage	Beach Frontage (linear feet)	Parking Capacity	Camper Sites
STATE PARKS				
Point Sal	49	4,800	10[1]	0
Gaviota	2,775	27,500	100	59
Refugio	90	14,100	100	85
El Capitan	133	9,420	420	147
Total	3,047	55,820	630	291
COUNTY PARKS				
Rancho Guadalupe[2]	26.0	180	18	
Jalama	28.0	1,710	30	105
Ocean Beach[3]	36.0	18,480	50	
Goleta Beach	29.0	3,004	600	
Arroyo Burro	6.3	601	159	
Lookout	3.4	680	90	
Rincon	9.4	1,380	100	
Isla Vista[4]	1.4	240	0	
Total	139.5	26,275	1,047	105

[1]The parking lot at Point Sal is unimproved so actual capacity is unknown.

[2]Guadalupe Park has two parts. Only figures for the oceanfront parcel are used.

[3]The beach areas adjacent to Ocean Beach Park are owned by Vandenberg Air Force Base, therefore beach frontage figures are for the areas to which the public is allowed unrestricted access.

[4]The Isla Vista Beach is on top of a high bluff and no access to the beach is currently provided.

Protection of Environmentally Sensitive Habitat Areas

Frequently, recreation areas are sited near environmentally sensitive habitat areas, i.e., estuaries, sand dunes. Lack of staff to properly safeguard these habitat resources has resulted in recreational trespass in some habitat areas, i.e., Ocean Beach and Rancho Guadalupe County Parks. Educational signs and fencing may also be needed to ensure preservation of habitat values.

Incompatible Recreational Uses

In several areas of the County, there is competition among conflicting recreational uses of limited shoreline areas, i.e., Haskell's Beach, Guadalupe Dunes. For example, surfing and swimming are frequently imcompatible activities. Off-road vehicle use of beaches poses hazards for pedestrian use of the same area. Such conflicts need to be resolved so that coastal recreational areas can support a range of activities without the hazards associated with incompatible uses.

Restoration and Enhancement of Coastal Recreational Areas

Lack of public jurisdiction, vandalism, and overuse have contributed to the physical and visual degradation of some coastal areas used for recreational pursuits. Littering, trampling of vegetation, ORV trespass, and vandalism occur adjacent to some County Parks (i.e., Ocean Beach, Rancho Guadalupe) as well as areas not contiguous to public parks (i.e., Tajiguas Beach, Haskell's Beach, Loon Point, Santa Barbara Shores/Ellwood, More Mesa). These areas need improvements (i.e., re-vegetation, trash cans, stairways) to restore their full recreational value.

Need for Access Corridors to Beaches

There is a need for more accessways to the County shoreline, particularly in the South Coast urban area.* There are several areas where public access easements exist, or have been offered, which have not as yet been improved, signed, and officially opened for public use. In other areas where prescriptive rights exist, the County has not acquired the necessary easements to ensure continued public enjoyment of these beaches. For example, there are approximately 25 beaches between Gaviota and Rincon which are commonly used by the public where the adjacent upland ownership is private. At a minimum, access corridors to these shoreline areas need to be established in order to guarantee continued accessibility of these beaches for the future. Access corridors also need to be provided between the nearest public road and coastal areas which support specialized recreational pursuits (e.g., surfing spots along Hollister Ranch).

Need for Non-Auto Dependent Access to Coastal Areas

Many coastal areas of Santa Barbara County that have outstanding recreational, scenic, and natural resource values are inaccessible due to lack of roads or trails, as well as private ownership. While it would not be desirable to open up these areas to intense recreational use, limited access is needed. Alternatives for increasing opportunities for recreational use of coastal lands without jeopardizing the integrity of natural resources and scenic values need to be explored.

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* Table 3-4 lists existing vertical easements providing shoreline access.

TABLE 3-4

EASEMENTS PROVIDING VERTICAL ACCESS TO SHORELINE

Area	Street
Isla Vista	Camino Majorca
Isla Vista	Camino del Sur
Isla Vista	Camino Pescadero
Isla Vista	El Embarcadero
Montecito	Eucalyptus Lane
Montecito	Butterfly Lane
Montecito*	Edgecliff Lane (Hammonds)

*This easement was required by the County in connection with a subdivision but is not yet available for public use.

In other areas serviced by roads, the coastal shelf between the public road and ocean is too narrow to provide for parking. Consequently, there is a need for trails for hiking, biking, and equestrian use to provide increased opportunities for coastal access and recreational use.

Limited Public Funds

Provision of access and recreation opportunities is expensive. While the major share of public funds goes to the acquisition, improvement, and maintenance of park facilities, other costs include liability insurance and the loss of tax dollars. Some of these costs can be recovered by user fees. The State has charged fees for use of its facilities for several years and the County is now considering similar action. These fees may present barriers to use of public beaches by persons of low and moderate incomes.

Public acquisition of oceanfront lands, however, is not necessarily the only avenue available for increasing opportunities for coastal access and recreation. Other less costly measures include: purchase of easements, recreational preserves, etc. Frequently, acquisition of upland area is not necessary; all that is needed is an access corridor to connect a public road to the beach. Such corridors can often be acquired as a condition of development for adjacent property. The County, if it is to achieve the State-mandated goal of maximum access and recreation, will have to rely on these alternative methods for providing access and recreation.

3.7.3 RELATED ISSUES

Relationship of LCP to County and State Recreation Planning

Some overlap of responsibilities exists between the LCP, County Park Department, and the State Department of Parks and Recreation in planning for recreation and access in the coastal zone. The mandate of the LCP, as defined by the Coastal Act, is to provide maximum opportunities for access and recreation consistent with the protection of natural resources. The State and County, in addition to responsibility for acquisition of parks, are required to prepare detailed master plans for facility development. Preparation of master plans for individual park units is beyond the scope of the LCP and the mandate of the Coastal Act. However, the policies and recommendations developed by the LCP are essential for establishing a framework for facility planning in the coastal zone by County and State agencies.

Issues of particular importance in the coastal zone are ensuring that (1) environmentally sensitive habitat areas which are sited near existing or proposed recreational areas are protected, and (2) coastal dependent and related recreational uses are given priority in the coastal zone.

Recreational Carrying Capacity

The Coastal Act goal of providing maximum opportunities for recreation is clearly subservient to the goal of protecting natural resources, particularly environmentally sensitive habitat areas. However, many existing and proposed recreational areas are adjacent to significant habitat resources, i.e., wetlands and sand dunes. The concept which provides a framework for

resolution of these conflicting coastal goals is that of recreational carrying capacity.

Recreational carrying capacity is the type of use that can be supported by an area developed at a certain level over a specified time without causing environmental damage or adversely affecting the experience of the visitor. Recreational carrying capacity is composed of three components: environmental, facility, and social capacities. Environmental capacity refers strictly to the level of use that can be tolerated by the physical environment, including all plant and animal species, without degradation or damage. Facility capacity refers to the level of use which the built environment can withstand and social capacity to the level of activity most acceptable to the participant. In terms of weighing these components, the Coastal Act (Sections 30210 and 30212) gives priority to environmental capacity as a constraint in determining appropriate intensities and kinds of recreational uses for a site.

While quantification and measurement of recreational carrying capacity is difficult, sufficient information exists to generally describe the environmental carrying capacity of various coastal environments. For example, dry sandy beaches can tolerate intense recreational use without adverse effects. Dunes, on the other hand, are perhaps the most fragile of coastal habitats. Dune vegetation cannot tolerate even foot traffic; therefore, recreational activities should be limited to scientific or educational uses. The carrying capacity of uplands and bluffs is dependent on the kinds of plant communities and animal species present. Bluffs are also subject to erosion from heavy foot traffic. Tidepools are extremely fragile environments; the principal impacts of recreational uses are trampling and collecting of specimens. Wetlands and streams are also vulnerable to degradation from recreational activities, particularly trampling of vegetation, erosion, and disturbance of animal species.

Coastal Dependent and Related Recreational Activities

The Coastal Act requires that coastal areas suited for water-oriented recreational activities be protected for such uses (Section 30220). Therefore, it is necessary to distinguish between recreational activities that require coastal locations and those that do not. For the purposes of this plan, therefore, the following definitions are used:

1. Coastal dependent recreation: ocean swimming, surfing, scuba diving, fishing, boating, beach activities, and nature study.

2. Coastal related recreation: ORV's (dune buggies), picnicking, beach volleyball, walking, and jogging.

3. Non-coastal dependent recreation: recreational activities such as camping, baseball, basketball, bowling, golf, swimming (pool), tennis, gymnastics, ORV's (motorcycles), etc.

3.7.4 POLICIES

Local policies and recommendations are intended to provide the framework for implementation of the Coastal Act goal of providing maximum opportunities for access and recreation. They are also intended to provide

guidelines for resolution of some of the issues described in Section 3.7.2. Only those policies and recommendations that apply to the entire coastal zone are included here; geographically specific policies and recommendations are listed for each planning area in Chapter 4 of the plan.

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

a) Initiating legal action to acquire title to beaches and access corridors for which prescriptive rights exist.

b) Accepting offers of dedication which will increase opportunities for public access and recreation.

Policy 2: For all development between the first public road and the ocean in urban and coast rural areas, as designated on the land use plan maps, granting of an easement to allow vertical access to the mean high tide line* shall be mandatory unless:

a) Another public access corridor is available or proposed within approximately one mile of the site.

b) Access at the site would result in adverse impacts on areas designated as "Habitat Areas" by the land use plan.

c) Public expenditures for improvement of the access corridor, as might be the case for high or unstable bluffs, would outweigh the public benefit of increased access at the site.

d) Findings are made, consistent with Section 30211 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected.

Policy 3: For all developments between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory. In coastal areas, where the bluffs exceed five feet in height, all dry sandy beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, an easement, a minimum of ten feet in width, paralleling the mean high tide line, shall be dedicated for public use.

Policy 4: The environmental carrying capacity shall be determined for all existing and proposed recreational areas sited on or adjacent to dunes, wetlands, streams, tidepools, or any other areas designated

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

as "Habitat Areas" in the land use plan. A management program to control the kinds, intensities, and locations of recreational activities so that habitat resources are preserved shall be developed, implemented, and enforced. The level of facility development (i.e., parking spaces, camper sites, etc.) shall be correlated with the environmental carrying capacity.

Policy 5: In a zone extending approximately 250 feet inland from the mean high tide line, priority shall be given to coastal dependent and related recreational activities and support facilities. Recreational activities that are not coastal dependent may be located within this zone if the less desirable coastal dependent support facilities (parking, restrooms, etc.) are located inland. In no case shall facilities, except for required structures (i.e., lifeguard towers, volleyball nets, etc.), be permitted to locate directly on the dry sandy beach.

Policy 6: Other recreational development, both public and private, shall be permitted and encouraged in the coastal zone provided that such development is sited and designed to protect views, and to minimize alterations to topography and native vegetation.

Policy 7: Recreational uses, both public and private, that do not require extensive alteration of the natural environment (i.e., tent campgrounds) shall have priority over uses requiring substantial alteration (i.e., recreational vehicle campgrounds).

Policy 8: No unrelated development shall be permitted in publicly owned recreational areas except pipelines to serve coastal dependent industrial uses when no alternate route is feasible.

Policy 9: In implementing all proposals made in this plan for expanding opportunities for coastal access and recreation, purchase in fee (simple) shall be used only after all other less costly alternatives have been studied and rejected as infeasible. Other alternatives may include: purchase of easements, recreation preserve contracts, and mandatory dedication in connection with development.

Recreation and Access Proposals

Specific recommendations for expanding access and recreation opportunities are included in the discussions for each of the planning areas in Chapter 4 of the plan and are summarized in Table 3-5. These proposals overlap to a considerable extent with park acquisitions proposed by the County Park Department and the State Department of Parks and Recreation, which are listed in Table 3-6.

TABLE 3-5

SUMMARY OF LCP ACCESS AND RECREATION PROPOSALS

Planning Area	Location	Recommendations[1]
Carpinteria	Padaro Lane	Vertical access corridor[2]
Summerland	Loon Point	Moderate use recreation area[3]
	Wallace Avenue	Moderate use recreation area
Montecito	Miramar Beach	Vertical access corridor
	Hammonds Meadow	Vertical access corridor
	Channel Drive	Moderate use recreation area
Goleta	More Mesa	Moderate use recreation area
	Orchid Lane	Vertical access corridor
	Santa Barbara Shores	Moderate use recreation area
Gaviota Coast	Haskell's Beach	Coastal park[4]
	Dos Pueblos	Moderate use recreation area
	Edwards	Coastal park
	Tajiguas	Moderate use recreation area
	Arroyo Hondo	Vertical access corridor
	Cañada de Guillermo	Vertical access corridor
	Cañada del Molino	Vertical access corridor
	Cañada San Onofre	Vertical access corridor
North Coast	Gaviota to Jalama	Trail system
	Point Sal to Guadalupe	Trail system
	Jalama	Expand County Park
	Guadalupe	Provide access south to Mussel Rock

[1]Refer to policy recommendations for each planning area (Chapter 4) for details.

[2]Vertical Access Corridor: easement to connect public road to beach, bike racks, possibly a few parking spaces, light recreational use.

[3]Moderate Use Recreation Area: areas where some limited facilities such as parking and restrooms would be provided; intended for day use mostly by local residents.

[4]Coastal Park: a major park facility that would be used by local residents and also may serve as a destination point for out-of-County users, would provide a range of amenities and possibly include overnight camping facilities.

TABLE 3-6

PROPOSED ACQUISITIONS: COUNTY AND STATE

Location	Approximate Acreage
State (Funded acquisitions):	
Refugio--Expansion westerly to Arroyo Quemado	40
El Capitan--Expansion easterly to Edwards Ranch	285
Haskell's Beach--Partial acquisition	23
County (Proposed parks, not funded):	
Ellwood--Haskell's Beach and Ellwood Pier	59
Ellwood--Santa Barbara Shores (east of Sandpiper)	292
Goleta--More Mesa	86
Montecito--Hammonds Meadow	22
Summerland--Wallace Avenue (Serano Beach)	7
Carpinteria--Loon Point	57

3.7.5 COASTAL TRAILS

Background and Issues

Trails along the coastline serve two purposes: they provide recreation for the hiker, bicyclist, and equestrian, and an alternative mode of transportation to coastal recreational areas. Use of trails can reduce the impact of parking facilities and vehicle emissions on coastal resources. Trails can also provide a means of public access to scenic and remote coastal areas that are not served by roads, without the environmental impacts that accompany motor vehicle access.

The Park Department is the lead agency for recreational equestrian and hiking trails planning in Santa Barbara County. Although funds for purchase of easements are not part of the Park Department budget, the Department is able to acquire trail routes by conditioning land developments, pursuit of prescriptive rights, and acceptance of donations. The County Riding and Hiking Advisory Committee, whose members include Board of Supervisors appointees, monitors trail proposals and developments, and makes recommendations to County departments. There are also two South Coast private citizens' groups which are active locally: the Santa Barbara County Trails Council and the Montecito Trails Foundation.

Santa Barbara County currently offers only limited opportunities for hiking, biking, and equestrian use on the coastal zone. While a system of trails has been adopted as part of the County's General Plan, many trails have not been implemented. Completion of several trails now planned for the coastal zone will substantially increase opportunities for recreational use and access in coastal areas.

One trail of particular importance in the coastal zone is that proposed to connect UCSB to the State Parks west of Goleta. The State Department of Parks and Recreation, with assistance from the County and Caltrans, is now completing planning studies for the link between UCSB and El Capitan. The link between El Capitan and Refugio is already constructed. Beyond Refugio, the State is in the process of determining which parcels and easements are necessary to complete the trail as far as Arroyo Quemado. The State does not have any plans at present for the final link to connect Arroyo Quemado to Gaviota.

There are currently no hiking, biking, or riding trails proposed for the northern Santa Barbara County coastal zone that would increase access to remote coastal areas between Gaviota and Guadalupe. Bicycle trails are proposed to connect Lompoc to Ocean Beach and the City of Guadalupe to the County Park. A trail system in this area would increase opportunities for public access and enjoyment of this relatively undeveloped portion of coastline.

Recommended Actions

Action 1: Easements for trails should be required as a condition of project approval where appropriate.

Action 2: The County, not the property owner, should assume responsibility for any liability costs resulting from public use of private lands on or adjacent to the public trail.

(Recommendations for trails in specific geographic areas are included in Chapter 4.)

3.7.6 RECREATIONAL BOATING

Coastal Act Policy

30224. Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

Background and Issues

The need for expanded boating facilities has been well-documented in studies undertaken by the State Departments of Navigation and Ocean Development and Parks and Recreation. The major requirements for boating activities are mooring or launching facilities in protected waters. The City of Santa Barbara marina, which provides the only berthing facilities in the County, has slightly over 1,000 slips. The waiting period for a slip now runs about two years. Launching facilities in the County are provided at Goleta Beach County Park and Gaviota State Park.

Increasing the supply of berthing facilities in order to meet the demand would require expansion of the City's harbor or construction of a new harbor somewhere in the County. Since the County does not have any natural harbors, such development would require dredging and/or construction of a breakwater. Such activities are known to have adverse effects on marine resources and can interfere with the natural movement of sand along the shore.

The Department of Navigation and Ocean Development, in a study prepared for the Coastal Commission (Small Craft Facilities Chapter--Existing and Future Site Locations, March 14, 1975) has suggested that Point Sal and Cojo Bay be considered as possible locations for a harbor of refuge; however, a specific project has not been proposed to date. The viability of the Cojo site as a harbor of refuge may be affected if a LNG Terminal is constructed at that location.

Recommended Actions

Action 1: The County should study the feasibility of providing storage for small boats, i.e., catamarans, at existing County Parks.

Action 2: The County should negotiate with oil operators in the area to acquire options to lease or buy pier facilities at such time as they are no longer needed by the industry.

3.7.7 VISITOR-SERVING COMMERCIAL DEVELOPMENT

Coastal Act Policies

30213. Lower cost visitor and recreational facilities and housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. ...

30222. The use of private lands suitable for visitor-serving commercial recreation 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.

30250. (c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

Planning Issues

Visitor-serving commercial development includes hotels, motels, campgrounds, restaurants, and commercial-recreation developments such as shopping and amusement areas for tourists. These visitor-serving facilities together with public parks and beaches provide the major opportunities for public access and recreation on the coast.

In the County's coastal zone, public recreational areas rather than commercial visitor-serving facilities are the dominant activity. The majority of commercial visitor-serving facilities are concentrated within the City of Santa Barbara and, to a lesser extent, the City of Carpinteria. From Ellwood west to Point Conception and north to the San Luis Obispo County line, the coastal area is rural and remote; extensive State Park development, County parks, large cattle ranches, and rugged open areas characterize this area. In the urbanized South Coast area, both the Biltmore and Miramar Hotels are visitor-serving landmarks in the coastal area of Montecito. Further east, the novelty shops and restaurants of Santa Claus Lane provide a rest stop for travelers using Highway 101.

As development, commercial visitor-serving facilities need to be sited where public services are adequate and where such facilities would be compatible with adjacent land uses. Also of concern is the Coastal Act mandate that commercial recreation shall not take precedence over agriculture or other coastal dependent industry. Based on these considerations, there are very few areas within the County's coastal zone which would be appropriate for new commercial visitor-serving development.

Policies

Policy 1: Visitor-serving commercial recreational development that involves construction of major facilities, i.e., motels, hotels, restaurants, should be located within urban areas.

Policy 2: Visitor-serving commercial recreational development in rural areas should be limited to low intensity uses, i.e., campgrounds, that

are designed to protect and enhance visual resources, and minimize impacts on topography, habitats, and water resources.

Policy 3: Within urban and rural areas, visitor-serving facilities shall be permitted to be located on oceanfront parcels only when such development enhances public opportunities for public access and enjoyment of the coast.

Policy 4: Visitor-serving facilities shall be permitted in rural areas only if it is determined that approval of such development will not result in a need for ancillary facilities on nearby lands, i.e., residences, stores, gas stations.

Policy 5: Visitor-serving commercial facilities that provide recreational opportunities for persons of low and moderate incomes shall have priority over higher cost facilities.

3.8 AGRICULTURE

3.8.1 COASTAL ACT POLICIES

30241. The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

(a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.

(b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses and where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.

(c) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

(d) By assuring that public service and facility expansions and non-agricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

(e) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b) of this section, and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

30242. All other lands suitable for agricultural use shall not be converted to non-agricultural uses unless: (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

30243. The long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of non-commercial size shall be limited to providing for necessary timber processing and related facilities.

3.8.2 PLANNING ISSUES

Agriculture in the County's coastal zone varies with the diverse topography and soil types that distinguish the rocky, rugged coastline of the North County (Hollister and Bixby Ranches to Guadalupe) from the alluvial plains and foothills of the South Coast, exemplified by the Carpinteria Valley. In the Carpinteria Valley, a trend toward higher return specialty crops, e.g., cut flowers and nursery stock, lemons, and avocados, has emerged in response to the area's prime growing conditions and the escalating land values characteristic of an urbanizing area. Of the approximately 3,900 acres in agricultural use in the Valley at this time, 3,200 acres are planted to lemons and avocados; 650 acres are devoted to greenhouse and nursery

production; and the remaining acreage is being cultivated for other irrigated crops. Outside of the existing limits of the City of Carpinteria, there are an estimated 2,350 acres of prime soils in the Valley, representing about 60 percent of the lands in production. Bordering the Carpinteria Valley, the non-prime soils and generally steep slopes north and east of the community of Summerland are currently planted to lemons and avocados; horse stabling facilities, related to the nearby Santa Barbara Polo Grounds, are also found in this area.

Agriculture in the coastal zone from Montecito to Ellwood is scattered and of a smaller scale than that of the Carpinteria Valley. A number of greenhouses exist in the vicinity of More Mesa in Goleta, and new plantings of lemons and avocados extend along U. S. 101 west of Ellwood to the Dos Pueblos Ranch. At El Capitan, more rugged topography, less moderate climate, and lack of water foster a natural transition to cattle grazing and large-scale ranch operations. The latter activities typify agriculture in the rest of the County's coastal zone from Gaviota to the San Luis Obispo County line, except for a small portion of the fertile Santa Maria Valley west of Guadalupe, which is in vegetable production.

As noted above, the Carpinteria Valley is the largest, prime agricultural resource in the County's coastal zone and, therefore, it has been the subject of a special study. In a report entitled Agriculture in the Carpinteria Valley (on file at the County Planning Department), the economic viability of agriculture in the Valley was assessed and the impacts of greenhouse development on the Coastal Act mandate of protecting the long-term productivity of soils and preserving prime agricultural lands were researched. Agricultural preservation issues affecting other areas of the coastal zone were addressed through separate studies for planning subareas as necessary. These studies provide the basis for the following discussion of coastal agriculture and ensuing policy recommendations.

The Agricultural Preserve Program

The County's commitment to the preservation of agricultural lands is demonstrated in the success of its Agricultural Preserve Program. Currently, there are 525,760 acres enrolled in preserves representing over 90 percent of the eligible privately owned prime and non-prime land in the County. While the Preserve Program has been strongest in the rural areas of the County, over 20,000 acres of prime lands located within one mile of City limits are enrolled. In the Carpinteria Valley, 2,878 acres are under preserve status at this time. Although none of the greenhouse growers has elected to join the program to date, 55 acres of nursery production have been enrolled.

Economic Viability of Agriculture in the Coastal Zone

Coastal policies require that the maximum amount of prime agricultural land be maintained in production to assure the protection of the area's agricultural economy. On the South Coast, agriculture has remained economically viable in spite of urban pressures because the area's climate, soils, and air quality combine to make it one of the best environments in the State for the production of specialty crops. In the Carpinteria Valley, the greenhouse, nursery, and open field flower industry has grown markedly since its

introduction in 1962 and is currently the most economically viable form of agriculture in the Valley. In 1977, the Valley alone accounted for over half of the County's total greenhouse and nursery production. Avocados are the Valley's next most profitable crop and should remain profitable in the foreseeable future. This favorable outlook for avocados is supported by a number of factors: 1) Valley orchards, particularly those located on the prime soils of the Valley floor, produce exceptionally high yields; 2) the California avocado industry overall is in an expansion phase with growing market potential; and 3) the Valley enjoys a comparative marketing advantage over other avocado producing areas because its moderate climate allows fruit to be harvested later in the season when other areas are out of production. Lemons, on the other hand, have declined in economic value in recent years. On an average basis, net returns to a mature lemon orchard currently do not offset costs; and the high selling price of prime agricultrual land in the Valley renders new lemon plantings economically infeasible at this time.

In addition to the economic returns received from agricultural production, other incentives which contribute to the viability of coastal agriculture include investment benefits such as tax shelters and hedges against inflation. The acquisition of a rural residential life style is sometimes an added incentive to invest in agricultural lands. Thus, depending on the personal investment goals of the land owner, agriculture can provide a diversity of income alternatives, ranging from a full livelihood to a situation in which the agricultural returns to the land are used to supplement another outside source of income. Though all of these factors have a bearing on the viability of agriculture, accommodation of such amenity values must be subordinate to the Coastal Act goal of protecting the agricultural economy.

Minimum Parcel Size

In 1956, the County instituted Carpinteria Valley's "A-1-X," Exclusive Agriculture, zone establishing the five-acre minimum parcel size which continues to this day. This action was prompted by the possibility that urban land uses would intrude into existing agricultural areas. In 1971, the County modified the Uniform Rules of the Agricultural Preserve Program to allow growers who own as few as five acres of fully planted and commercially producing land to qualify for preserve status if they apply with growers of equal or larger size to meet the 40-acre minimum preserve size required for prime agricultural lands. This action was taken to strengthen the A-1-X zone in the face of mounting urban pressures.

These measures have been effective in holding the line against further urban encroachment in the Valley; however, a buildout of the Valley based on the permitted five-acre minimum would establish a rural residential pattern of development and lead to a transition away from an agricultural economy. Since each five-acre parcel would be entitled to a residence, a half acre or more of agricultural land would be converted to residential and related uses, e.g., driveways, yards, etc. Thus it would become increasingly difficult to acquire the fully planted five-acre parcels required to meet the 40-acre minimum requirement of the Preserve Program. Also, as parcel size decreases, the range of possible agricultural uses diminishes as well; for example, at present, a five-acre parcel is only viable in a commercial sense for greenhouse use. Therefore, a larger minimum parcel size is needed in the Valley to allow for the flexibility required to respond to changing market conditions and to sustain the agricultural economy.

In the rural area of the County's coastal zone from Ellwood west to the San Luis Obispo County line, existing zoning includes General Agriculture and Limited Agriculture designations. Since agriculture in this area is mostly non-prime, i.e., cattle grazing and forage crops, large acreages are required to be economically viable and 100-acre minimums are specified for most areas. There is also an Unlimited Agriculture ("U") zone with a ten-acre minimum. Historically this designation was used for unclassified lands in rural areas. The maintenance of a ten-acre minimum parcel size is inconsistent with the agricultural uses that can be supported in the area.

Urban/Rural Boundary

Coastal policies require that conflicts between agriculture and urban uses be minimized by, among other means, establishing stable boundaries between urban and rural areas. This is especially applicable to the South Coast, where prime agricultural lands have given way to urban expansion in a rapidly developing area. With the growth of the University of California and the research and development industry in Goleta, many orchards and vegetable "truck" farms in the adjacent coastal area have been replaced by housing and office and professional buildings. From 1970 to 1975, the City of Carpinteria grew at an average annual rate of seven percent. During that period, the City annexed two large residential subdivisions and an industrial park, the former encroaching onto prime agricultural soils to the north of the City and the latter requiring the conversion of some viable orchards to the east. At present, the City's boundaries generally abut prime soils or prime agricultural lands. Residential enclaves such as Serena Park and Shepard's Mesa have also emerged in the unincorporated area of the Carpinteria Valley, introducing a ranchette or rural estate land use pattern into the agricultural setting. Consequently, criteria for designating lands for agricultural use over the long-term and limiting premature conversions of agricultural lands need to be developed.

Impact of Greenhouse Development on Coastal Resources

Under the Coastal Act, greenhouses, although an agricultural activity, are also a type of development and must be evaluated in terms of their impact on the long-term productivity of soils and the preservation of an area's agricultural economy. Issues such as the contribution of greenhouses to increased runoff, loss of groundwater recharge, the effects of soil coverage and compaction, impacts on visual quality, and potential impacts on air quality caused by conversion from natural gas to oil need to be addressed.

Greenhouse operations vary in the amount of structural and related land coverage required for production. In the Carpinteria Valley, approximately 60 percent of greenhouse production takes place directly in the underlying soil, the remainder taking place in pots or containers. However, aside from the land reserved for growing, asphalt or concrete coverage is generally used for storage, packing and loading areas, walkways, driveways, and parking. The cost of removing structures or concrete can be prohibitive, foreclosing the possibility of returning the land to other types of open field agriculture. In some cases, gravel or sand is substituted as a covering for driveways and parking areas; but, this type of coverage can also be detrimental to the future productivity of the soil because of compaction and penetration into the top soil.

Although greenhouses are a permitted use in all of the County's agricultural zones, specific greenhouse regulations are stipulated only in the A-1-X zone. According to the existing ordinance, a greenhouse must be setback 50 feet from the centerline of any street and 20 feet from the lot lines of the parcel on which it is located. These are the only conditions affecting greenhouse lot coverage at this time and they are insufficient in several respects. The 50-foot setback from the centerline of any street is not adequate in the Carpinteria Valley, since the width of the two major roads along which greenhouses are located (Via Real and Foothill) varies, leading to a lack of uniformity in the setback requirement. Where a 20-foot setback along property lines is adequate for smaller greenhouse projects (i.e., on existing parcels of less than five acres), an increased setback is needed for projects on lots of five acres or more, particularly where greenhouses are located adjacent to residential neighborhoods. In addition, the maximum proportion of lot coverage for greenhouse structures and impervious surfaces needs to be specified on a graduated scale to adjust for setbacks and parcel sizes.

As a form of development, greenhouse structures and related impervious surfaces contribute both to a large quantity of water runoff to downstream water courses and to the loss of groundwater recharge. The cumulative impact of runoff from existing greenhouses in the Carpinteria Valley on downstream water courses has not been assessed, as projects have only been reviewed on a case-by-case basis. Given the extent of greenhouse development in the Valley at this time, an overall assessment of these impacts and determination of appropriate mitigation measures are needed.

With the exception of an area in the western portion of the Carpinteria Valley south of Foothill Road and another narrow strip to the east of the City, most of the Valley is a groundwater recharge area. Depending on the amount of impervious surface coverage, greenhouses can reduce the rate and area of permeability for recharge with the result of decreasing water replenishment to the groundwater basin. Both runoff and recharge impacts can be mitigated through the use of water impoundment basins, porous pavement, and adequate drainage systems. At present, only new greenhouse projects of 20,000 square feet or more, and additions of 10,000 square feet and over, totalling 30,000 square feet, are subject to an impact analysis through the environmental review (EIR) process. To address the coverage, runoff, and recharge impacts of greenhouse projects, a comprehensive review of all commercial greenhouses by County departments including Public Works, Flood Control, and Transportation is necessary.

The industrial appearance of greenhouses as viewed from Highway 101 and other public streets in the Valley can detract from the visual quality of the coastal area if not appropriately landscaped. The County has instituted landscaping requirements which have been effective in most cases in minimizing the visual impact of greenhouses. According to the A-1-X ordinance, a landscaping plan must be approved by the County Park Department and such landscaping must be capable of screening greenhouse structures and parking areas within five years. Minor changes are needed to strengthen these regulations to establish a time limit for installing the landscaping materials and to ensure that effective screening is provided in less than five years.

3.8.3 POLICIES AND ACTIONS

Policy 1: An agricultural land use designation shall be given to any parcel in Rural or Coast Rural areas that meets one or more of the following criteria:

1. Prime agricultural soils (Capability Classes I and II as determined by the U. S. Soil Conservation Service).

2. Prime agricultural lands as defined in Section 51201 of the Public Resources Code.

3. Lands in existing agricultural use.

4. Lands with agricultural potential.

These criteria shall also be used for designating agricultural land use in urban areas, except where agricultural viability is already severely impaired by conflicts with urban uses.

Policy 2: If a parcel is designated for agricultural use and is located in a rural area not contiguous with the urban/rural boundary, conversion to non-agricultural use shall not be permitted unless such conversion would allow for another priority use under the Coastal Act, e.g., coastal dependent energy, recreation and access, or protection of an environmentally sensitive habitat.

Policy 3: If a parcel is designated for agricultural use and is located in a rural area contiguous with the urban/rural boundary, conversion shall not be permitted unless:

1. The agricultural use of the land is severely impaired because of non-prime soils, topographical constraints, or urban conflicts (e.g., surrounded by urban uses which inhibit production or make it impossible to qualify for agricultural preserve status), and

2. Conversion would contribute to the logical completion of an existing urban neighborhood, and

3. There are no alternative areas appropriate for infilling within the urban area or there are no other parcels along the urban periphery where the agricultural potential is more severely restricted, and

4. The parcel could not be maintained in productive use through the use of greenhouses, and

5. Conversion would result in a well-defined demarcation between urban and agricultural uses and would not create a precedent for conversion of adjacent agricultural lands.

Policy 4: Agricultural use restrictions shall be placed on all divisions of agricultural lands as a condition of approval, including but not limited to enrollment in the County's Agricultural Preserve Program.

Policy 5: All greenhouse projects for which a building permit is required shall be subject to environmental review under County CEQA guidelines.

Action

The County Planning Department shall work with the Department of Environmental Resources to develop guidelines to standardize the environmental impact analysis of greenhouse developments. This action is necessary to ensure that cumulative adverse impacts on coastal resources are identified and that mitigation measures are attached to projects as a condition of approval. Such guidelines shall require that the following factors are evaluated for each project:

1. An assessment of the individual and cumulative increases in the amount and rate of runoff that would be caused by the proposed project and the potential impact on downstream water courses. Mitigation measures and alternatives will be included as part of this assessment.

2. If the project is located in a groundwater recharge area, a determination of the amount and rate of recharge that would occur if the site were uncovered. Projects will be required to provide for this level of recharge.

3. Assessment of the impact of materials used for coverage and amount of coverage on the long-term productivity of soils.

4. Assessment of the potential adverse impacts of the project on water quality.

5. Assessment of the potential adverse impacts of the project on air quality.

Measures necessary to minimize any adverse impacts identified as a result of the evaluation of these factors shall be required as a condition of project approval.

Policy 6: No greenhouse, hothouse, or accessory structure shall be located closer than 50 feet from the boundary line of a lot zoned residential. In addition, setback and maximum lot coverage requirements shall be as follows:

Parcel Size	Setbacks	Maximum Lot Coverage for All Structures and Related Surfaces (i.e., driveways, parking areas, or other covered areas)
Less than 5 acres	30 feet from the right-of-way of any street and 20 feet from the lot lines of the parcel on which the greenhouse is located	75 percent
5 to 9.99 acres	30 feet from the right-of-way of any street and from the lot lines of the parcel on which the greenhouse is located	70 percent
10 acres or more	30 feet from the right-of-way of any street and from the lot lines of the parcel on which the greenhouse is located	65 percent

Policy 7: Slab floors shall be prohibited in new greenhouse developments except for packing and storage areas and loading docks.

Policy 8: Where greenhouses are to be located in a groundwater recharge area, provisions for runoff impoundment for purposes of recharge shall be required. Total runoff shall not be greater than would occur if the site were uncovered.

Policy 9: Landscaping and screening shall be installed within six months of completion of new greenhouses and/or accessory buildings. Such landscaping shall reasonably block the view of greenhouse structures and parking areas within three years of project completion.

Policy 10: No herbicides or soil sterilants shall be used under asphalt or concrete required as part of a greenhouse development.

Policy 11: Where agricultural development will involve the construction of service roads and the clearance of natural vegetation for orchard development of slopes of 30 percent or greater, a brush removal permit shall be required.

Policy 12: Where agricultural development will involve the construction of service roads and the clearance of natural vegetation for orchard development on slopes of 30 percent or greater, cover cropping or any other comparable means of soil protection shall be utilized to minimize erosion until orchards are mature enough to form a vegetative canopy over the exposed earth.

Action 1: The County Agricultural Preserve Committee shall work with representatives of the greenhouse industry to develop incentives for enrollment of agricultural lands used for greenhouse production in the Agricultural Preserve Program.

3.8.4 URBAN/RURAL BOUNDARY

Along with other measures for the preservation of agriculture in the Carpinteria Valley, an urban/rural boundary is delineated in the land use plan. The proposed boundary (Figure 1) follows the existing western limits of the City of Carpinteria from the ocean to just south of Highway 101, where the boundary extends westward to include two long, narrow parcels on either side of Carpinteria Avenue. North of Highway 101 the Carpinteria Camper Park on North Via Real (Area 1) and the residential subdivision west of Santa Monica Road (Area 3) are also included in the urban area. All other lands bordering the existing western City limits (Area 2) have been designated for agricultural use. In spite of constraints such as non-prime soils, the presence of a high water table, and drainage problems, greenhouses in which growing does not take place in the underlying soil are a potential agricultural use and encouraged to locate in this area.

To the north, the urban/rural boundary again follows the City limits east to Franklin Creek. Here the urban boundary is extended to include Areas 4, 6, and 7. Area 4 contains the Boy's Club on the west and several small parcels currently planted to lemons on the east. Continued agricultural production on these parcels is curtailed by parcel size (about one acre each) and the presence of a high water table, although soils are prime (Class II); the easternmost parcel at the bend in Foothill Road is further limited by a County Flood Control easement through the southeast section of the property. Parcels 6 and 7 are surrounded on three sides by urbanization; soils are prime but agricultural production is limited again because of a high water table and there is no existing agriculture on the property at this time. These parcels represent a logical extension of the urban boundary. Parcel 5, on the other hand, is associated with the adjacent celery transplant operation and a greenhouse is planned for the parcel in the near future; it is, therefore, designated for agricultural use and included in the rural area.

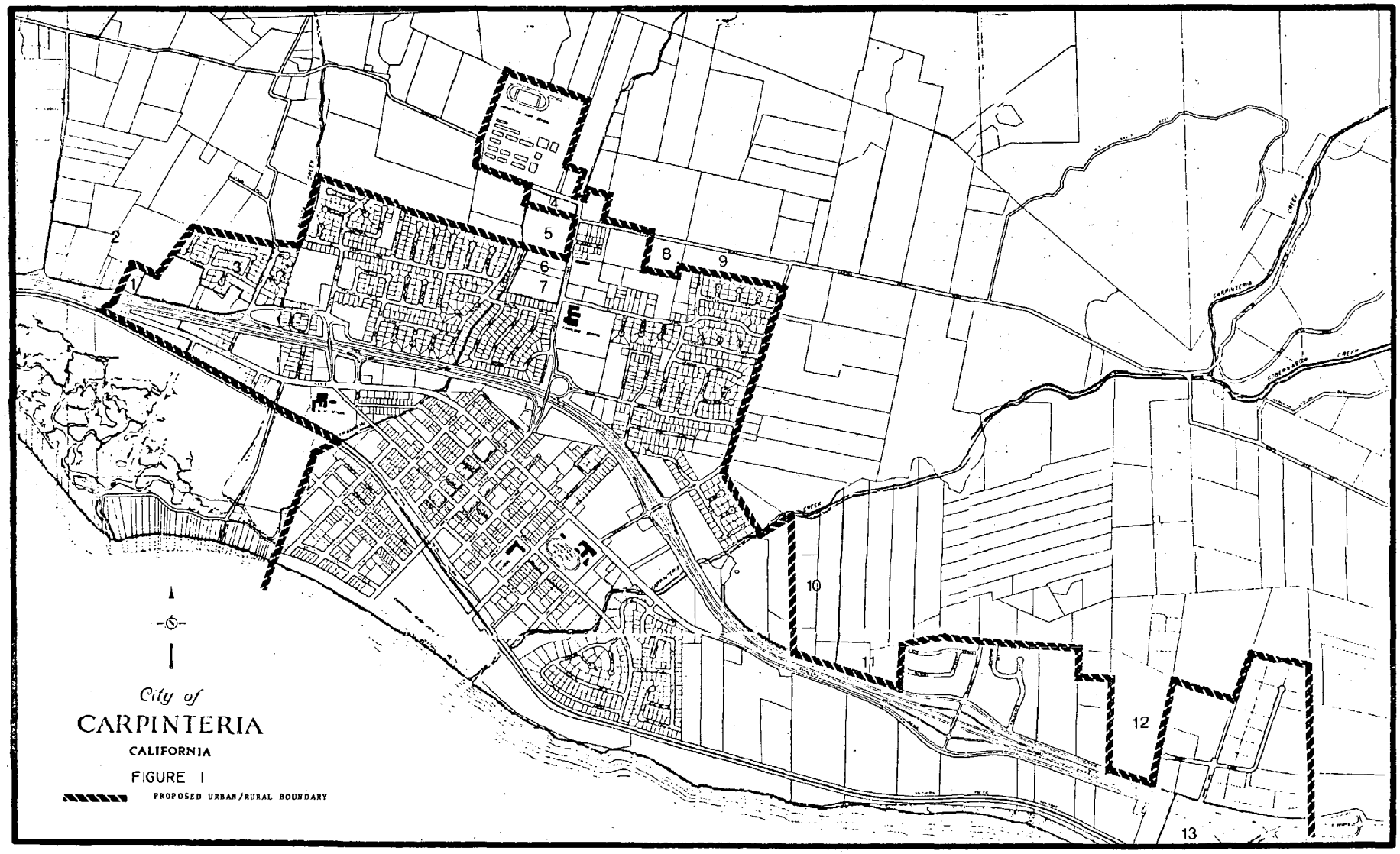
Parcels 8 and 9, adjacent to the City's northern boundary and south of Casitas Pass Road, are also designated for agricultural use. Both parcels are located on prime soils (Class I and II) and currently support viable orchards.

In the eastern portion of the City, the Reeder parcels (Area 10) are located on prime soils and are partially planted to gypsophila at this time. A Coastal Commission decision to deny development of these parcels for residential use set a precedent for preservation of prime agricultural soils in this area. As a consequence, these parcels have been included in the rural area.

The urban/rural boundary continues east along North Via Real, including Area 11 in the rural area. The western parcel is composed of prime soils (Class I) and has definite agricultural potential. Soils on the eastern parcel are non-prime (Class III) and are not in agricultural production at this time; however, the parcel is believed to have agricultural potential.

Parcel 12 has been included in the rural area because of its potential for continued agricultural use. In spite of non-prime soils and drainage problems, a grove of avocado trees exists on the northwest portion of the parcel and a section to the south was recently successfully planted to gypsophila. Greenhouses would provide another agricultural alternative for the property.

The urban boundary is extended to include Area 13 located on the bluffs east of the City's eastern limits. Soils are non-prime; there is no existing agriculture or agricultural potential for the area. The site is currently used as an off-road vehicle tract without the permission of the owners. This area should be planned comprehensively as an extension of the Carpinteria bluffs with the City of Carpinteria.


City of
CARPINTERIA
CALIFORNIA
FIGURE 1
PROPOSED URBAN/RURAL BOUNDARY
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3.9 ENVIRONMENTALLY SENSITIVE HABITAT AREAS

3.9.1 COASTAL ACT POLICIES

The guiding policies for the protection of land and marine habitats in the coastal zone set forth in the Coastal Act of 1976 are:

> 30230. 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.
>
> 30231. 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 encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.
>
> 30236. Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects; (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or; (3) developments where the primary function is the improvement of fish and wildlife habitat.
>
> 30240. (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.

3.9.2 DEFINITION AND LOCATION

Although most undeveloped areas of the coastal zone, as well as many isolated pockets of open space within urban areas, provide a "habitat" for one species or another, the intent of the Coastal Act is preservation of significant habitat resources. Environmentally sensitive habitat areas are defined as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem." (Coastal Act, Section 30107.5)

One of the principal tasks required in the development of the land use plan has been the identification and mapping of the significant habitat areas located within the coastal zone of the Santa Barbara County. Since most of this research has been reported in earlier draft reports which are on file at the County Planning Department, only a summary is provided here.

The coastal zone of Santa Barbara County, as a result of its topography, climate, and land use patterns, exhibits a wealth and diversity of habitats. The islands of Santa Rosa and Santa Cruz, in particular, are known for their outstanding biological values (refer to Section 4.8 for a discussion of island habitats). Habitats which are found in the County's coastal zone include: rare and endangered species habitats (as identified by the California Department of Fish and Game), wetlands, streams, nearshore reefs, tidepools, offshore rocks, native plant communities, dunes, and kelp beds. The general location of these habitat resources is summarized in the following chart:

Area	Habitat Type
Santa Maria River Mouth	Wetland
Guadalupe Dunes	Dunes, dune plant habitat, Least Tern nesting sites
Mussel Point	Rocky point, intertidal area and dunes
Point Sal	Rocky intertidal, coastal strand-plant community, coastal bluff plant community
Santa Ynez River Mouth (Surf)	Dune and wetland
Point Conception, Jalama, and Jualachichi Summit	Rocky intertidal, coastal strand community, wetland and riparian habitats, chaparral, *Pinus muricata* stand
Point Conception to Ellwood	Rocky intertidal areas
Naples Reef	Rocky subtidal area
Ellwood Pier Area	Native grassland
Devereux	Dunes and wetland
Coal Oil Point	Rocky intertidal
Isla Vista Coastal Vernal Pools	Rare and seasonal plant community
Goleta Point	Rocky intertidal
Goleta Slough	Wetland, vernal pools, freshwater marsh
More Mesa	White-tailed Kite habitat
El Estero (Carpinteria Marsh)	Wetland
Carpinteria Reef	Rocky intertidal

NOTE: Harbor seal hauling grounds, butterfly trees, streams, and native plant communities are found at many locations in the coastal zone.

3.9.3 PLANNING ISSUES

Habitats are an environmentally sensitive resource because of their extreme vulnerability to disturbance or destruction from human activities. In Santa Barbara County, recreational uses, agricultural practices, and development pose the greatest threats to habitats because existing County regulations do not provide adequate protection. These issues are summarized below.

Recreational uses: Many recreation areas are located on or near habitat resources. Impacts from recreational uses include ORV trespass, trampling or alteration of vegetative cover, disturbance of wildlife, collection of specimens, and harvesting for food. These problems are exacerbated by the lack of public awareness of the value of habitats and the potential for damage from these activities. Some of these impacts could be mitigated by proper management and maintenance of park areas and better control over types and locations of recreational activities.

Agricultural uses: Certain agricultural practices which are prevalent in the County have impacts on habitats. These practices include the use of stream water for irrigation, land clearing, and pesticide applications, and may damage habitats by causing stream depletion, erosion, and contamination through runoff.

Development: Urban and/or industrial development near or adjacent to habitats may be accompanied by a host of human activities and related land uses which are incompatible in many instances with the continued existence of certain species. Specific impacts include noise, pollution, intrusion, and outright habitat removal through grading, paving, and placement of structures. Oil development is an issue of particular concern due to the threat of oil spills. Existing oil spill contingency measures may not be adequate to save wetlands, tidepools, and kelp beds in the event of a spill.

Existing land use control measures: Existing County procedures and ordinances are not adequate to ensure protection of coastal habitat resources. With the exception of the preserve designation for the Carpinteria Marsh, habitat areas are not specified or protected in existing general plan or zoning designations. Consequently, protection of habitats is generally left to the environmental review process. This procedure provides only limited protection of habitat resources; not only are many projects exempt from environmental review, but it is rare that a project is denied on the basis of findings in environmental documents. Moreover, the lack of existing County policy means that projects are designed without benefit of specific guidelines to ensure protection of habitat resources. If project re-design is required as a result of environmental review, costs to developers increase significantly.

3.9.4 ENVIRONMENTALLY SENSITIVE HABITAT AREA OVERLAY DESIGNATION

The land use plan proposes an Environmentally Sensitive Habitat Area overlay designation to address the deficiencies in existing regulatory procedures. The overlay designation locates the significant habitat resources on the land use plan maps and includes policies for each habitat type which serve as guidelines for development on or adjacent to habitat areas.

The following criteria were used in determining which habitats in the County's coastal zone warranted the Habitat Area designation:

1. Unique, rare, or fragile communities which should be preserved to ensure their survival in the future.

2. Rare and endangered species habitats that are also protected by Federal and State laws.

3. Plant community ranges that are of significant scientific interest because of extensions of range, or unusual hybrid, disjunct, and relict species (see definitions in Appendix A).

4. Specialized wildlife habitats which are vital to species survival.

5. Outstanding representative natural communities that have values ranging from a particularly rich flora and fauna to an unusual diversity of species.

6. Areas with outstanding educational values that should be protected for scientific research and educational uses now and in the future.

All significant habitat resources in the coastal zone which meet at least one of these criteria are designated on the land use plan maps.* The designations include all of the following habitat types:

Dunes
Wetlands
Native Grasslands
Vernal Pools
Butterfly Trees
Harbor Seal Hauling Grounds
White-tailed Kite Habitat
Subtidal Reefs
Rocky Points and Intertidal Areas
Kelp Beds
Native Plants**
Streams

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*While the designations reflected on the land use plan maps represent the best available information, these designations are not definitive and may need modification in the future. The scale of the land use plan maps precludes complete accuracy in the mapping of habitat areas and, in some cases, the precise location of habitat areas is not known. In addition, migration of species or discovery of new habitats would result in the need for designation of a new area. Therefore, the boundaries of the designations should be updated periodically in order to incorporate new data. Changes in the overlay designations may be initiated by the County or by landowners.

**Native plant communities are not designated on the land use plan maps because they exist in so many locations throughout the coastal zone.

HABITAT TYPE: Dunes

Location: Guadalupe, Surf, Devereux

Description: Dunes are distinct and sensitive ecosystems that need to be protected as a unique habitat for many rare, endangered, protected, or unusual plant and animal species. The principal threats to dune habitats are land uses or recreational activities which result in removal of the vegetation which stabilizes the sand. Oil and gas development, sand mining, and off-road vehicle use may contribute to degradation of the dune resources unless adequately controlled. If preserved and maintained, the dunes constitute an important aesthetic, recreational, and economic asset for the existing and future residents of the County.

POLICIES:

1. Because of their State-wide significance, coastal dune habitats shall be preserved and protected from all but scientific, educational, and light recreational uses. Sand mining, installation of pipelines, and oil well drilling may be permitted if it can be shown that no alternative location is feasible and such development is sited and designed to minimize impacts on dune vegetation and animal species.* Disturbance or destruction of any dune vegetation shall be prohibited, unless no feasible alternative exists, and then only if re-vegetation with similar species is made a condition of project approval.

2. All non-authorized motor vehicles shall be banned from beach and dune areas.

3. All construction activities, and industrial and recreational uses, shall be regulated to protect critical bird habitats during breeding and nesting seasons. Regulations may include restriction of access, noise abatement, and restriction of hours of operation of public or private facilities.

4. For all permitted uses, including recreation, foot traffic on active dunes shall be minimized. Where access through dunes is necessary, well-defined footpaths shall be developed.

HABITAT TYPE: Wetlands**

Location: Santa Maria River Mouth, Santa Ynez River Mouth, Jalama Creek Mouth, Carpinteria Marsh, Devereux (UCSB), Goleta Slough (City of Santa Barbara), there are also small wetlands at the mouths of many coastal streams

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*Special studies are needed to develop conditions and mitigation measures for oil well drilling and sand mining. Refer to Section 3.6 for policies regarding pipelines.

**The term "wetlands" includes estuaries, marsh, mudflat, salt marsh, salicornia marsh, sloughs, and tideflats. Refer to Appendix A for definitions.

Description: Wetlands are nurseries for many aquatic species and serve as feeding and nesting areas for many waterfowl including rare and endangered species. These habitats are sensitive because a delicate balance exists between the tidal flushing from the ocean and the nutrient-rich freshwater runoff that retains the productivity of these environments. Upsets to this balance affect the many organisms found there. Development activities in upland watersheds and stream alteration pose the greatest threats to continued viability of wetland habitats. Direct impacts include dredging, mosquito abatement practices, and flood control projects.

POLICIES:

1. In order to prevent further reduction in the size of remaining wetlands, no filling shall be allowed except for the minimum required for flood control purposes.

2. Dredging and diking shall be permitted for flood control purposes or when such activity enhances the biological productivity of the wetland.

3. Excavation for the purpose of installing pipelines to serve coastal dependent industrial uses or public purposes shall be permitted when no feasible alternative route exists, and provided that the wetland is restored to its original condition.

4. Dredging, when necessary for the maintenance of the tidal prism and continued viability of the wetland habitat, is encouraged subject to the following considerations:

   a. Dredging should be restricted to those areas in the wetland with the least vegetation.

   b. Dredging should be limited to the smallest possible area.

5. Dredge spoils shall not be deposited in areas subject to tidal influence or in areas where public access would be adversely affected. When feasible, spoils should be deposited in the littoral drift.

6. Dredging shall be conducted so as to avoid breeding seasons and other critical phases in the life cycles of indigenous organisms.

7. Boating shall be prohibited in all wetlands except for research or maintenance purposes.

8. A buffer strip, 100 feet in width, shall be maintained along the periphery of all wetlands; no permanent structures shall be constructed in this area.

9. Light recreation, i.e., birdwatching, nature study, etc., and scientific and educational uses shall be permitted with appropriate controls to prevent adverse impacts.

10. No grazing or other agricultural uses shall be permitted in coastal wetlands.

11. Oil field wastewater and brines shall not be discharged into wetlands without a permit from the Regional Water Quality Control Board.

12. Wetland sandbars shall be dredged whenever necessary for maintenance of tidal flow to ensure the continued biological productivity of the wetland.

13. No vehicle traffic shall be permitted in wetlands and pedestrian traffic should be regulated.

14. No development, other than installation of pipelines, shall be permitted on wetland areas and adjacent development shall be regulated to mitigate impacts including sedimentation, toxic runoff, noise, etc.

15. Mosquito abatement practices shall be limited to the minimum necessary to protect public welfare and avoid nuisance. Use of biological control methods is encouraged.

NOTE: Controlling development within the wetland is only one aspect of the wetland preservation program. Refer to Section 3.3 of the plan for policies directed at controlling development in the watersheds of coastal wetlands.

HABITAT TYPE: Native Grasslands

Location:* West of Ellwood Pier

Description: At one time, native grassland communities covered much of California. However, overgrazing and competition with European weedy species have all but eliminated the native grasses from California. Native grasslands are sensitive to disturbance, and disruption to this community increases its vulnerability to takeover by introduced species.

POLICIES:

1. Grazing shall be managed to avoid native grassland habitat.

2. Development shall be sited and designed to avoid disturbance or destruction of grassland areas.

HABITAT TYPE: Vernal Pools

Location: Isla Vista

Description: These small, fragile communities are the result of rain or runoff in areas of poor drainage, and support interesting ecological communities during winter and early spring. Due to spotty distribution and the degree of adaptation needed for the fluctuating environmental conditions in this community, these areas support endangered and rare species and are valuable for scientific and educational purposes. Vernal pools are threatened by site development, fire prevention measures, and mosquito control activities.

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*Other locations may exist.

POLICIES:

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

2. Grass cutting for fire prevention shall be conducted in such a manner as to protect vernal pools. No grass cutting shall be allowed within the vernal pool area or within a buffer zone of five feet.

3. Development shall be sited and designed to avoid vernal pool sites.

HABITAT TYPE: Butterfly Trees

Location:* Dos Pueblos, near Coronado Road in Goleta, near Arroyo Quemado, Music Academy of the West parking lot, Price estate in Hope Ranch area, Gas Company property near Goleta Slough, Loon Point area

Description: Butterfly trees are a roosting habitat consisting of a circular configuration of tall trees, usually eucalyptus, which are essential for the mating phase of the Monarch Butterfly's life cycle. These roosts deserve protection as they are critical to the survival of the species, the source of scientific studies, and are of interest to the general public.

POLICIES:

1. Butterfly trees shall not be altered or removed except where they pose a serious threat to life or property.

2. Adjacent development shall be set back a minimum of 50 feet from the trees.

HABITAT TYPE: Harbor Seal Hauling Grounds

Location:* Carpinteria, Goleta, Naples, some areas along the Hollister Ranch coast

Description: Harbor seal hauling grounds are usually sandy beaches and sometimes rocky outcrops frequented by harbor seals. Some of these areas are used for pupping (giving birth and nursing). Harbor seals do not haul out on beaches that are used heavily by the public. Harbor seals are protected under the provisions of the Federal Marine Mammal Protection Act. This legislation encourages "efforts to protect the rookeries, mating grounds, and areas of similar significance for each species of marine mammal from the adverse effect of man's action." (Section 2(2))

POLICIES:

1. Recreational activities near areas used for harbor seal hauling grounds shall be carefully monitored to ensure continued viability of these habitats.

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*Other locations may exist.

2. Harbor seal hauling grounds shall not be altered or disturbed by recreational, industrial, or any other uses.

HABITAT TYPE: White-Tailed Kite

Location: More Mesa

Description: The More Mesa grassland provides a feeding and nesting habitat for the White-tailed Kite. This hawk is designated as a "fully protected" species by the California Department of Fish and Game. The habitat areas of concern are the flood plains of Atascadero Creek, adjacent slopes with oak savanna cover, the ravines, and grassland rodent habitat areas which are necessary for feeding by the White-tailed Kite.

POLICIES:

1. There shall be no development, i.e., structures, roads, within the designated habitat area.

2. Recreational use of the habitat area shall be minimal, i.e., walking, bird watching. Protective measures for this area should include fencing and posting so as to restrict, but not exclude, use by people.

3. Only native species shall be planted in the habitat area.

4. Any development around the site shall be set back sufficiently far as to minimize impacts on the habitat area.

5. In addition to preserving the ravine plant communities on More Mesa for nesting and roosting sites, adequate area shall be retained in grassland to provide feeding area for the kites.

HABITAT TYPE: Rocky Points and Intertidal Areas

Location: Point Sal, Point Conception to Ellwood, Coal Oil Point, Goleta Point, Carpinteria bluffs area

Description: Rocky points and intertidal areas provide habitats for a diversity of marine organisms which are adapted to harsh and changing environmental conditions such as wave shock and moisture fluctuation. Foot traffic, collecting of organisms, or any sort of handling is very destructive to these organisms. Degradation of marine water quality also adversely affects biota which thrive on rocky points and intertidal areas.

POLICIES:

1. In order to prevent destruction of organisms which thrive in intertidal areas, no unauthorized vehicles shall be allowed on beaches adjacent to intertidal areas.

2. Only light recreational use shall be permitted on public beaches which include or are adjacent to rocky points or intertidal areas.

3. Shoreline structures, including piers, groins, breakwaters, drainages, and seawalls, and pipelines, should be sited or routed to avoid significant rocky points and intertidal areas.

HABITAT TYPE: Subtidal Reefs

Location: Naples, Carpinteria

Description: Subtidal reefs are offshore rocky areas that serve as attachment points for a high number and diversity of algae, invertebrate, and fish species. The reef environment is a unique and rich resource, used for research, education, and commercial and recreational fishing.

POLICIES:

1. Naples reef shall be maintained primarily as a site for scientific research and education. Recreational and commercial uses shall be permitted as long as such activities are regulated to avoid depletion of marine resources in the area.

HABITAT TYPE: Kelp Beds

Location: Along the coast from Jalama to Carpinteria

Description: The Santa Barbara County coastline supports a rich kelp bed resource. Kelp beds are productive environments which serve as fish habitats and are therefore important to sport and commercial fishermen and biologists. Kelp beds are destroyed by poor water quality from sources such as sewer outfalls, siltation and other ocean bottom disturbances, water temperature changes, and overgrazing from marine invertebrates (such as the sea urchin) and fish. Extensive kelp bed areas have been destroyed in Southern California coastal areas due to some of these impacts. The effect of kelp harvesting on long-term survival and productivity is a source of considerable controversy. The activities of kelp cutters are currently regulated by the California Department of Fish and Game.

Since the County does not have jurisdiction over activities that could impact kelp resources, the following actions should be taken:

1. The County shall request the Department of Fish and Game to carefully monitor the kelp harvesting industry to ensure that such activity will not reduce kelp bed size and range or its productivity as a fish nursery habitat.

2. The County shall request the appropriate State and Federal agencies to carefully monitor activities that may affect marine water quality such as sewage disposal, dredging, and energy development.

HABITAT TYPE: Native Plant Communities (examples: coastal sage scrub, chaparral, coastal bluff, closed cone pine forest, California native oak woodland (also individual oak trees)), endangered plant species as designated by the California Native Plant Society, and other plants of special interest such as endemics.

Location: County-wide*

Description: Natural ecological systems composed of native plant species serve many essential functions. They serve as wildlife habitats and provide nesting sites and feeding resources for many animals. Native plants, due to their adaption to the local environment, use less water than most introduced species and contribute to the stabilization of soil on bluffs, hillsides, and watersheds. In addition, native plants are an integral component of the landscape that makes the Santa Barbara County coastal zone a visual resource of more than local importance. Oak trees need special attention, as they are large and provide important habitat and shading. They are very long-lived, relatively slow-growing, and are easily harmed by surrounding land uses.

POLICIES:

1. Oak trees, because they are particularly sensitive to environmental conditions, shall be protected. All land use activities, including cultivated agriculture and grazing, shall be carried out in such a manner as to avoid damage to native oak trees. When possible, regeneration of oak trees on grazing lands shall be encouraged by fencing small areas until oak seedlings become established.

2. When sites are graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and erosion on native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees.

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*These habitats are not designated on the land use maps because they occur in so many areas. Therefore, the policies will have to be applied on a case-by-case basis as projects are reviewed.

HABITAT TYPE: Streams

Location:

	Perennial	Intermittant
POINT SAL		
	Santa Maria River	
	Corralitos Canyon	
JALAMA TO GAVIOTA		
	Cañada de la Gaviota	Cañada de la Cuarta
	Cañada del Agua Caliente	Cañada del Coyote
	Cañada de Alegria	Cañada del Agua
	Cañada del Sacate	Cañada de las Panoches
	Cañada de Santa Anita	Cañada de las Agujas
	Arroyo Bulito	Arroyo San Augustine
	Barranca Honda	Cañada de Pescado
	Cañada del Cojo	Cañada de Chiclan
	Wood Canyon	Cañada de la Llegua
	Jalama Creek	Cañada del Gato
	Gaspar Creek	Cañada del Cementerio
	Espada Creek	Damsite Canyon
		Black Canyon
		Escondido Creek
GAVIOTA COAST		
	Cañada San Onofre	Cañada del Barro
	Cañada del Molino	Cañada del Cementario
	Arroyo Hondo	Cañada Alcatraz
	Arroyo Quemado	Cañada del Leon
	Tajiguas	Cañada de la Posta
	Cañada de Refugio	Cañada de las Zorillas
	Las Flores	Cañada de la Galina
	Cañada del Capitan	Cañada de la Huerta
	La Llagas Canyon	Cañada de la Rita
		Cañada del Venadito
		Cañada de la Destilladora
		Gato Canyon
		Las Varas
		Dos Pueblos
		Eagle Canyon
		Tecolote Canyon
		Bell Canyon
GOLETA		
	Atascadero Creek	Tecolotito
		Carneros Creek
MONTECITO AND SUMMERLAND		
		San Ysidro Creek
		Romero Creek
		Oak Creek
		Montecito Creek
CARPINTERIA VALLEY		
	Rincon Creek	Toro Canyon Creek
		Santa Monica Creek
		Franklin Creek
		Carpinteria Creek
		Gobernador Creek
		Arroyo Paredon

Source: USGS Maps

Description: Streams and creeks affect both the quantity and quality of local water supplies. Heavy siltation of the stream bed can clog the natural flow of water from the surface into groundwater reserves. Increased sedimentation in streams also results in higher flows and increased flood hazards. Polluted runoff from upland development or direct discharge into a stream can infiltrate the groundwater, thereby polluting underground water resources. Streams and creeks provide habitats for many species of birds and animals and serve as major corridors for transporting nutrients and sediments to wetlands and estuaries. They also play a critical role in providing sand for beach replenishment.

Streams and creeks are sensitive habitats. Development and land use activity within and adjacent to the watercourse has profound effects on stream hydrology, channel geometry, and water quality. Protection of streams requires regulation of land use within the immediate environment as well as control of land use in the larger watershed. The following policies are directed at development within the stream corridor. Regulation of land uses in the watershed is addressed in Section 3.3 of the plan.

Definitions:

Stream: watercourses, including major and minor streams, drainageways, and small lakes, ponds, and marshy areas through which streams pass.

Major Stream: a continuously flowing water body, i.e., perennial streams.

Minor Stream: an intermittently flowing stream or a permanent stream with low flow during all or part of the year.

Riparian Vegetation: vegetation normally found along the banks of streams, creeks, and rivers.

Stream Corridor: a stream and its minimum prescribed buffer strip.

Buffer: a designated width of land adjacent to the stream which is necessary to protect biological productivity, water quality, and hydrological characteristics of the stream. A buffer strip is measured from the banks or high water mark of the stream landward.

POLICIES:

1. The minimum buffer strip for major streams shall be 100 feet and, for minor streams, 50 feet. These minimum buffers may be adjusted by the County on a case-by-case basis after investigation of the following factors:

    a. soil type and stability of stream corridor;

    b. how surface water filters into the ground;

    c. types and amount of riparian vegetation and how such vegetation contributes to soil stability and habitat value;

d. slope of the land on either side of the stream; and

e. location of the 100-year flood plain boundary.

2. No structures shall be located within the stream corridor. If a parcel is located entirely within the stream corridor, structures shall be located on that portion of the site and in a method which results in least impact on the stream and riparian vegetation.

3. Dams or other structures that would prevent upstream migration of anadromous fish shall not be allowed in streams designated by the California Department of Fish and Game, unless other measures are used to allow fish to bypass obstacles. These streams include: San Antonio Creek, Santa Ynez River, Jalama Creek, Santa Anita Creek, Gaviota Creek and Tecolote Creek.

4. All development, including dredging, filling, and grading, within stream corridors shall be limited to activities necessary for flood control purposes, water supply projects, or laying of pipelines, when no alternative route is feasible. When such activities require removal of riparian plant species, re-vegetation with native plants shall be required.

5. All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.

6. The following activities shall be prohibited within stream corridors: grazing, cultivated agriculture, pesticide applications, and installation of septic tanks.

7. Other than projects that are currently approved and/or funded, no further concrete channelization or other major alterations of streams in the coastal zone shall be permitted.

3.9.5 RECOMMENDED ACTIONS

The following actions are needed to ensure long-term preservation of habitat resources in the coastal zone:

1. Immediate public action is needed to halt the unauthorized use of off-road vehicles on the Guadalupe Dunes.

2. The County should pursue funding for a special study of the Guadalupe Dunes. This study should include an inventory of the biological and archaeological resources and performance standards for sand mining and oil and gas development.

3. The County should pursue additional measures to ensure long-term preservation of the habitat resources of the following areas: Guadalupe Dunes, Point Sal, Santa Cruz and Santa Rosa Islands. These additional measures may include: public acquisition, conservation easements, open space or recreational preserves, purchase of development rights.

4. The County should post signs at appropriate locations which will restrict public access into the following habitat areas: dunes, wetlands and estuaries, and prohibit the collecting of marine organisms in rocky points and intertidal areas.

5. The County should encourage and support efforts to increase public understanding of significant habitat areas by all of the following measures:

   a. Encouraging educational programs on habitat areas in the public schools and informal educational programs through community organizations.

   b. Providing signs, interpretive displays, etc., on habitat sites which are on or adjacent to County parks.

   c. Pursuing funding for specific studies to determine the effect on wildlife and habitats of various land use activities such as agriculture, grazing, and recreational activities and to determine allowable levels and kinds of uses as well as appropriate mitigation measures.

6. The County, in cooperation with other agencies, including the Department of Fish and Game, needs to undertake systematic investigations of stream ecosystems for purposes of inventory and for development of protection and enhancement programs. Funding sources should be sought for these studies.

7. Public action is needed to restore South Coast streams that have been interrupted or altered by culverts along Highway 101.

NOTE: Refer to Section 4.2 for recommendations regarding the Carpinteria Marsh and Section 4.8 for discussion of habitat resources on Santa Rosa and Santa Cruz Islands.

3.10 ARCHAEOLOGICAL AND HISTORICAL RESOURCES

3.10.1 COASTAL ACT POLICIES

30244. Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

3.10.2 BACKGROUND

The South Coast area of Santa Barbara County is one of the most important archaeological regions in California. This area was densely occupied by the Chumash at the time of Spanish contact, and archaeological evidence confirms that it was so occupied for a considerable period of time. Site density in the area is estimated to be very high, although it has not been systematically surveyed. Approximately 90 percent of the remaining sites directly on the coast have been recorded, chiefly by D. B. Rogers in 1929. Areas just a few hundred yards away from the coast are not as well-known, although they are also believed to contain a high density of sites.

Chumash sites are known in the Point Conception area, and it is probable that more exist. In addition, Point Conception is highly regarded by all North American Indians as the "Western Gate." It is revered by Native Americans as the passageway for souls from this world to the next and is sacred ground.

The only area in northern Santa Barbara County that has been subjected to intensive survey over the last few years is the Vandenberg region. Investigations have revealed a very high density of sites on Vandenberg Air Force Base and adjacent areas. Very little, however, is known at present of the archaeology of other areas in the northwestern part of the County although it is likely that significant areas exist. For example, several archaeological sites have been identified in the vicinity of the Guadalupe Dunes.

Hammond's Meadow is the only site in the coastal zone that is currently listed on the National Register of Historic Places.

If an adequate survey of the Santa Barbara County coastline were to take place, it is probable that the entire area could be linked into one large, high density archaeological site zone. Because native American Indians have used this area for perhaps up to 7,000 years, many remnants of their villages, camps, food processing, and ceremonial sites exist in the coastal zone. The physical attributes of these sites include burials, artifacts, house and ceremonial structure remains, kitchen and food processing "middens," shells and bones, as well as some rock drawings (pictographs and petroglyphs) and special sites containing only rock artifacts.

Those sites which are currently known are mapped and on file with the County Planning Department and the Department of Environmental Resources. To protect sites, however, these maps are confidential.

3.10.3 PLANNING ISSUES

Although factors causing similar population distributions are probably different, the Indians of Santa Barbara County and the current population show preference for the same general locations. Consequently, present populations have damaged many archaeological sites. In 1973, the California State Archaeological Task Force estimated that 50 percent of all archaeological sites in California, and 81 percent in Santa Barbara County, have been destroyed. Since archaeological sites are a non-renewable resource, the remaining sites need to be protected.

At present, urbanization and public access appear to be the principal sources of destruction of archaeological sites. The direct threats posed by urbanization include: plowing; bulldozing; residential and industrial construction; grading for roads and highways; construction of parking lots, airstrips, and railways; cattle grazing; water projects (eroding and burying sites); off-road vehicles; recreational developments; natural forces (water and wind); and unauthorized collecting of artifacts. One of the most significant indirect threats for the destruction of archaeological sites is public access. Vandalism has always been a source of destruction to sites, and the probability of it occurring increases with enhanced access to areas of archaeological significance. Any increase in temporary or permanent population in the vicinity of a site through construction of housing projects, trailer parks, campgrounds, or recreation areas increases the vulnerability of archaeological sites to disturbance. Construction of public roads which provide access to areas of archaeological significance or publication of known site locations or areas of high site density also can increase vandalism.

3.10.4 POLICIES

Policy 1: All available measures, including purchase, tax relief, purchase of development rights, etc., should be explored to avoid development on important archaeological sites. Where these measures are not feasible and development will adversely affect identified archaeological or paleontological resources, adequate mitigation shall be required.

Policy 2: Activities other than development, which could damage or destroy archaeological sites, including off-road vehicle use and unauthorized collecting of artifacts, shall be prohibited.

3.10.5 HISTORICAL RESOURCES

Santa Barbara's historical heritage is rich and diverse. Prime examples of historic sites survive from each of the major periods of California history. In the coastal zone, the majority of these sites are found within the City of Santa Barbara, although a more extensive inventory of historical sites may turn up new sites within the County's jurisdiction.

The Vincente Ortega Adobe is probably the most important site within the coastal zone. This adobe is located in the foothills north of Route 101 between Goleta and Gaviota Pass near Arroyo Hondo. It was built in the late 1840's or early 1850's by descendents of Jose Francisco Ortega, the founder of Santa Barbara. The adobe remains in its original condition and has not been subjected to restoration. Consequently, it is an extremely important example of early adobe construction.

Fourteen other historic sites have been inventoried within the County's coastal zone. Listed geographically from north to south, they include:

Point Sal
Point Conception Lighthouse
Gaviota Landing
Gaviota Pass (State Historical Landmark)
Baron Adobe
El Refugio Beach Park
El Capitan Beach Park
Dos Pueblos (Historic Site, Cabrillo Anchorage)
Whaling Camp (Goleta Point Area)
Asphaltum Mine (Goleta--UCSB Area)
Massini Adobe (Montecito)
First Oil Well (Summerland)
Fleishman House (Lambert Road)
Shepard's Inn (Carpinteria Valley)

Recommendations:

Although the Coastal Act does not specifically call for protection of historical resources, the following recommendations are made to ensure protection of important historical sites in Santa Barbara County.

1. The County should undertake an inventory of historical sites in the unincorporated areas of the County.

2. The significant sites should be designated as landmarks by the County Advisory Landmark Committee and restrictions imposed as currently permitted by County Ordinance No. 1716.

3. Historic sites of national significance should be nominated for landmark status by the National Historic Landmarks Program and the National Register of Historic Places. Those of State-wide significance should be nominated for inclusion on the register of California Historical Landmarks.

4. Owners of historical sites meeting the criteria specified in Sections 50280-50289 of the Government Code should be encouraged to enter into historical properties contracts with the County (the contract gives the owner the benefit of assessment based on restricted use of the property) to insure permanent preservation of significant sites.

NOTE: M[illegible]t of the information for this section was taken from the County's Proposed Conservation Element.

3.11 AIR QUALITY

3.11.1 COASTAL ACT POLICIES

Only two sections of the Coastal Act directly address the issue of air quality. Under Section 30253.(3) of the Coastal Act, new development shall

> "Be consistent with requirements imposed by an air-pollution control district or the State Air Resources Control Board as to each particular development."

In addition, under Section 30253.(4), new development shall

> "Minimize energy consumption and vehicle miles traveled."

A number of other sections of the Coastal Act reinforce these policies either directly or indirectly. Section 30250 urges that new development be located near existing developed areas to prevent excessive sprawl. Section 30252 urges that new development be sited so as to assure the potential for public transit for high intensity uses, and that non-automobile circulation be encouraged within the development.

Under Section 30241, protection of agricultural land by establishing stable urban-rural boundaries, limiting conversions of agricultural land, and controlling public service and facility extensions, further acts to limit sprawl and thus reduce the distances people travel.

In addressing the issue of air quality, the land use plan must be consistent with both the Coastal Act and the Air Quality Attainment Plan being developed to bring the County into conformance with the Clean Air Act and its amendments.

3.11.2 CONSISTENCY WITH COASTAL ACT

By implementing these sections of the Coastal Act, the land use plan will help to reduce air pollution. The land use plan designates boundaries separating urban and rural land uses thus preventing the encroachment of new urban development in agricultural and rural areas. Within the urban areas there is enough vacant land to allow for substantial infilling. By encouraging the concentration of development and limiting sprawl, the land use plan should contribute to the reduction of vehicle miles travelled and result in improved public transit and carpools by increasing the density of population along a given route.

The access and recreation proposals in the land use plan reflect mixed effects on air quality. Within the urbanized South Coast areas, the land use plan proposes increased opportunities for access and recreation to serve mostly local residents. In many cases, the plan makes no provision for parking, but encourages pedestrian and bicycle access. However, the plan also proposes expansion of access and recreation in the rural areas of the County. Most of these areas can only be accessed by private transportation, since public transit service does not exist and is not planned. While many of the proposals in the area between Gaviota and Guadalupe are for limited access via hiking trails, autos would still be needed to reach the trailheads.

Provisions for public transit at some future date should be considered in framing specific proposals for expanded recreational facilities along the South Coast.

The importance of the County, particularly the South Coast, as a recreational area has resulted in the acquisition of large coastal areas by the State Department of Parks and Recreation. State Park facilities generally include overnight campgrounds and thus cater to the out-of-County user. Since most of the State Parks are filled to capacity during the summer months, the amount of traffic generated may be substantial. The State has plans for considerable expansion of its holdings in the area between Ellwood and Gaviota. These plans, if they include proposals for more camping facilities, will need to be evaluated carefully for their impacts on air quality. The State is also planning a bicycle trail that will eventually link Santa Barbara and Goleta with the State Parks at El Capitan, Refugio, and Gaviota. Though this trail will reduce the need by local residents to use cars to access beaches west of Ellwood, its impact on vehicle miles travelled will be minor.

In terms of impacts of industrial facilities on air quality, the land use plan does not propose a substantial expansion of areas available for industrial uses. In the case of oil and gas development, industrial designations are confined to existing processing facilities. These facilities, which are currently dispersed along the coast between Carpinteria and Point Conception, may need to be expanded and upgraded to serve increased production in the State Tidelands and Federal OCS.

3.11.3 CONSISTENCY WITH THE AIR QUALITY ATTAINMENT PLAN (AQAP)

One mechanism for achieving consistency between the land use plan and the requirements of the Clean Air Act and its amendments is the incorporation of the Air Quality Attainment Plan (scheduled for completion November 1978) into the LCP. The substance of the AQAP rests with development of control strategies for individual pollutants. The control strategies developed under the AQAP effort are based on: (1) inventory of current emissions; (2) projection of future emissions; (3) analysis of reductions available from control measures; and (4) synthesis of control measures into a strategy in order to achieve the National Ambient Air Quality Standards (NAAQS).

Three types of control measures are available for the AQAP: stationary source controls, transportation controls, and land use controls. The following measures are being considered for inclusion in the AQAP to be submitted to the Environmental Protection Agency (EPA) in January 1979:

Stationary source control measures:

1. Marine tanker terminal vapor recovery.
2. Preventative maintenance at oil plants.
3. Vapor recovery at gas stations.
4. Controls on degreasing operations.
5. Controls on coating and cleaning solvents.
6. Controls on agricultural and mineral operations.

Transportation control measures:

7. Vehicle inspection/maintenance program.
8. Restrictions on on-street parking (pilot study).
9. Areawide carpooling program (pilot study).

Land use control measures:

Policy A: Restrict the extension of new development to those locations with existing or committed services.

10. Expedite completion of LAFCO's development and adoption of spheres of influence.
11. Expedite adoption of "Urban Service Area" concept for defining city and special district spheres of influence in terms of service commitments and projected land needs (five-year, ten-year, twenty-year estimates).
12. Carry out policy on formation and annexation of cities and special districts consistent with preceding measure.
13. Enact non-urban zoning (agricultural zoning) outside of urban service areas.
14. Establish urban/rural lines for all communities of the county and enact appropriate zoning for the urban and rural areas.
15. Coordinate delineation of urban service areas with urban/rural lines.
16. Initiate rezoning and permit preference procedures in locations with available capacity in sewer/water/transportation service.

Policy B: Encourage "infill" development of bypassed vacant land within urbanizing areas.

17. Undertake planning studies to inventory bypassed land; identify development problems, and resolve questions of best potential use.
18. Design sewer/water/transportation systems to improve accessibility and serviceability of bypassed vacant land.

Policy C: Encourage higher density development in urban areas where existing or committed urban service capacities can support higher densities.

19. In urban areas with adequate sewer/water/transit capacities, rezone appropriate locations to permit higher densities.
20. Enact Planned Unit Development (PUD) and/or cluster zoning ordinances to foster higher densities on appropriate sites.

Policy D: Encourage a mixture of residential/commercial/industrial development types in all communities.

21. Revise zoning ordinances to encourage mixture of land uses with adequate design or performance standards.
22. Expand application of Planned Unit Development zones or floating zones.
23. Expand use of Conditional Use Permits.
24. Restrict new large-scale land development projects that are exclusively commercial, industrial, or residential.

Policy E: Encourage design modification of developments to make public transit more attractive for the users.

25. Amend zoning ordinances to require developers to provide convenient access to development from transit stop and to provide transit shelter.
26. Require as a condition of the permit process public transit extension during construction stages of remote large-scale development (e.g., LNG, space shuttle).

Policy F: Restrict the development of auto-dependent facilities.

27. Amend zoning ordinances to deny the construction of new drive-thru facilities and phase out the use of existing drive-thru facilities.

In later revisions of the AQAP, other measures will be adopted to ensure continued progress toward attainment of the NAAQS. The measures that will be studied for possible inclusion in future AQAP revisions will include both transportation and land use control measures.

The practical issue facing the LCP revolves around the interface between these control measures and the land use plan. That is, what are the impacts of these measures on the land use plan and what are the impacts of the land use plan proposals on the AQAP. Many of the control measures proposed by the AQAP have little connection with the designation or intensity of land use, or the performance standards and policies attached to them. For example, vapor recovery and inspection/maintenance programs would not register at the gross level of a land use designation. Conversely, one can look at the impact of land use decisions on air quality. For example, a decision to disperse rather than concentrate oil processing facilities along the South Coast to reduce hot spots would not affect the total emissions to the air basin under a given production scenario.

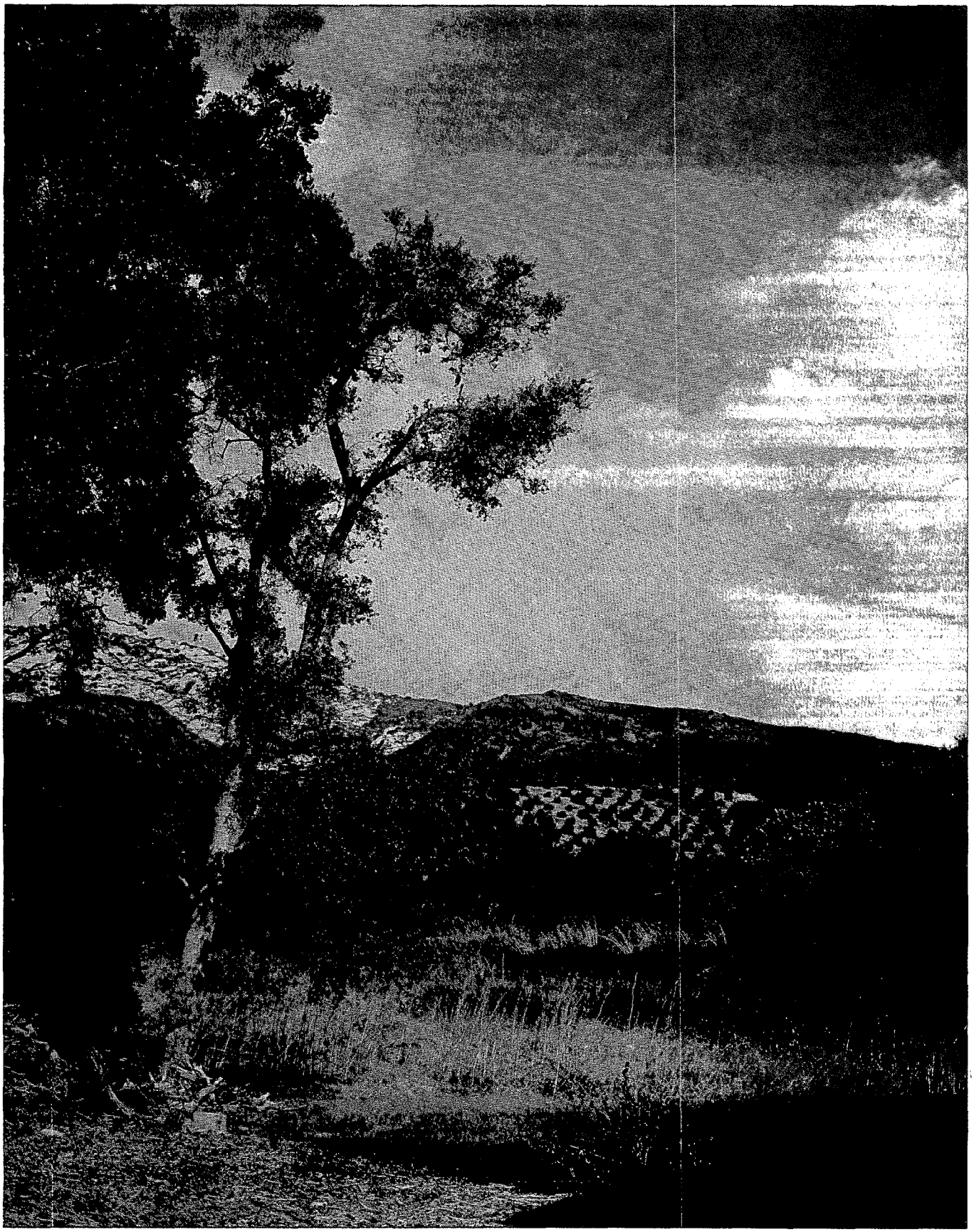
There are a number of linkages which do exist and may be significant. For example, some of the proposed AQAP land use control measures are similar to proposals made in the land use plan, i.e., Measures 13, 14, and 20. When the AQAP is adopted, a determination should be made of the possible interfaces between its recommendations and the land use plan. Appropriate policies and strategies should be incorporated into the land use plan and its implementation ordinances.

CHAPTER 4:
THE PLANNING AREAS

4.1 INTRODUCTION

In order to achieve the level of detailed planning required by the Coastal Act, Santa Barbara County's coastal zone has been divided into seven subareas. These include the Carpinteria Valley, Summerland, Montecito, and the Goleta Valley; two large stretches of undeveloped coastline, the Gaviota Coast (Ellwood to Gaviota) and the North Coast (Gaviota to the Santa Maria River mouth), and the Channel Islands.

In this chapter, each planning area discussion begins with a description of the physical characteristics of the area. The character description is followed by a discussion of coastal planning issues which are relevant in the subarea (e.g., the protection of visual resources, the availability and demand for coastal recreation and beach access, and low and moderate cost housing accessibility). Policy recommendations are made at the conclusion of each planning area study. These are area specific policies which fall within the larger policy framework set forth in Chapter 3, the Resource Protection and Development Policies. In a few cases, where large parcels exist within an already urbanized area (i.e., Santa Barbara Shores, More Mesa, and Hammond's Meadow), alternative land use proposals are made to illustrate the types of development which would be consistent with the Coastal Act.



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4.2 Carpinteria Valley

4.2 CARPINTERIA VALLEY

4.2.1 CHARACTER OF THE PLANNING AREA

The Carpinteria Valley is a long, narrow coastal plain paralleling the shoreline and the Santa Ynez Mountains. It is bounded by the Pacific Ocean and the coastal zone boundary to the north and south, and the Ventura County line and Toro Canyon Road to the east and west.

Although the City of Carpinteria has had rapid growth in recent years, the character of the Valley is still predominately agricultural. From Toro Canyon to the Ventura County line, orchards, fields of flowers, and greenhouses are the prevailing landscape. The City of Carpinteria is literally encircled by agriculture which extends into the Carpinteria foothills.

As an agricultural resource, the Valley is among the finest in the State of California for the production of specialty crops, which include avocados, cut flowers, and foliage plants. The local climate, prime soils, and relatively clean air make the area highly desirable to growers. The Valley's two climatic zones, Maritime and Coastal, are characterized by very mild temperature ranges and nearly frost-free growing conditions. Average seasonal temperatures range from 55° F in winter to 65° F in summer; and there are between 310 and 330 frost-free days per year. These mild temperatures, combined with a relatively wind-free setting and excellent solar exposure (due to the north-south orientation), help produce exceptionally fine quality, high-yield crops which can be harvested when other agricultural areas are out of production. Carpinteria Valley growers thereby enjoy a market advantage over their counterparts elsewhere.

Carpinteria Valley has distinct agricultural subareas. The Valley's westerly end is a mix of avocado orchards, greenhouses, and open field flowers. In recent years, greenhouse development has been particularly active in this area. The Valley floor to the east and north of the City of Carpinteria is one of the most fertile and productive agricultural areas in the Valley and is currently planted to avocados and lemons. North of Foothill and Casitas Pass Roads, the terrain becomes progressively steeper and rugged. Avocado orchards dominate here, while a few greenhouses and nurseries occupy some of the level land. Newly planted avocado orchards extend well into the foothills and beyond the coastal zone boundary into the National Forest Service jurisdiction.

Urban development in the Carpinteria Valley is mainly confined to the City of Carpinteria and neighborhoods scattered about the Valley floor and along the coastline. Serena Park, the most westerly neighborhood, is composed of single family residences. Just east and north of Serena Park is a large condominium development which abuts the polo field, a well-known Carpinteria Valley landmark visible from U. S. 101. East of the polo field and north of Foothill Road are the hillside neighborhoods of Ocean Oaks and La Mirada. These neighborhoods are small, isolated subdivisions surrounded by agriculture.

At the opposite end of the Valley to the east is Shepard's Mesa, an area zoned for one to three acre estates and surrounded by steep and

marginally productive agricultural land. Homes on Shephard's Mesa have spectacular views of the entire Valley, the Pacific Ocean, and the Channel Islands.

Carpinteria's coastline (bordered by Rincon Point to the east and Loon Point to the west) includes bluffs, sandy beaches, and an estuary. Three residential neighborhoods (Rincon Point, Sandyland Cove, and Padaro Lane) are located along the coastline. Immediately to the west of Rincon Point is the County's Rincon Beach Park, which provides parking, beach access, and limited facilities. To the north and west of the park, a portion of the undeveloped bluffs areas is currently being used as an off-road vehicle track. The Southern Pacific mainline parallels the bluffs and impinges on the shoreline bluff area from Rincon Park through the City of Carpinteria. Carpinteria State Beach Park, the primary recreation facility in this area, is located in the City of Carpinteria and extends from Linden Avenue to just east of K Street. Facilities for campers are also provided by the Carpinteria Camper Park, north of Highway 101 and adjacent to the City's western boundary.

El Estero, a large coastal wetland, abuts the City of Carpinteria's westerly boundary. An isolated, highly private community, Sandyland Cove extends the full length of the wetland and enjoys commanding views of the shoreline and mountain backdrop. To the west of Sandyland Cove is a highway commercial development, Santa Claus Village, and a long stretch of residential development along Padaro Lane. Padaro Lane is a fine residential neighborhood which includes homes at sea level as well as bluff-top residences with panoramic views of the shoreline and Channel Islands.

4.2.2 PLANNING ISSUES

Urban/Rural Boundary

Agriculture is the dominant land use in the Carpinteria Valley at this time. Combined with other open lands and El Estero, rural uses comprised almost three-fourths of the total acreage in the Valley (including the City) in 1976. The majority of the urban uses, i.e., residential, commercial, and industrial, etc., is contained within the City of Carpinteria, although there are several residential subareas in the rural area, namely, Shepard's Mesa, Serena Park, Padaro Lane, La Mirada, Ocean Oaks, and Sandyland Cove.

Since its incorporation in 1965, the City has grown from a population of roughly 6,500 to an estimated 10,059 as of January 1, 1978. The City's most rapid growth occurred from 1970 to 1975, when the population increased from 6,982 to 9,325. During that period, three large residential subdivisions and an industrial park were annexed to the City, expanding the urban boundary to the north and east. The City's easterly expansion has taken place along the bluffs and Highway 101 on non-prime (Class III and IV) soils. Annexation of the Reeder parcels represented the only potential encroachment on prime soils in the eastern portion of the Valley; however, the Coastal Commission denied a permit to develop these parcels and the area has been retained in agricultural production. The residential subdivisions to the north are located on prime soils (Class II). Other smaller annexations to the west have claimed lands of marginal agricultural value. At present, the City of Carpinteria's boundaries north of Highway 101 generally abut existing agriculture or prime agricultural soils.

Because of the mix of urban and agricultural land uses in the Carpinteria Valley, there are general urban/agricultural conflicts that exist along the urban periphery and in more remote areas of the Valley where neighborhoods have been permitted to develop. The proximity of urban and residential development has contributed to orchard theft and the spread of avocado root rot on one hand, while the use of fertilizers, herbicides, and agricultural machinery has, on occasion, been of some nuisance to neighboring residents; the extent of the nuisance factor appears to be minimal at the present time.

To preserve the maximum amount of prime agricultural lands and concentrate urban development, a stable boundary separating urban and rural uses needs to be established.

Service System Capacities and Availability of Resources

The Carpinteria County Water District is the only County water district along the South Coast which has not imposed a moratorium on new service connections. According to recent estimates of the District's water supply/demand balance, there is a surplus of approximately 270 acre feet.* It is conceivable that this surplus may soon be depleted, given the development proposals pending before the City and the County at this time. Development beyond this level would lead to a deficit in terms of the perennial (safe) yield in the Carpinteria groundwater basin. The long-term water supply for the District will depend on future water management decisions, including County-wide solutions to the water availability problem. In the interim, an allocation system for the distribution of the remaining water surplus is needed to assure that priority land uses under the Coastal Act will not be precluded.

The Carpinteria Sanitary District's wastewater treatment facility is currently operating at approximately 80 percent of capacity. There is sufficient excess capacity to serve an estimated additional 3,600 people, far more than can be served with existing water supplies. The urbanized area is presently served by the Sanitary District and two rural residential neighborhoods, Padaro Lane and Serena Park, were recently annexed. The remaining unincorporated area relies on septic tanks. Soil and drainage conditions in many parts of the Valley have been problematic for the use of septic tanks; therefore, planning for new development in the rural area should reflect these constraints.

Road capacity is capable of handling a theoretical growth rate of one percent through the year 2000, according to the County's Department of Transportation.

Hazards

Carpinteria Valley has a high seismic hazard rating. The Carpinteria and Red Mountain Faults parallel the Carpinteria bluffs from the Carpinteria State Beach Park to the Rincon Point area. Another fault, the Rincon Fault, parallels the coastline further inland. The County requires that development plans be reviewed for adjacency to known faults, with actual distance for siting of development determined after this review.

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*Refer to Section 5.2.

Large parts of the Valley are subject to high groundwater and liquefaction. High groundwater can be detrimental to agriculture, particularly tree crops that require a greater rooting depth than annual crops. Liquefaction hazards present problems for intense building development. Other hazards include slope instability, which is limited to a small area in Toro Canyon, and tsunami runup, which could inundate much of the City proper, the slough, and some agricultural areas.

Shoreline bluffs and cliffs are subject to undercutting and active slides. Considerable damage, evident throughout the area, resulted from the winter storms of 1978. One property owner along Padaro Lane, in an application for a sea wall subsequently turned down by the Regional Coastal Commission, claimed that bluff erosion on his parcel was proceeding at the rate of 2.5 feet per year.

Beach erosion has been mitigated in some areas. In the area south of Santa Claus Lane, heavy rock has been piled up against the top of the beach. The houses south of Sand Point Road are protected by a 3,300-foot long double sea wall system maintained by a special district, the Sandyland Sea Wall Association. In 1978, the County Public Works Department administered $15,000 worth of repairs due to damage caused by the previous winter storms. The sea wall system has proven effective in preventing damage to the structures in the area.

Flooding had been a major hazard throughout much of Carpinteria prior to the recent channelization of the Santa Monica and Franklin Creeks. This channelization, part of the "Carpinteria Valley Watershed Project," has removed substantial areas within the City from the 100-year flood zone. Debris barriers and grade stabilizers have been installed in the canyon areas to reduce transfer of flood debris and sediment to the Valley floor. Additional channelization is planned along Casitas Pass Road which should remove much of the remaining flood hazard. Areas subject to flooding will then be limited to the Carpinteria Creek area, the slough, and small agricultural areas outside the City. There are no plans at present for channelizing Carpinteria Creek, as it poses only limited hazards to development. Setback standards need to be developed, however, to guide future development occurring adjacent to the stream.

In addition to property damage from water and sediment, flood conditions have impaired the functioning of the slough as an important ecological system by depositing massive amounts of sediment as water passes through. Dredging of the slough is planned as part of the second phase of work under the Carpinteria Valley Watershed Project. In addition, two silt basins will be constructed at the points where Franklin and Santa Monica Creeks enter the slough. Regulation of development in the watershed of the slough is needed to avoid impacts from erosion and siltation.

Visual Resources

The visual resources of the Valley include several fleeting views of the ocean from Highway 101 near Rincon Point; views of the ocean, islands, and foothills from Rincon Beach Park; views of the shoreline, islands, and mountain backdrop from Carpinteria State Beach Park; and a fleeting view of the ocean from U. S. 101 near Santa Claus Lane. In addition, there are scenic views of the ocean, the Channel Islands, and the mountains from the Carpinteria bluffs.

The general visual quality of Carpinteria Valley is somewhat marred by the presence of billboards along the freeway within the City of Carpinteria. The commercial strip development known as Santa Claus Lane obscures views to the ocean and is out of character with the surrounding natural and residential environment.

As greenhouse development has proliferated, a conflict has emerged between Valley residents who live on the hillsides and growers who expand their greenhouse operations below. Some Valley residents object to the visual characteristics of the structures and the glare from their translucent rooftops, as seen from the hillsides. While this hillside visual impact is largely unresolvable, the County has developed landscaping, lighting, parking, and setback requirements on all new greenhouse development in order to minimize the visual impacts of these structures as seen from U. S. 101 and along Valley roads.

Commercial Development

At present, commercial development outside of the City of Carpinteria is limited to Santa Claus Lane, which includes both highway strip and highway related commercial activities. This development is out-of-character with a coastal setting; another architectural theme would be more appropriate. A camper park adjacent to the City's western boundary on North Via Real provides limited accommodations for visitors.

In most areas, expansion of commercial uses in the rural areas of the Valley would be inconsistent with Coastal Act policies regarding concentration of development and minimizing vehicle miles travelled. One exception is the oceanfront area between the City's present easterly boundary and the County Park at Rincon. A visitor-serving use in this area would be consistent with the intent of the Act.

Coastal Access and Recreation

In the unincorporated portion of the Carpinteria Valley, existing opportunities for beach access and recreation are limited to the County Park at Rincon Point. Most of the demand for coastal recreation in this area is satisfied by the City of Carpinteria and primarily the State Beach Park. There are a few sites along Padaro Lane and Santa Claus Lane where the public has gained access to the ocean by trespassing across private land. The Coastal Commission required the offer of a vertical easement for one of these sites along Padaro Lane; this site requires follow-through by the County. Because of the limitations due to lack of parking and the need to protect the slough, most of the demand for beach access and recreation will need to be satisfied by the City and State beaches.

Habitat Areas

El Estero, or Carpinteria Marsh, is located immediately west of the City of Carpinteria. El Estero, 230 acres in size, is the largest wetland in the County. Approximately 120 acres of the marsh are part of the University of California's Natural Land and Water Reserve System, and the remainder is privately owned, with 35 acres in an Open Space Preserve.

The County's existing General Plan designates the marsh as an ecological preserve and is adequate to protect it from the direct threat of development. However, the slough is not protected from indirect impacts such as sedimentation or toxic runoff from surrounding land uses. The principal land uses in the watershed of the Carpinteria Marsh include residential development and agriculture, principally greenhouses and orchards. Potential impacts from these uses include loss of habitat due to siltation, and pollution from septic tank discharge and irrigation runoff. Flood control mitigation projects and mosquito abatement practices may also have impacts on the slough.

Lack of data regarding indirect impacts on Carpinteria Marsh and the large number of single purpose agencies having jurisdiction over the wetland inhibit the development of a viable plan for protection of the Carpinteria Marsh. In order to protect the biological productivity of the slough, a comprehensive management program for the slough and surrounding watershed must be developed.

Agriculture

Agricultural preservation is the most important and complex coastal-related issue in the Carpinteria Valley. In recognition of this fact, the LCP prepared a special study of Carpinteria Valley agriculture (Agriculture in the Carpinteria Valley, February 1978) which investigated the economic viability and comparative advantages of existing agricultural activities in the Valley, identified trends in agricultural production, and assessed the impacts of greenhouse development on the Coastal Act mandate to preserve prime agricultural lands.

In 1976 there were approximately 3,888 acres in agricultural production in the Carpinteria Valley. Since that time, new avocado plantings have extended into the foothills, contributing to a net increase in the Valley's agricultural lands and continuing the trend toward higher return specialty crops. At present, greenhouse, nursery, and open field flower production is the most economically viable form of agriculture in Carpinteria, followed by avocados, which have flourished in recent years because of prime growing and price conditions.

Increased land costs as a result of urban pressures and inflation, a depressed market for lemons (formerly a major crop in the Valley), and the spread of avocado root rot in many producing areas pose the greatest threats to Carpinteria Valley agriculture at this time. However, the combination of prime soils and high economic returns qualifies the Valley almost exclusively as prime agricultural lands as defined in Section 51201 of the Government Code. The only exceptions are found in a few areas where agricultural potential is severely limited because of non-prime soil, steep slopes, or urban conflicts. Overall, the strength of the Valley's agricultural economy is reflected in the success of the County's Agricultural Preserve Program. To date, 2,878 acres have been enrolled in preserves. Although greenhouse growers have not opted for preserve status, some 55 acres of nursery lands are currently enrolled. In order to encourage the retention of smaller agricultural parcels in production, the Agricultural Preserve Program includes a "superprime" category, enabling growers who own a minimum of five acres of fully planted and commercially producing land to qualify for preserves, if they apply with other growers of equal or larger size to meet the 40 acres minimum preserve size.

The greenhouse and nursery industry has grown steadily and at a rapid pace over the last decade. There were over seven million square feet of greenhouse development in 1977. As the most viable form of agriculture in the Valley, the greenhouse industry, with its potential for continued expansion, raises several important issues for coastal planning and the protection of coastal resources. Depending on the amount and type of coverage, greenhouses can have significant impacts on the long-term productivity of soils, groundwater recharge, and on the ability of downstream water courses to carry increased runoff. Many of these impacts can be addressed through performance standards to protect soil productivity and other coastal resources without undermining the viability of the industry.

The present "A-1-X" (Exclusive Agriculture) zone, which permits a five-acre minimum parcel size, coupled with the Agricultural Preserve Program's superprime option, has been instrumental in holding the line against further urban encroachment in the Carpinteria Valley. However, a buildout of the Valley based on five-acre minimum parcels would inevitably result in a transition from an agricultural economy to that of residential ranchettes or hobbyists, and would not be consistent with the Coastal Act goal of maintaining the maximum amount of prime agricultural lands in production. The Coastal Commission has consistently denied lot splits in the Carpinteria Valley, reasoning that smaller parcels lead to higher assessed values and limit the flexibility of agricultural producers to respond to changing market conditions. In the A-1-X zone, a residence is permitted for each legally established five-acre parcel. Use of land for residences, driveways, ancillary structures, and yard areas decreases the actual area available for agricultural use. Parcels of this reduced size are not viable in a commercial sense for any form of agricultural production, with the possible exception of greenhouses. In addition, proliferation of five-acre parcels, each with its own residence, would make it difficult to satisfy the superprime qualifications for the Agricultural Preserve Program. Therefore, perpetuation of the five-acre minimum will seriously compromise the long-term maintenance of land in agricultural production.

In summary, the agricultural lands of the Carpinteria Valley are a valuable coastal resource which need to be protected by larger minimum parcel sizes and performance standards that will ensure protection of the long-term productivity of the land.

4.2.3 LAND USE PLAN PROPOSALS

Summary of Land Use Plan Map Designations

The land use plan proposals for the Carpinteria Valley reflect the predominantly agricultural character of the area. All lands which qualify as prime agricultural lands according to Section 51201 of the Public Resources Code, are in existing agricultural production, or have agricultural potential are designated as Agriculture I. A minimum parcel size of ten acres is proposed for all agricultural lands situated on slopes of up to thirty percent (30%); for parcels located on slopes greater than 30 percent, a larger minimum parcel size of 40 acres is recommended.

A small area north of Via Real between Santa Monica and Arroyo Paredon Creeks is designated for five-acre minimum parcel sizes. This is a non-recharge area that has a high water table and is, therefore, especially suited for greenhouse development.

Two areas in the eastern portion of the Valley are designated as Residential Ranchette (5-20 acre minimum parcel) because of limited agricultural potential and topographic conditions which require a low-density, rural land use.

Existing residential neighborhoods (Shepard's Mesa, Los Arcos, Ocean Oaks, La Mirada, Serena Park, Padaro Lane, and Sandyland Cove) are identified and planned for minimum 1 to 3-acre parcels. Development of vacant parcels within these designated neighborhoods is permitted.

Policies and Actions

In addition to all of the County-wide policies and performance standards, the following policies shall apply to the Carpinteria planning area:

Policy 1: In order to reserve remaining wastewater treatment capacity for development within the urban boundary and to minimize growth inducement outside of the urban area, no additional sewer extensions into rural areas beyond those already authorized and/or constructed shall be permitted.

Policy 2: Since the serious flood hazards have already been mitigated, the remaining natural streams in the Carpinteria Valley shall be protected from channelizations.

Policy 3: As a condition of development for all parcels on the Carpinteria bluffs between the City of Carpinteria and Rincon Beach County Park, dedication of a 20-foot-wide easement north of the railroad right-of-way for a hiking and biking trail shall be required. Development of this area shall be planned in conjunction with development of the Carpinteria bluffs within the City.

Action 1: The County should assume the role of lead agency in forming a management committee to ensure the preservation of the biological productivity and protection of the water quality of the Carpinteria Marsh. Agencies to be represented on the management committee include: County Flood Control, Mosquito Abatement District, U.C.S.B., Sandyland Protective Association, Department of Fish and Game, Regional Water Quality Control Board, U. S. Fish and Wildlife Service, U. C. Cooperative Extension, and the Coastal Commission.

a) The Committee should be responsible for developing a comprehensive management plan for the slough and surrounding watershed.

b) The plan should include the following elements:

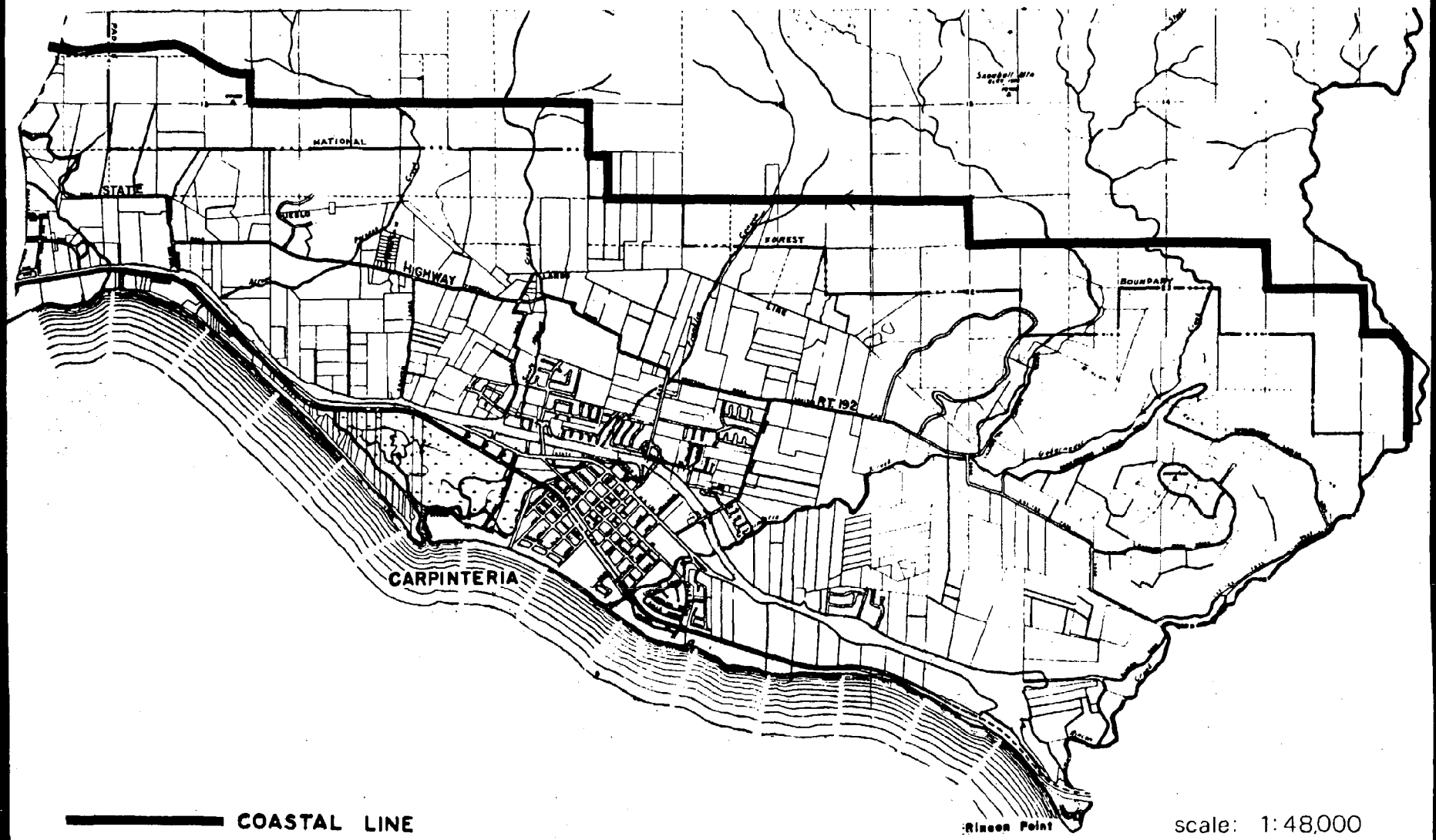
(1) Monitoring Program: Baseline data evaluating existing water quality and biological productivity needs to be collected. In particular, research should determine if sedimentation and pesticides are adversely impacting the marsh. Depending on the implications of the base line data, specific policies, programs, and performance standards would need to be developed in response.

(2) Management Program: This element of the plan should provide for ongoing management of the slough. It should include recommendations for changes to existing ordinances where necessary (i.e., grading, zoning), refinements of the performance standards proposed in the land use plan, and policies regarding appropriate kinds and intensities of recreational, educational, and scientific uses.

Action 2: The County shall accept the easement along Padaro Lane (APN 5-040-20) and open it for limited public beach access. A sign and bike racks should be provided.

NOTE: See Chapter 5 of the plan for recommendations regarding allocation of water resources.

Carpinteria Valley



COASTAL LINE

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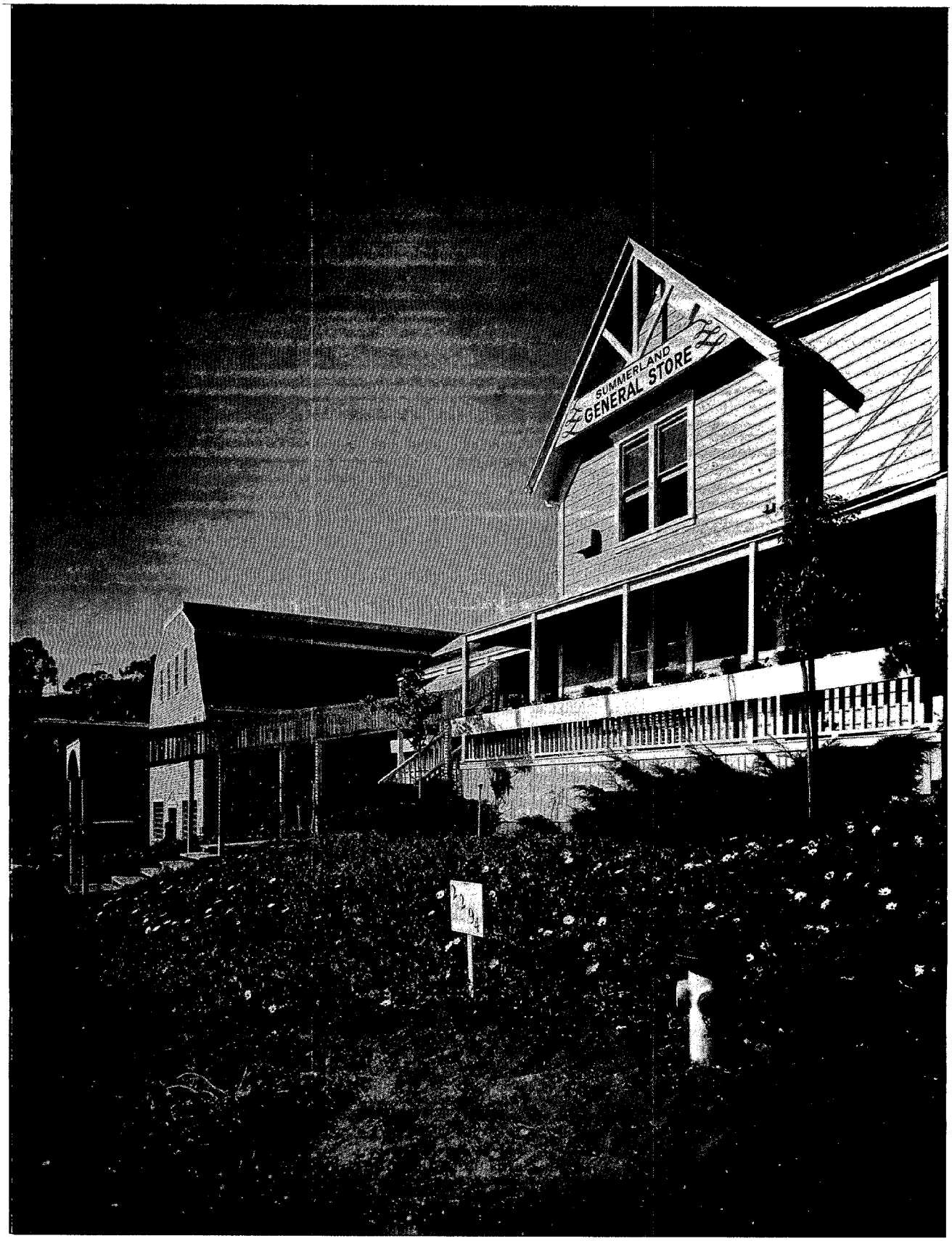

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4.3 Summerland

4.3 SUMMERLAND

4.3.1 CHARACTER OF THE PLANNING AREA

Summerland is a small, hillside beach community. Much of the town is perched on a steep, south-facing slope which gives residents a commanding view of the Pacific Ocean and the Channel Islands. The character of the community is compact and informal. Lots are very small, streets narrow, and architectural styles diverse. Homes in Summerland are a mix of single family and multiple, some well-preserved and others badly run-down. The commercial district is small and quiet, consisting of several gas stations, "mom and pop" markets, a boutique, a post office, etc. Along Lillie Avenue, commercial and residential uses merge into one another, adding to the informal quality of the community.

Summerland is physically isolated from its waterfront by U. S. 101, except for an underpass which provides pedestrian and vehicular access to the beach through a small County park. The shoreline area, like the community, is informally arranged. It is a narrow band of park land, parking lots, abandoned warehouses, a smattering of residences, tightly backed by the Southern Pacific main line and U. S. 101.

North of Summerland's developed area are hillsides predominantly covered by native vegetation or planted to avocados and lemons. To the east are several large lemon orchards and oak woodlands which abut Toro Canyon Creek. Several residential enclaves also align Toro Canyon Road in the rural area.

4.3.2 PLANNING ISSUES

Urban/Rural Boundary

In the community of Summerland, urban development is now concentrated between Greenwell Avenue to the east, Whitney Avenue to the north, Sears Street to the west, and the Pacific Ocean to the south. Close to 400 housing units are now contained in this area and there is sufficient open land to accommodate additional units if supplemental water becomes available. Beyond the presently urbanized area, as defined above, the character of the area is decidedly rural, with the exception of several partially developed neighborhoods. Development of these rural lands at densities permitted by current zoning would jeopardize existing agricultural activities, require costly urban services, and contribute to urban sprawl. Given that there is sufficient land to accommodate new urban development within the existing urbanized area, the present delineation of urban and rural land uses should be formalized as an urban/rural boundary.

Service System Capacities and Availability of Resources

The Summerland County Water District has had a water moratorium in effect since 1974 when demand equaled supplies. The District lacks groundwater resources and is dependent on its Cachuma allotment for its water supply. A total of 260 AFY of State project water has been requested by the District to supplement existing supplies.

A portion of the Summerland planning area in the vicinity of Lambert and Toro Canyon Roads is located within the Montecito County Water District and is also subject to a water moratorium. However, some groundwater resources are available in this area and limited development has occurred using private wells.

Summerland's wastewater treatment facility is near capacity, with reserves for approximately 318 additional people. Sewer lines serve the existing community of Summerland, but do not extend beyond the town area.

The pattern of dense development and narrow streets within the town is causing congestion in a number of areas. Increased development must be carefully planned to avoid exacerbating this problem.

Hazards

Surrounding Summerland are steep, undeveloped hillsides; soil stability in many of these areas poses moderate to severe problems. Landslide potential is of high severity for most of Summerland proper, as well as for the hills to the north. The heavy winter rains of 1978 caused serious erosion and landslide problems throughout the area. Subsidence to the Southern Pacific Railroad railbed just west of Padaro Lane further illustrates this problem. In addition to these geologic hazards, the narrow band of oak groves along Toro Canyon Creek presents a high fire hazard during the dry season. These hazards pose severe limitations to new development throughout the Summerland area; therefore, the pattern of new development should reflect these constraints.

Visual Resources

The visual resources of the area are the Pacific Ocean, beach area and bluffs, views to the Channel Islands, and the rural lands north of Highway 101. These visual resources which establish Summerland's spatial identity and provide a scenic corridor for travelers along U. S. 101 need to be protected.

Though physically separated from its waterfront area by U. S. 101, Summerland residents have a strong visual tie to the coastline below. This visual relationship is somewhat marred by the abandoned industrial structures that are scattered along the bluffs, and by the tangle of cars parked around Lookout Park and along the bluff area in the summertime. The Southern Pacific Railroad's massive rock revetment intrudes on views from the beach and also hampers lateral access along the beach during high tides. Landscaping and other design measures should be undertaken to upgrade the area's scenic resources.

Commercial Development

Commercial development is limited to the main street, Lillie Avenue, and primarily serves the town's shopping and service needs. Given the physical separation of the commercial area from the waterfront and the congestion in both areas, additional visitor-serving commercial uses cannot easily be accommodated.

Coastal Access and Recreation

The recreational carrying capacity of Summerland's beaches is limited. Lack of parking and beach access points, and the narrowness of the coastal belt between the railroad and the bluffs, pose severe constraints on beach use beyond its present level during the peak summer months. Lookout Park is currently the only public-owned area which provides beach access and recreation. It has been expanded to 3.4 acres in size, and has a parking capacity of 90 spaces. The park is being used to capacity, particularly during warm weather.

The beach between the Summerland Sanitary District and Loon Point has been commonly used by the public for many years. This informal access has contributed to problems of bluff erosion and litter because of lack of proper management and facilities. Therefore, existing informal use should be recognized and some limited support facilities provided.

Housing

The community of Summerland currently provides substantial housing opportunities for persons of low and moderate incomes. In 1974, the annual median income was $8,250, 62 percent of the median income for Santa Barbara County residents. According to federal guidelines, Summerland would be considered a low-income area. An estimated 42 percent of the residents who rented single family residences in the Summerland/Carpinteria Valley unincorporated area in 1974 paid more than 25 percent of their gross income for housing, as did 44 percent of the renters in two-to-four unit dwellings. Thus, overpayment for housing was a problem for a large number of residents. Also, almost half of the community's single family housing stock has been identified as being in need of major repair. These housing conditions and median income statistics have prompted the County to target the town of Summerland for a housing rehabilitation program that would become effective in 1979, financed by Community Development Block Grant funds. Policies and programs in the LCP land use plan should be compatible with existing proposals to protect and encourage low and moderate income housing opportunities in Summerland.

Habitat Areas

Toro Canyon Creek is an important coastal riparian habitat. The creek is bordered by dense stands of coast live oaks. Adjacent land uses should be compatible with protection of these resources. There are also extensive kelp beds one-half mile offshore which should be protected.

Agriculture

Although soils in the rural area are non-prime (Class III and IV) and the terrain is generally steep (slopes from 15 percent to 75 percent), an estimated 480 acres, or 58 percent of the rural lands, are currently in agricultural use. Given soil, slope, and erosion constraints, existing agriculture for the most part represents the agricultural potential of the area. Avocado and lemon orchards are the dominant agricultural land use, while a trend toward stabling of horses has been established in the heavily wooded areas along Toro Canyon Creek. At present, the remaining rural lands are in open space or partially developed neighborhoods.

A wide range of parcel sizes exists in the rural area; 50 percent of the parcels are ten acres or larger, accounting for 86 percent of the total rural acreage. Most of the agricultural parcels north of the town of Summerland are in holdings that exceed ten acres; smaller parcels are concentrated along Toro Canyon Road.

In recognition of the area's natural geologic limitations, resource constraints, and existing agriculture, land use designations for lower density rural ranchettes and larger minimum parcel sizes for agriculture are needed.

4.3.3 LAND USE PLAN PROPOSALS

Summary of Land Use Plan Map Designations

The land use designations for the Summerland planning area reflect existing land use patterns. Commercial and higher density residential uses are shown for the present urban area. Aside from a few isolated residential uses, most of the waterfront area is designated for recreation to accommodate existing public use of the area. The rural lands surrounding the town of Summerland are designated for Residential Ranchette (5-20 acre minimum parcel size) and Agriculture I (10-acre minimum parcel size). However, existing rural neighborhoods, in which higher densities (1-3 acre minimum parcel size) are permitted, are identified.

In order to achieve the density levels designated within the urban/rural boundary, more detailed planning for roads, parking, runoff, etc., will be needed to avoid compounding existing geologic and circulation problems. However, these studies are beyond the scope of the LCP and should be assumed by the County, including the following departments: Planning, Public Works, Environmental Resources, and Flood Control.

Policies and Actions

In addition to all of the County-wide policies and performance standards, the following policies and actions shall apply to the Summerland planning area:

Policy 1: At such time as 90 percent of all buildable lots in the town of Summerland are developed and there is a need for urban expansion which justifies extension of the urban/rural boundary line, the first areas to be included should be the parcels fronting Lillie Avenue on either side of the Edison substation.

Policy 2: Existing low and moderate income housing shall be protected in the developed area bounded by Sears Street on the west, Whitney Avenue on the north, Greenwell on the east, and U. S. 101 on the south.

Action: In the area defined in Policy 3, existing low and moderate income housing shall be protected by implementing a housing rehabilitation program for structures in need of major repair (i.e., "C"

condition according to the County's Housing Condition Survey of June 1977).

Policy 3: Additional opportunities for coastal access and recreation shall be provided without exceeding the carrying capacity of Summerland's waterfront area. In keeping with this, only minimal facilities, i.e., parking, picnic tables, bike racks, and restrooms, shall be provided for the beach area from the Summerland Sanitary District to Loon Point.

Action 1: The County shall acquire the beach area south of Wallace Road for recreation and beach access. The area shall be landscaped, and measures shall be taken to minimize further erosion. Paths to connect the parking area to the beach shall be well-defined.

Action 2: The County shall acquire the beach and bluff area south of the railroad right-of-way from the Baka property to Loon Point for recreation and beach use.

Action 3: The County shall acquire a vertical easement to connect Padaro Lane to Loon Point. Limited offstreet parking should be provided near the accessway along Padaro Lane.

Summerland

COASTAL LINE

scale: 1:48,000

4.4 Montecito

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4.4 MONTECITO

4.4.1 CHARACTER OF THE PLANNING AREA

Montecito is considered to be among the most attractive residential communities in the Country. It is noted for its elegant homes, beautiful oak woodland setting, scenic waterfront, and ruggedly picturesque mountain backdrop.

Montecito's waterfront consists of spacious residential estates, luxurious condominiums, the undeveloped Hammond's Meadow, two resort hotels, and a cluster of beach cottages. Some of the beach cottages and the waterfront residences in the Miramar Beach and Fernald Point area are located almost at sea level, just beyond the mean high tide line.

The Southern Pacific main line separates the waterfront from a larger residential area which extends to U. S. 101. Homes in this area are somewhat more modest, particularly between Olive Mill and Humphrey Roads.

North of U. S. 101, Montecito is almost exclusively residential. The dominant character of this large residential area is rural, in spite of densities which range from multiple to three-acre minimum lots. Because of residents' wishes, many service roads are narrow and winding, without curbs and sidewalks; native vegetation is abundant (particularly oaks and sycamores); most homes are custom-built and usually designed to be subordinate to the surrounding landscape.

Several coastal streams wind their way through much of Montecito and greatly enhance the rural charm of the area. A few isolated agricultural parcels still exist in Montecito. These parcels are found immediately north of Jameson Lane and east of Sheffield Drive respectively.

4.4.2 PLANNING ISSUES

Service System Capacities and Availability of Resources

In January 1973, the Montecito County Water District imposed a moratorium on new water connections because of a water shortage emergency. The District also imposed in May of 1973 a water allocation program. To date, this program has resulted in substantial reductions in water use within the District. However, increases in private well drilling since the imposition of the moratorium and rationing programs have partially undermined conservation efforts.

Although concern has been raised about the consequences of increased mining of groundwater within the Water District boundaries, there appears to be no immediate threat to the groundwater resource from continued well development except in the coastal portion of Montecito's groundwater Basin #3. Here, the concern exists that large wells located near the ocean may create salt water intrusion problems which could potentially destroy or severely degrade the aquifer. Available information suggests that existing groundwater mining within this basin is nearing levels reached in the early

1950's, when some sea water intrusion did occur within the basin. Policies need to be implemented which assure that salt water intrusion will not occur in the coastal portion of groundwater Basin #3.

The Montecito County Sanitary District has recently expanded its wastewater treatment facility from 750,000 to 850,000 gallons per day capacity, which should enable the plant to handle 800-1,000 more persons.

Hazards

A number of potentially active faults pass near or through residential areas in Montecito. While these do not pose an immediate threat to development, future projects in these areas should be evaluated to minimize potential problems.

Several sections of the bluffs in Montecito are shored up by seawalls of concrete and rock to prevent undercutting and overtopping during high wave conditions. Structures in this area, especially along Miramar Beach, are subject to damage during winter storms. Private measures to protect property from wave damage may interfere with the public's right to lateral beach access in the affected areas or mar the visual attributes of the coast line.

A number of streams in the Montecito area have flood plains which, during a 100-year flood, encroach on large areas of land, particularly downstream in the coastal zone. These streams are Montecito, Oak, San Ysidro, Romero, and Buena Vista Creeks. Flood hazards are increased by debris, deposited during winter storms or flash floods, which clogs the channels and reduces stream capacity. While several debris barriers have been constructed, complete flood protection works have been determined to be too costly to be feasible. More stringent controls, i.e., flood plain zoning or open space designation, may have to be developed to provide greater protection to life and property.

Visual Resources

Montecito's primary scenic resources are the shoreline along Channel Drive, between Butterfly Lane and Olive Mill Road, and vistas from U. S. 101 to Fernald Point as one travels west from Summerland to Montecito. Other scenic resources include Hammond's Meadow and the shoreline from Eucalyptus Road to Fernald Point.

Commercial Development

The Miramar and Biltmore Hotels are the two major visitor-serving commercial facilities in the Montecito coastal zone. The Biltmore has plans for expansion of its facilities in the near future. The Miramar applied for a permit to drill a well which was eventually denied by the State Coastal Commission (Appeal No. 375-77). The grounds for denial were that the well could lead to the problem of localized sea water intrusion, even if Basin #3 were not in overdraft. This action and a similar one in the case of Mutual Savings and Loan (for development of a well for the Hammond's Meadow area) have established a strong Coastal Commission policy against "high yield" wells immediately adjacent to the coast in Montecito. Therefore,

expansion of these visitor-serving commercial facilities is dependent on the availability of water from alternate sources.

Coastal Access and Recreation

Existing opportunities for shoreline access and coastal recreation are limited in Montecito. Only two easements for access to the beach from the nearest public road are now available for public use. One is opposite Butterfly Lane, along Channel Drive, and the other at the base of Eucalyptus Lane. Another potential easement connecting Eucalyptus Lane to Hammond's Meadow has not yet been opened for public use. The County also has acquired a 20-foot wide lateral easement for the beach fronting the Miramar Hotel. Public use of beaches in the Fernald Point/Shark's Cove area has occurred for many years and is documented by affadavits on file with the County. Generally, people gain access to this area by parking on North Jameson and walking along the San Ysidro and Buena Vista Creek channels. Overall, lack of parking facilities and available access points are serious constraints to efforts to expand access and recreation in Montecito.

A potentially significant access and recreation site, known as the Hammond's Meadow, is presently zoned for residential development. A proposal has been put forth by the Montecito Committee for Hammond's Acquisition to secure some 11 acres of the site to continue existing meadow and beach recreational uses, including walking, swimming, and surfing. The proposal also envisions scientific and cultural study of the archaeologically significant 11-acre Chumash Indian village site which is alleged to be the last well-preserved midden deposit along the Santa Barbara coastline.

The waterfront area along Channel Drive poses additional access and recreational issues, due to existing traffic congestion and potential for future development of vacant lots. The entire beach area along Channel Drive is commonly used by the public, but the only public access stairway, near Butterfly Lane, is in a deteriorated condition. Improvement of the existing access and provision of additional access points are warranted. The lack of available parking in the immediate area and existing traffic congestion along Channel Drive complicates the access issue.

Housing

There are no extensive areas of existing low or moderate cost housing within the coastal zone of Montecito. To provide for balanced housing opportunities in this area of the coastal zone, some low or moderate cost housing may need to be required in new developments.

Habitat Areas

Montecito's habitat resources include several coastal streams and their associated riparian environments, as well as roosting sites for the Monarch Butterfly. Adjacent development should be compatible with protection of these resources.

Agriculture

There are two remaining agricultural parcels in the Montecito coastal zone: the Montecito Avocado Ranch on North Jameson and another large parcel

east of Sheffield Drive. These properties are now in orchards and the soils are classified as prime. The parcels are currently zoned for residential uses and are not under the Williamson Act contracts. However, the State Coastal Commission has ruled in the case of the Montecito Avocado Ranch (Appeal No. 43-75) that it should be maintained in agricultural use.

4.4.3 LAND USE PLAN PROPOSALS

Summary of Land Use Plan Map Designations

The land use plan designations for the Montecito Planning Area largely reflect existing land use patterns. With the exception of two large parcels which are designated for agriculture, most of the area is shown in varying intensities of residential use. Areas along Channel Drive and part of the Hammond's Meadow are proposed for public recreation. The Biltmore and Miramar Hotels are designated as "Resort" in recognition of their current use as major visitor-serving facilities. All of Montecito is within the designated urban boundary.

Policies and Actions

Action 1: The County should open the existing easement from Eucalyptus Lane along Edgecliff to Hammond's Meadow for hiking, biking, and equestrian use.

Action 2: The County should take over management and upkeep of the shoreline area south of Channel Drive between the cemetery and the Biltmore pier. Concrete stairways and seawalls should be repaired and the area landscaped to protect and enhance the area's outstanding scenic values.

Action 3: The County should improve public parking facilities along Channel Drive between Butterfly Lane and the Biltmore and, if possible, acquire additional right-of-way for parking.

Action 4: The County should participate in the proposed plans of the City of Santa Barbara for a shuttle bus system along its waterfront. An extended shuttle bus system serving Channel Drive could reduce traffic congestion and increase opportunities for beach access in the Montecito coastal area.

Action 5: Since the Biltmore pier is of limited recreational value and cannot support either fishing or boat launching, the County should support the efforts of the Biltmore Hotel to have the pier removed.

Action 6: The County should pursue any options for increased public access in the Posilipo Lane and Fernald Point area that may become available in the future.

Action 7: The County should accept the vertical easement offered in connection with a development along Miramar Avenue (APN 9-345-37).

Action 8: The County should make improvements to its existing easement at the base of Eucalyptus Lane to facilitate access to the beach.

Action 9: The County shall provide a small public parking area for approximately 15 cars on Humphrey Road adjacent to the railroad right-of-way.

4.4.4 HAMMOND'S MEADOW

Planning for Hammond's Meadow is of special concern to the County because it is one of a few undeveloped coastal parcels within an existing urbanized area which offers diverse recreational and cultural opportunities. The site, which comprises some 22 acres, includes broad stretches of rolling grassland, a low bluff, and some woodland area. Views of the Santa Ynez Mountains from the bluff and beach area are spectacular. The coastal portion of the site has been enjoyed for years by sunbathers, surfers, and walkers. The parcel is zoned DR-12, which would theoretically permit development of 264 units on the site. In recent years, a portion of the meadow area has been recognized as an important archaeological resource leading to its inclusion in the National Register of Historic Places on May 19, 1978.

Access to the meadow and shoreline is primarily from Eucalyptus Lane via the beach. At high tide the beach access can be cut off. An easement does exist along Edgecliff Lane, but it has not been opened for public use. Parking along Eucalyptus Lane is often extremely congested. Users of Hammond's and Miramar beaches must often park several blocks away, and the resulting congestion is a nuisance to local property owners.

In recognition of the value of Hammond's Meadow as a recreational and archaeological resource and in response to the existing traffic congestion on streets surrounding the site, the parcel has been designated with a Site Design overlay. Development of the property shall be subject to the following conditions:

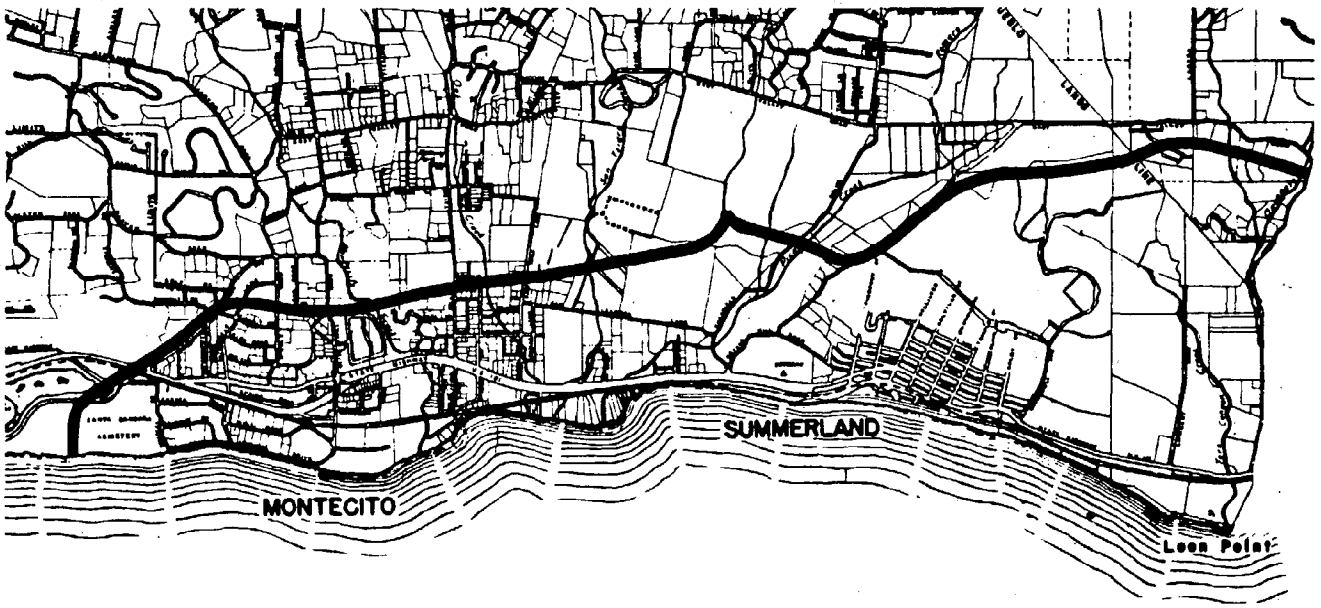
1. Structures and other development shall be sited and designed in such a manner as to avoid destruction or disturbance of archaeological sites of high significance.

2. Structures shall be sited and designed to minimize impacts on public views from the dry sandy beach to the Santa Ynez Mountains.

3. The required dedication of 20 percent of the site for public open space shall include the dry sandy beach areas. The remaining public open space shall be adjacent to the beach.

4. A limited amount of parking shall be provided for the public. A public easement connecting this parking area to the dry sandy beach westerly of Montecito Creek shall be provided. In addition, the existing easement along Edgecliff Lane shall be improved to allow public access to the beach.

Montecito



COASTAL LINE

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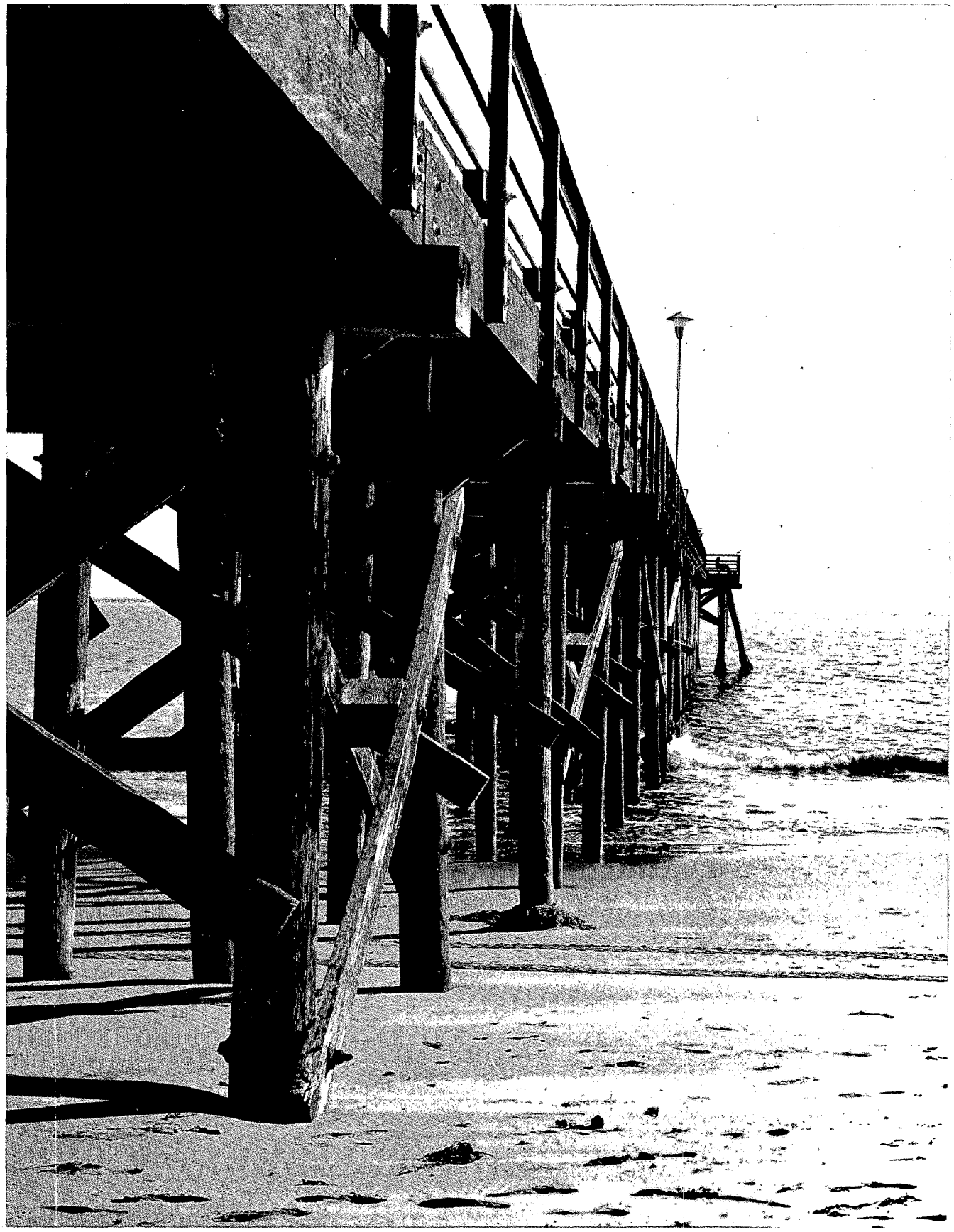

4.5 Goleta

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4.5 GOLETA

4.5.1 CHARACTER OF THE PLANNING AREA

The Goleta Valley planning area is bounded by the City of Santa Barbara and the Sandpiper Golf Course to the east and west, the coastal zone boundary to the north, and the Pacific Ocean to the south. Beginning at the City of Santa Barbara's boundary to the east, extending west to More Mesa, is the exclusive residential community of Hope Ranch. The character of the community is rural; the topography, rolling. Hill and bluff-top parcels have spectacular views of the Pacific Ocean and Channel Islands.

West of Hope Ranch is a large, undeveloped area known as More Mesa. It is bounded by Atascadero Creek to the north and Orchid Lane to the west. More Mesa is over 275 acres in size and is currently used by local residents for beach access. An alluvial plain is located northwest of More Mesa, formed by Atascadero Creek. This flood plain supports truck farming, greenhouses, and nurseries. The bikeway which parallels Atascadero Creek connects the University to Hollister Avenue at Turnpike.

In addition to residential development, some truck farming and greenhouse activity occurs in the Orchid and Anderson Lane area. A line of eucalyptus trees separates this greenhouse and nursery area from the Pacific Lighting property to the west, a large parcel which terminates abruptly at Goleta Beach County Park and the Goleta Slough. Much of the Pacific Lighting property, which is used for subsurface gas storage, is in agricultural use.

Goleta Slough and Goleta Beach Park lie to the west of the Pacific Lighting site. Goleta Beach is a broad, sandy strip of land backed by the slough. The beach area includes Goleta Pier and a grassland picnic area. The slough, which is under the jurisdiction of the City of Santa Barbara, is approximately 400 acres in size and is bounded by the airport to the north and west, and a large mobile home park to the east of Ward Memorial Boulevard. A remnant of Mescalitan Island (a noted archeological site) rises above the slough just west of Ward Memorial Boulevard. The Goleta County Sanitary District's wastewater treatment facility is located on this site; it is surrounded by grazing lands and San Jose Creek's channeled water course. The slough is also bisected by Ward Memorial Boulevard.

East of Fairview Avenue and south of Hollister Avenue is a commercial-residential area. The condition of the area is run-down, with a particularly forlorn cluster of residences and commercial land uses located just east of the airport and north of the grazing lands surrounding the wastewater treatment facilities. Portions of the area are located within the airport flightway.

West of Goleta Beach and the slough is the University of California at Santa Barbara, which includes the main campus and the Devereux Campus on the west side of Isla Vista. The University is preparing a separate Local Coastal Program for lands under its jurisdiction.

Isla Vista is the most densely populated urban area in Santa Barbara County. Some 10,500 persons live within its approximately one-square-mile confines--most within a congested atmosphere of two-story apartments. Historically, it has been a University-related bedroom community; currently 56 percent of the residents are U.C.S.B. students. While much of Isla Vista is developed, vacant parcels remain along the bluffs and in the northwestern section of the community. Bluff-top parcels experienced severe cliff retreat in the winter of 1978, threatening some of the dwelling units located along Del Playa Drive. The beach below the Isla Vista bluffs is relatively narrow and is intermittently scoured by wave action, especially during winter storms.

Moving northwest of Isla Vista and the Devereux Campus is the University Golf Course and the University Village and Ellwood subdivisions which are all private developments. There are large tracts of undeveloped land south and west of the Ellwood subdivision and west of the Aminoil marine terminal which are owned by Union Oil and the Security Pacific Bank. The landscape consists of a broad beach backed by sand dunes, grass, and marshland south of the Aminoil and Arco facilities, and high bluffs south of the Ellwood subdivision. Several horse stables are located on the bluffs. Two groves of mature eucalyptus trees border these vacant parcels, separating them from the Ellwood subdivision. The Sandpiper Golf Course marks the Goleta planning area boundary on the west and the Embarcadero subdivision tract marks the northwest boundary.

4.5.2 PLANNING ISSUES

Urban/Rural Boundary

With the exception of the Goleta Slough and several parcels of land in the More Mesa and Santa Barbara Shores vicinities, the Goleta coastal zone between Hope Ranch and Ellwood is urbanized; however, there are pockets of agriculture, including lemon and avocado orchards, greenhouses, and some vegetable crops. The rural areas of Goleta are located outside of the coastal zone, several miles inland, and extend into the foothills, joining the coast again west of Ellwood at the Sandpiper Golf Course. Thus, the only part of the Goleta planning area where the urban/rural boundary is an issue is the Santa Barbara Shores area, where there are large acreages of oceanfront land that are undeveloped. In the land use plan, two alternatives are presented for these lands, one of which would provide for low density, rural residential land use; the other would require a higher density planned residential (PRD) type of urban development (Section 4.5.5). If the former alternative were adopted, the urban/rural boundary would conform to the existing subdivision and exclude these parcels from the urbanized area. If the PRD alternative is selected, this area would be included within the urban area.

Service System Capacities and Availability of Resources

Unless supplemental water is made available, lack of water will severely constrict development in the Goleta area. While some development using wells has occurred, groundwater resources within the coastal zone are negligible. The Hope Ranch area, served by the La Cumbre Mutual Water Company, is not under a water moratorium at the present time and new water hook-ups are still being issued. However, an equilibrium between water supply and demand is beginning to be approached.

The Goleta and Isla Vista Sanitary Districts' wastewater treatment plant capacity is sufficient to accommodate an approximate 22 percent population increase. Extension of sewer lines to More Mesa and the Santa Barbara Shores area would be needed to serve these areas if they are developed.

To accommodate development on More Mesa, Vieja Drive would have to be extended and connected with Shoreline Drive. Expansion of both roads might be required. Residential development of the Santa Barbara Shores site would require an extension of Phelps Road. Improvement of Hollister Avenue to a full four-lane, divided section has been called for by the County's Regional Transportation Plan. Development of Santa Barbara Shores will impact existing conditions on Hollister Avenue which is presently at service level D, which means it is approaching unstable flow with operating speeds tolerable but fluctuating. Delays along Hollister's intersections are now considerable, with excessive backups, particularly at Los Carneros Road between Hollister and U. S. 101.

Hazards

The entire Goleta Valley has a high seismic hazard rating. There are a number of faults in the immediate area and one, the More Ranch Fault, is classified as active. The area generally drained by the Goleta Slough, including the airport but excluding the University and Isla Vista, is subject to tsunami runup. Due to high groundwater and soil conditions, this same area is subject to high liquefaction hazard.

The bluff and cliff areas are subject to slides and erosion throughout. Measurements made in the area between Santa Barbara and Coal Oil Point indicate cliff retreat averaging from three to ten inches per year. These are only average figures, as cliff retreat is a spasmodic event, resulting in large chunks of soil breaking off nonuniformly. Housing in Isla Vista, particularly in the 6700 block of Del Playa, is endangered by continued erosion. This has prompted efforts by affected property owners to explore the possibility of constructing seawalls to try and stabilize the bluff area. It is likely that seawalls in the Isla Vista area would adversely affect lateral public access along the beach.

Serious beach erosion occurred during the 1978 winter storms, leading to localized and temporary sand removal which exposed several old pier footings from previous oil activity, especially in the Ellwood area. Some of these footings were cut back, but several remain. Storm conditions also led to a loss of low-lying bluffs and dunes areas along the beach in the vicinity of Devereux Dunes and to the west.

Substantial portions of the Goleta Slough and the area it drains, including the airport, are subject to flood hazard. Federal funds may soon be available for flood control which would involve improvements to stream channels flowing into the slough. Improvements would include channelization, channel widening and deepening, removing cross channels, and enlarging the existing basin. While there may be some loss of riparian habitat, in several instances riparian habitat could be preserved by constructing diversions around it. The proposed net impact of the project would be to

reduce flood hazard, improve flushing and tidal exchange, improve mosquito abatement, and generally enhance the slough as an important habitat.

The County has suggested that one part of the original project be deleted. This item calls for improvements of Atascadero Creek and Maria Ygnacia Creek segments. As the portions of these two creeks flow through agricultural lands, it is not felt that the expense of channelization is merited at this time. Consequently, these areas would be left in a flood zone for the foreseeable future.

Visual Resources

There are generally very limited views from public roads to the ocean in the Goleta area. Glimpses of the ocean may be seen along Via Roblada in Hope Ranch, from Austin Road and Orchid Drive near More Mesa, along Ward Memorial Boulevard, from select points along Del Playa in Isla Vista, and from the west end of Hollister Avenue just before it connects with U. S. 101.

Commercial Development

Commercial development is concentrated around Hollister Avenue and in Isla Vista. South of Hollister, between Fairview Avenue and Rutherford Street, there is an area of mixed commercial and residential uses. This is the older "downtown" part of Goleta, where small commercial enterprises are mingled with generally run-down, low income, single family and multiple dwelling units. Isla Vista's commercial development is located on the Isla Vista Loop formed by Embarcadero del Mar and Embarcadero del Norte and a strip along Madrid Avenue between Embarcadero del Norte and the University campus. The commercial areas along Hollister and in Isla Vista serve primarily the needs of the local neighborhoods and are almost completely built-out. One vacant commercial property exists on the Isla Vista Loop and a larger-scale commercial operation has been proposed for this parcel to expand the range of commercial services to the community.

Visitor-serving commercial activities within the coastal zone are limited to a few restaurants in downtown Goleta and in Isla Vista; there are no campgrounds or overnight accommodations in this part of the County's coastal zone. (There is a motel close to the airport within the City of Santa Barbara's limits and other motels located further inland along major traffic arteries.) Visitor-serving facilities would be possible alternative land uses for More Mesa and Santa Barbara Shores. However, the need for these facilities is questionable as the City of Santa Barbara, located just ten miles east of Goleta, provides the majority of visitor-serving accommodations for the South Coast. West of Goleta, the State parks which extend from El Capitan to Gaviota provide ample opportunities for overnight camping. Any visitor-serving development in the Goleta area should be closely tied to the carrying capacity of the road system and not preclude local day use of shoreline areas.

Coastal Access and Recreation

Two County parks, Arroyo Burro and Goleta, provide the principal public facilities supporting coastal recreation in the Goleta area. Arroyo Burro,

which is situated in the City of Santa Barbara, is approximately six acres in size and has 600 feet of ocean frontage, as well as parking capacity for 159 cars. Goleta Beach Park is 29 acres in size, has 3,004 feet of beach frontage, parking capacity for 600 cars, and a fishing pier and hoist for launching boats. The County also owns 1.4 acres of oceanfront land on the Isla Vista bluff at the base of Camino Corto. However, no beach access is provided at this site. Private beaches with facilities are located in Hope Ranch and Santa Barbara Shores, serving exclusively the residents of the adjacent neighborhoods. Residents of the More Mesa area share use of the private stairway at the foot of Orchid Drive. The University also has extensive beach frontage which is used mostly by students.

The only publicly owned access corridors connecting public roads to the beach are in Isla Vista at the bases of the following streets: Camino Majorca, Camino del Sur, Camino Pescadero, and El Embarcadero. Therefore, only two major beach parks and four access corridors are currently available along this eight-mile stretch of coastline (excluding UCSB) to serve the 69,000 residents of the Goleta Valley and other users. Arroyo Burro is situated within the City of Santa Barbara and is therefore not easily accessible by Goleta residents.

Some of the demand for beach access and recreation is satisfied by informal use in several areas. Most notable is use of More Mesa by summer crowds often exceeding 800 persons. More Mesa has been the subject of much controversy recently due to the issues of nude sunbathing, dust, and automobile traffic. Informal use of the beach south of Santa Barbara Shores subdivision has also been extensive, although recently the gate to the road, across from the Union Oil property, allowing access has been locked. Only residents of the subdivision and horse boarders have keys. Beaches adjacent to the University are commonly used by students and Isla Vista residents. In addition, the beaches adjacent to Isla Vista and Hope Ranch have been commonly used by the public for many years.

Housing

There are three identifiable residential neighborhoods in Goleta's coastal zone: Isla Vista, Ellwood and University Village, and Anderson Lane/ Shoreline Drive (More Mesa). Part of the Embarcadero Tract, a large lot residential subdivision, is also within coastal jurisdiction. Portions of Hope Ranch and pockets of residences scattered along Fairview Avenue and in the commercial area south of Hollister Avenue are also within the coastal zone, creating a wide diversity of housing opportunities in this area.

According to the 1975 special census, Isla Vista had 4,019 housing units. Seventy-four percent of these units were multiple dwellings of five or more units. In 1975, overpayment (i.e., rent exceeds 25 percent of gross monthly income) was a problem for 81 percent of the rental households in Isla Vista in dwellings of two to four units and for 79 percent of those in structures of five or more units. This situation is reflective of the fact that Isla Vista provides the principal housing opportunities for UCSB students; thus, incomes are low and rents proportionately high. In 1975, median incomes in Isla Vista (Census Tracts 29:01 and 29:02) were $3,792 and $5,730, respectively, both less than 60 percent of the County's median income in 1975 and, therefore, considered very low.

One of the recurring complaints about housing conditions in Isla Vista is that most of the residential units are owned by absentee landlords and/or rental companies. As a result, some local interest has been generated for establishing housing cooperatives which would result in more local control of housing conditions. Given the transient character of the community, this alternative may be difficult to implement on a large scale.

Another program for improving the condition of the existing housing stock would be rehabilitation; however, the County has not identified Isla Vista as a priority area for rehabilitation funding at this time. Opportunities for providing additional, new low and moderate income housing in Isla Vista are severely limited by lack of vacant land and water and a prevailing consensus by community leaders that little if any, new residential development is needed.

In the Ellwood/University Village area (Census Tract 29:04), the 1975 Special Census noted 2,786 units with 31 percent of the total units single family residences and 51 percent, multiple residences of five or more units. According to the County's Housing Condition Survey (June 1977), 99 percent of the housing in this census tract was in A or B condition. It can be inferred from these results that the housing is either new, nearly new, or in good repair.

The median income in Census Tract 29:04 was $8,085 in 1975, 60 percent of the County median. Although not as low as in adjacent Isla Vista, this low-income level is again an indication of the area's proximity to UCSB and provision of student housing. Forty-three percent (43%) of the rental households in Census Tract 29:04 paid more than 25 percent of their gross monthly income for housing in 1975. Typical of a university-related neighborhood, 63 percent of the households were renters.

In the rest of the coastal zone in the Goleta planning area, there are a number of widely varying housing neighborhoods. Beginning at the City of Santa Barbara's western boundary, the coastal zone extends inland about 1,000 yards and includes part of Hope Ranch. Housing in this area is exclusive and of an estate nature.

To the west of More Mesa, a small subdivision surrounding Orchid Drive extends south to the bluffs. Residences aligning Anderson and Dorwin Lanes also provide housing opportunities along this portion of the coastline. In some cases, these residences are integrated with greenhouse activities on relatively small lots. The large, undeveloped lots that remain in this area are suitable for agricultural (greenhouse) use.

A large mobile home park is located east of Ward Memorial Boulevard, and some low and moderate income housing exists south of Hollister Avenue between Fairview and Rutherford. Isolated residential enclaves are also intermingled with light industrial and commercial activities off of Fairview, directly under the airport's flight line. Housing in these areas is adversely impacted by conflicts with commercial, industrial, and airport uses. Areas for protection of low and moderate income units here need to be identified to minimize these negative impacts. To provide for additional low and moderate income housing opportunities, provision of some affordable

units for these income groups will be necessary in any new residential development on More Mesa and Santa Barbara Shores.

Habitat Areas

The Goleta planning area has several important environmentally sensitive habitats. These include seven streams that are important riparian habitats. Of particular importance are Tecolote Creek, which can support anadromous fish according to the California Department of Fish and Game, and Bell and Tecolote Canyons which have small coastal wetlands. Butterfly trees are found on the Price estate in Hope Ranch, the Gas Company property near the Goleta Slough, and an area adjacent to the Santa Barbara Shores subdivision. These habitats need to be preserved, as the trees are essential for survival of the species locally.

Two major wetlands, located in the Goleta planning area, are not under Santa Barbara County's jurisdiction. The majority of the Goleta Slough is within the jurisdiction of the City of Santa Barbara, and Devereux slough and dunes are under University of California ownership. Surrounding activities can affect wetland viability, therefore, compatible uses should be established on the adjoining lands under County jurisdiction.

The More Mesa area consists of a relatively flat grassland broken by several shallow ravines which drain into Atascadero Creek. As More Mesa is one of the few remaining large undeveloped parcels in the Goleta area, it supports a range of animal species. The areas of particular value include the creek flood plain, oak savanna, and vegetation in the ravines. Large numbers of birds use the site for nesting and roosting, including the White-tailed Kite, designated as a "fully protected" species by the California Department of Fish and Game. Currently the area suffers damage from unauthorized off-street motorcycle use. Should residential or recreational development occur on the site, the More Mesa natural communities will need protection in order to insure their continued viability as habitats for all of the existing plant and animal species, particularly the White-tailed Kite.

Harbor seals are often sighted in large numbers on off-shore rocks along the western end of More Mesa's shoreline and may come ashore during very low tides. As harbor seals are sensitive to the presence of humans, restrictions on recreation access to this area may be necessary.

Vernal pools are found on three vacant parcels in Isla Vista: one along the bluffs, and two in the northwestern portion of Isla Vista. Vernal pools are rare and fragile communities of special ecological significance. They are the result of rain or runoff in areas where drainage is poor and exist only during the winter or spring. Weed cutting to minimize fire hazards and foot traffic can adversely impact vernal pools.

Agriculture

Agriculture in the planning area is confined to the Anderson Lane area, portions of More Mesa east of Orchid Drive, and the Pacific Lighting property. These patches of agriculture are good examples of coastal agriculture within an urbanized area. In spite of the lack of prime soils and the

presence of urban conflicts, some orchards, nurseries, and greenhouse operations have survived for several decades, and the continuation of these uses should be secured by appropriate land use designations.

Industrial and Energy Development

Several important energy facilities are sited in the Goleta planning area. Pacific Lighting Service and Supply Company owns several parcels in the vicinity of the slough and airport which it uses for gas storage. Gas is stored underground in depleted oil structures and used to meet peak winter demand. Pacific Lighting leases some of the acreage west of Anderson Lane to agricultural users. Station KTMS also maintains two broadcasting towers there. In addition, Pacific Lighting has equipment related to the facility itself, including injection pumps, wells, tanks, and other related equipment on the site.

Just west of Devereux Slough, there are a number of oil facilities. Aminoil maintains a marine terminal, which is used to ship oil from its own production wells onshore at Ellwood and from Arco's Platform Holly. The terminal consists of two large storage tanks and associated pumps. Under permit conditions established by the Coastal Commission and the County, increased production from Arco's field may proceed only if stringent air quality standards can be met. Incentives were established allowing greater production if lower emissions could be achieved at the marine terminal. To this end, Aminoil is improving tank seals and installing vapor recovery on the tanks.

Arco also has a small oil processing plant at Coal Oil Point, very close to the Aminoil terminal facilities. Arco's plant draws oil from subsea completions in its State tidelands lease. This facility is depressed below grade and well screened. Operations at this facility are currently suspended, pending renovation. Oil from this facility would normally be shipped through the Aminoil marine terminal.

4.5.3 LAND USE PLAN PROPOSALS

Summary of Land Use Plan Map Designations

The proposed land uses in Goleta reflect, for the most part, existing patterns. Lands surrounding Anderson Lane, Orchid Drive, and Patterson Avenue which are currently cultivated or have agricultural potential are designated as Agriculture I. The downtown and airport areas of Goleta are shown in a mixture of commercial, industrial, and residential uses. Designations for Isla Vista include recreation, varying densities of residential, and commercial uses. The site currently used by Arco and Aminoil for oil-related activities is designated as Coastal Dependent Industry.

The two large oceanfront parcels, commonly known as More Mesa and Santa Barbara Shores, are treated specially. The alternate proposals for these parcels are discussed in Sections 4.5.4 and 4.5.5.

Policies and Actions

Action 1: The private stairway providing beach access at the end of Orchid Lane should be made available for use by educational and scientific groups.

Action 2: The County shall accept the lateral easements offered in connection with development on APN 63-150-10 (Hope Ranch).

Action 3: The County should pursue an agreement with the University which will guarantee continued public access to the beach through the University and the use of beaches adjacent to the University property, particularly the west campus. The County should also pursue an agreement with UCSB to use campus parking lots to accommodate the overflow from Goleta Beach during peak-use periods.

Action 4: The County should participate in the Advisory Committee for the Goleta Slough proposed by the City of Santa Barbara LCP. All County activities and decisions should be compatible with the City's goals for preservation of the slough.

4.5.4 MORE MESA

More Mesa is one of the few remaining, large, oceanfront parcels in the urbanized South Coast area that has not yet been developed. This 280-acre parcel is relatively flat, sparsely vegetated, and is surrounded by residential and agricultural land uses. The soils on the site are mostly non-prime and it is zoned "DR-2", which would allow development at a density of two dwelling units per gross acre. More Mesa is currently used by ORV enthusiasts, and the beach area supports weekend crowds ranging as high as 800 people on warm, sunny days. More Mesa, because it is one of the few large, vacant parcels within an urbanized area, supports a range of animal species including the White-tailed Kite, an endangered species.

Because an appropriate area for public beach access and parking has not been secured and attempts to stop ORV trespass have been unsuccessful, a number of problems have been created. These include erosion of the bluffs by the heavy foot traffic, denudation of existing vegetation, disturbance of indigenous animal species by ORV's, dust, and congestion on nearby streets due to the lack of parking. Careful development of the site is required in order to secure adequate land for recreational uses and to assure protection of the natural and scenic values of the area.

Because of the scale and importance of this coastal resource, specific recommendations related to provision for public access and coastal recreation have been developed for the site and are set forth below. In addition, three alternate development concepts have been formulated as a guide to the kinds of uses that would be consistent with the Coastal Act. Implementation of the recreation and access proposals shall be made a condition of any development on the site.

Recreation Concept

The recreational concept proposed for More Mesa is a linear park to support coastal dependent and related uses. In addition to the dry sandy beach, sufficient upland area, parallel to the edge of the bluffs shall be reserved for light recreational uses, i.e., walking, picnicking, bicycle trail, etc. Sufficient area shall also be reserved for support facilities, including parking for approximately 300 cars, restrooms, and bike racks. Parking facilities should be sited away from the bluff edge. A bikeway and pedestrian trail shall be developed within the park area and connect to the Atascadero bike trail. Park landscaping should be with native species.

Alternate Development Concepts

Alternative No. 1: Agriculture I (10 Acre Minimum)

One alternative for this parcel is agriculture. This use would be compatible with other agricultural uses (greenhouses and orchards) on surrounding parcels. Because the soils on the site are predominantly non-prime, an agricultural designation would probably result in greenhouses locating on the site. Greenhouse development could result in piecemeal division and development of the site and may be incompatible with the propose recreational concept.

Alternative No. 2: Planned Residential Development

A Planned Residential Development on More Mesa would permit a variety of residential units, include some local serving commercial uses (i.e., neighborhood store), and provide housing opportunities for low and moderate income households. Since the Site Design overlay designation requires that a minimum of 40 percent of the gross area remain in open space, at least 112 acres would be committed to recreation or other similar open land uses.

Development under a Planned Residential designation shall be subject to the following policies:

1. As a condition of project approval, the applicant shall develop and maintain for five years a park consistent with the recreation concept described above.

2. All development, including structures and roads, shall be set back from the edge of the bluff sufficiently far to accommodate the proposed linear park.

3. To the maximum extent feasible, native vegetation shall be used for landscaping.

4. View corridors from the bluff area to foothills and Santa Ynez Mountains shall be protected by proper siting and sizing of buildings.

5. In order to preserve open space, development shall be clustered to the maximum extent feasible.

6. All development on the site, including structures and roads, shall be sited and designed so as to ensure continued viability of the existing habitat for the White-tailed Kite.

7. The project may include up to 420 units, including 85 units for persons of low and moderate incomes, provided that the applicant can demonstrate that the surrounding roads and other public services (i.e., sewer, schools) are adequate to accommodate the proposed development.

8. The applicant shall be required to demonstrate that the surrounding roads and other public services are adequate to accommodate the proposed development and that the project will generate sufficient tax revenues to cover costs to the County of providing public services.

9. Prior to submittal of final development plans, the applicant shall submit three conceptual site plans showing alternative configurations of the project. These plans shall be reviewed by the Planning Commission. The Commission shall select a preferred alternative.

Alternative No. 3: Visitor-Serving Commercial Development

A land use designation permitting visitor-serving commercial uses on More Mesa would be consistent with Section 30222 of the Coastal Act. Although Goleta has a population of close to 70,000, it does not currently have any major beach-oriented hotels or restaurants as do the other communities on the South Coast. A properly designed project could preserve the open space values of the site, although problems could be caused by siting commercial uses in an area used exclusively for residences and agriculture. Substantial upgrading of the access roads would also be necessary to serve a major tourist facility.

Development under a visitor-serving designation shall be subject to the following policies:

1. As a condition of project approval, the applicant shall develop and maintain for five years a park consistent with the recreation concept described above.

2. All development, including structures and roads, shall be set back sufficiently far from the edge of the bluff to accommodate the proposed linear park.

3. To the maximum extent feasible, native vegetation shall be used for landscaping.

4. View corridors from the bluff area to the foothills and Santa Ynez Mountains shall be protected by proper siting and sizing of buildings.

5. In order to preserve open space, development shall be clustered to the maximum extent feasible.

6. All development on the site, including structures and roads, shall be sited and designed so as to ensure continued viability of the existing habitat for the White-tailed Kite.

7. Prior to submittal of final development plans, the applicant shall submit three conceptual site plans showing alternative configurations of the project. These plans shall be reviewed by the Planning Commission. The Commission shall select a preferred alternative.

8. The applicant shall be required to demonstrate that the surrounding roads and other public services are adequate to accommodate the proposed development and that the project will generate sufficient tax revenues to cover costs to the County of providing public services.

4.5.5 SANTA BARBARA SHORES

The vacant parcels totalling 234 acres south of the Ellwood subdivision are currently owned by Union Oil and Security Pacific Bank. The land is zoned 6-R-1 and 7-R-1 which would theoretically allow development of over 1,400 units on the site. The soils are Class III and IV. Most of the parcels are vacant, although the Union parcels are being leased for horse stabling activities.

The parcel is fronted by a wide sandy beach and high bluffs which are subject to erosion. The property owners in the adjacent subdivision have an agreement with Union which allows them access to the beach. There is a road from the top of the bluff down to the beach as well as some old restroom facilities; however, the road, parking area, and structures were heavily damaged during last winter's storms. The beach has also been used extensively by the public for many years.

Careful planning of this site is needed to ensure that its scenic and recreational resource values are not diminished by future development. Specific recommendations for provision of recreation and access and two alternative development concepts are described below. Dedication of sufficient area to allow public access and use of the beach shall be made a condition of any development on the site.

Recreation Concept

As for More Mesa, the recreational concept proposed for Santa Barbara Shores is a linear park to support coastal dependent and related uses. In addition to the dry sandy beach, sufficient upland area, parallel to the edge of the bluffs, shall be reserved for low-intensity recreational uses such as walking, picnicking, and bicycling. Sufficient upland area shall also be reserved for parking, restrooms, bike racks, and other necessary support facilities. This park site shall be linked with the proposed bicycle trail connecting UCSB to El Capitan State Beach.

Alternate Development Concepts

Alternative No. 1: Residential Ranchette (1 du/5-20 Acres)

One alternative for these parcels is to exclude them from the urban boundary and designate them as Residential Ranchette (1 du/5-20 acres). Such a designation may result in piecemeal lot divisions and unplanned development of the site. Houses situated on large lots would be expensive and not promote Coastal Act objectives of encouraging provision of housing for low and moderate income persons. However, a residential ranchette designation would contribute to maintaining the rural character of the site and would have fewer impacts on roads and other services than a higher density designation. Some hobbyist agricultural activities (i.e., orchards, horse stabling) may also result. The potential number of units under a Residential Ranchette designation would be 23 (assuming an average density of one dwelling unit per ten acres).

Alternative No. 2: Planned Residential Development

A Planned Residential Development designation of Santa Barbara Shores would allow for a diversity of housing types and include housing opportunities for persons of low and moderate income. In addition, the open space requirements of the Site Design overlay would preclude development on at least 40 percent of the site. Although commercial uses within a planned residential development are generally restricted to those serving the residents of the site, some tourist-oriented facilities may be feasible on this site if proper circulation can be achieved. Development under a Planned Residential designation shall be subject to the following policies:

1. Existing stands of eucalyptus trees immediately to the west and south of the Ellwood Subdivision shall not be disturbed.

2. The development shall be served by an extension of Phelps Road and a new link to Hollister Avenue.

3. All development, including structures and roads, shall be set back sufficiently far from the edge of the bluff to accommodate the proposed linear park.

4. To the maximum extent feasible, native vegetation shall be used for landscaping.

5. Some onsite recreation shall be provided for residents of the site (i.e., tot lots, tennis courts, swimming pools, etc.).

6. In order to preserve open space, development shall be clustered to the maximum extent feasible.

7. As a condition of project approval, the applicant shall develop and maintain for five years a park consistent with the recreation concept described above.

8. Prior to submittal of final development plans, the applicant shall submit three conceptual site plans showing alternative configurations of the project. These plans shall be reviewed by the Planning Commission. The Commission shall select a preferred alternative.

9. The project may include up to 585 units, including 115 units for persons of low and moderate incomes, provided that the applicant can demonstrate that the surrounding roads and other public services (i.e., sewer, schools) are adequate to accommodate the proposed development.

10. Some visitor-serving uses of a moderate scale may be permitted if the specified residential density is decreased proportionately.

11. The applicant shall be required to demonstrate that the surrounding roads and other public services are adequate to accommodate the proposed development and that the project will generate sufficient tax revenues to cover costs to the County of providing public services.

Goleta Valley

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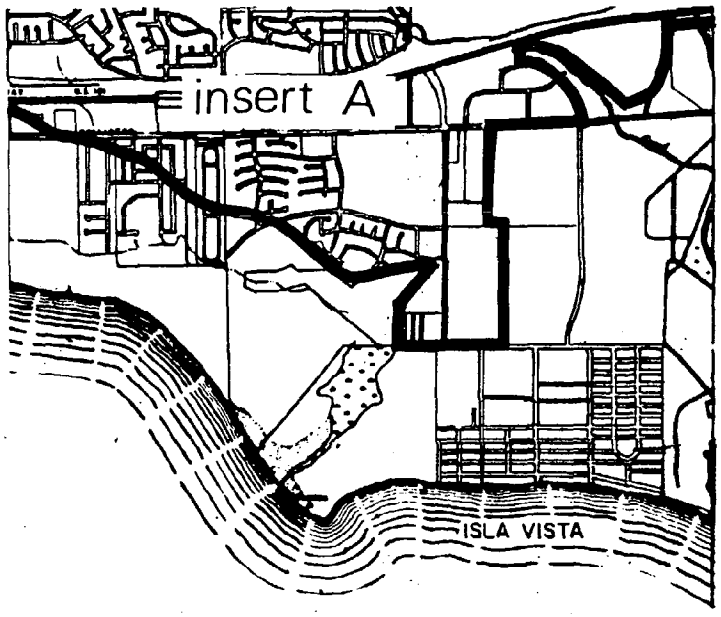

COASTAL LINE

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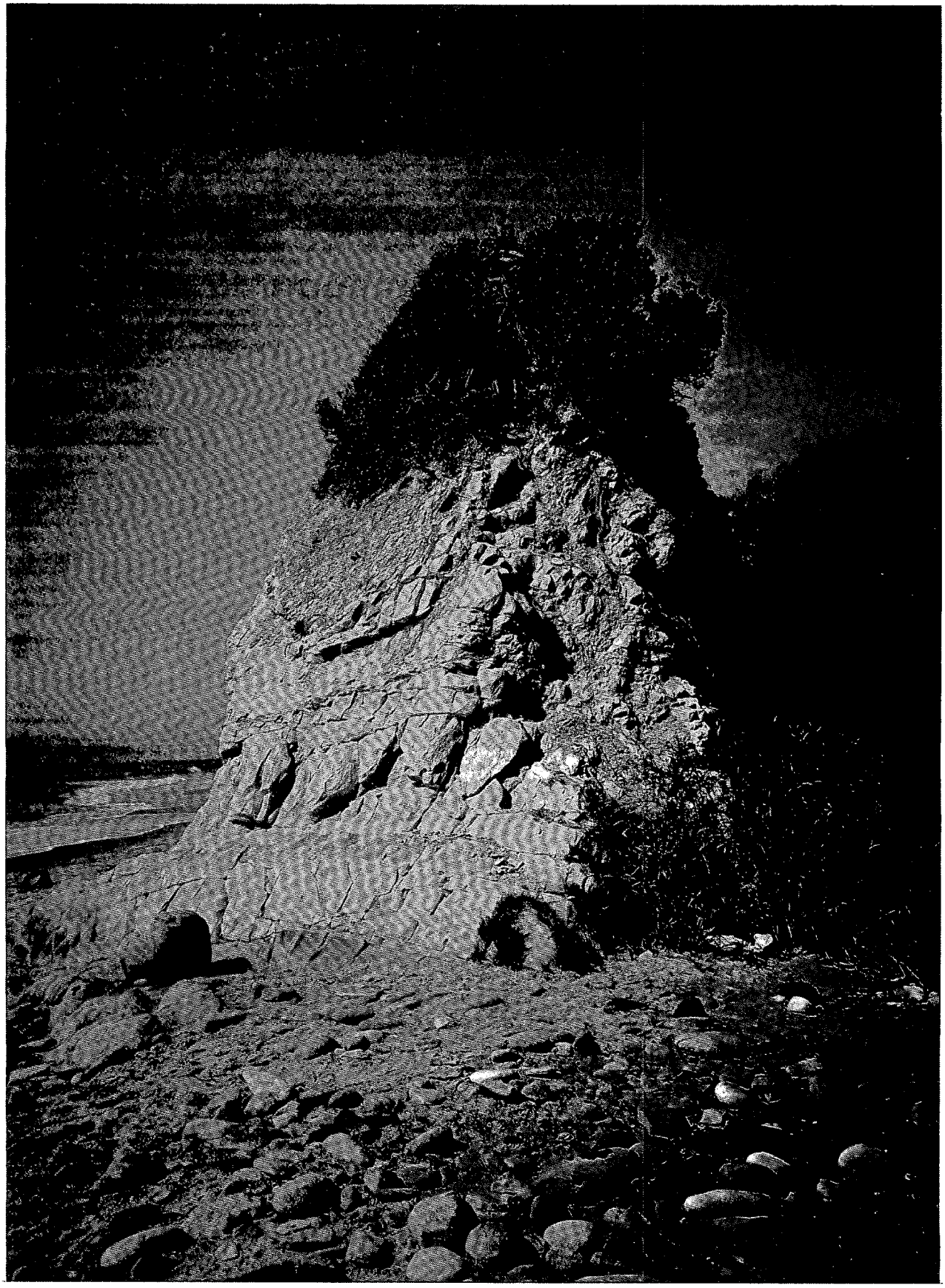

4.6 Gaviota Coast

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4.6 GAVIOTA COAST

4.6.1 CHARACTER OF THE PLANNING AREA

With the exception of a handful of onshore oil production, treatment, and storage facilities and several small pockets of residential development, the coastline between Ellwood and Gaviota is rural. Prominent features of this area include a section of broad coastal terrace, rolling grass-covered hillsides, scenic coastal canyons, and several coastal promontories. Perennial streams flow through many of the canyons, sometimes forming small wetlands at their mouths.

Tecolote Canyon, at the easterly end of the planning area, is the site of the Embarcadero subdivision, which consists of single family, custom residences on lots of one acre or more. Immediately south of the subdivision, across U. S. 101, is the popular Haskell's beach. Coastal developments in this general area include the Ellwood Pier, the Sandpiper Golf Course, and the Arco and Aminoil facilities.

To the west, the foothills of the Santa Ynez Mountains recede to form a broad coastal terrace in the vicinity of Dos Pueblos Canyon. This area supports the most agriculturally diverse activities between Ellwood and Gaviota, including some cattle and sheep grazing, lemon and avocado orchards, and greenhouses. Las Varas Ranch, which lies just west of Dos Pueblos Canyon, is another coastal agricultural area that has been planted to avocados in recent years.

To the west of Las Varas Ranch, the coastal shelf broadens, reaching its greatest width in the vicinity of the Edward's Ranch, then narrows dramatically to reveal highly scenic El Capitan Point. El Capitan, a State Beach Park, is a wide rocky point with dense coastal woodlands. Outstanding specimens of oak and sycamore are prominent near the creek mouth and several meadows in this vicinity give the area a unique look and open atmosphere. The beach area to the west of El Capitan Point and the upland recreation facilities (picnicking and camping) make El Capitan one of the more popular of the State beach parks.

North of U. S. 101, overlooking the El Capitan State Beach Park, is a private recreation facility along El Capitan Creek, and the horse stables of El Capitan Ranch. A network of roads is visible from U. S. 101, remnants of an aborted residential development proposed for the El Capitan Ranch in the early 1970's.

Beyond the El Capitan area the coastal foothills intrude on the coastline to Refugio State Beach Park. A line of palms which borders the beach and a sharp, precipitous point are Refugio's distinctive features.

West of Refugio the coastal terrain becomes more rugged; U. S. 101 clings to a narrow band of coastal terrace. A bridge crossing is required at Arroyo Quemado Creek, one of a number of coastal creeks which cut sharply through the sandstone outcroppings at the base of the Santa Ynez Mountains. A small cluster of beach homes lies just west of the trestle at Arroyo

Quemado. Other developments in the area include the County's sanitary landfill at Tajiguas, the Getty Gaviota Marine Terminal, Sunburst Store and Restaurant, two gas stations, Vista del Mar School, and Gaviota State Beach Park. Gaviota Canyon forms the westerly boundary of the planning area. The canyon supports an extensive riparian habitat and forms a sharp break in the land forms to the east and west.

4.6.2 PLANNING ISSUES

Urban/Rural Boundary

The entire planning area lies outside of the urbanized portion of the South Coast. Because of its remoteness and rugged terrain, this area of the coastal zone is decidedly rural.

Service System Capacities and Availability of Resources

Portions of the coastal area from Ellwood to El Capitan are located within the service area of the Goleta Water District. A 33-inch water line (the Coastal Aqueduct) extends as far as El Capitan Ranch. Remaining areas are completely dependent on private wells.

Hazards

The entire area carries a high seismic hazard rating. There are a number of faults clustered in the vicinity of Ellwood, including Glen Annie, Las Varas, Dos Pueblos, and Eagle. Tsunami hazards are limited to a number of the canyon mouths, including Canada de la Gaviota, Refugio Creek, Canada del Corral, Canada del Capitan, and Bell Canyon at Ellwood. Liquefaction hazards are limited to Tajiguas Creek and Canada del Refugio. In foothill areas, a high landslide hazard exists.

Large parts of this planning area are characterized by narrow sandy beaches backed by steep bluffs which are subject to wave action and erosion. In a number of instances, beach facilities at parks are subject to damage during high wave and flood conditions. In several locations, the railroad embankment is endangered by bluff erosion. Seawalls have been erected at several locations to protect the base of the bluffs.

The County does not have detailed flood hazard information for the non-urbanized areas between Ellwood and Gaviota. A moderate fire hazard rating exists for shoreline areas, increasing to extreme hazard in the foothills and beyond. Localized fire hazards also exist in or near wooded canyon or creek bed areas.

Visual Resources

The coastal zone between Ellwood and Gaviota is an area of unique scenic value. The entire viewshed is a traveller's delight, as it provides beautiful contrasts between the ocean on one side and the canyons and foothills on the other. Two types of development, energy and recreation, have affected the visual resources of this area.

Energy facilities, principally oil and gas facilities, including oil wells, processing facilities, storage tanks, offshore platforms, and marine terminals have been located at numerous sites along the coast in this area. These facilities are linked principally to offshore wells and are generally well screened to protect views to the ocean. Energy companies have indicated that additional onshore energy facilities may be needed in the future. In addition, a number of areas between Ellwood and Gaviota north of Highway 101 may be possible sites for future power plants since they were not designated for exclusion by the Coastal Commission. In the event that any new energy-related facilities are constructed in this portion of the coastal zone, the visual quality of the area will need protection.

Recent State park expansion has been characterized by development of facilities for recreational vehicles at high densities. At El Capitan, RV pads have been constructed adjacent to Highway 101. The landscaping, when mature, will mitigate some of the visual impacts of this development; however, it will also impede coastal views. Future development will need to be carefully sited and designed to avoid degrading visual resources in this area.

Between Tajiguas Creek and Arroyo Quemado, a number of billboards have been erected which detract from the scenic quality of the area. These will be subject to removal after May 1979. Residential development in the planning area is scattered and well screened from the highway.

Commercial Development

Commercial visitor-serving activities are limited to two service stations along Highway 101 and the Sunburst Restaurant at Gaviota Village. A privately operated campground is situated north of Highway 101 near El Capitan. Given the State's plans to expand its park ownership in this area and the commitment of remaining lands to agriculture, opportunities for expansion of visitor-serving facilities would appear to be limited.

Coastal Access and Recreation

The coastal zone between Ellwood and Gaviota is a recreational resource of State-wide importance. Three major State parks, El Capitan, Refugio, and Gaviota currently provide recreational opportunities for local as well as out-of-County visitors. Approximately ten miles of coastline and 3,047 acres are now in State ownership. Together, these parks provide 630 parking spaces and 291 camper sites. The State also has plans for expansion of its park holdings easterly from El Capitan and westerly from Refugio, as well as for a new acquisition at Haskell's Beach. One of the reasons for these acquisitions is the increasing demand for camping facilities. Vehicle turnaways at the three State parks along this coastline averaged 147 per day during the summer months of 1975 and peaked at 471 on July 4. Moreover, according to PARIS (Parks and Recreation Information System) projections, a 35 percent increase in the existing number of campsites is needed to meet recreation demand by 1990.

State acquisition and development of new parks in this planning area is complicated by several factors. Park development to date has focussed on

the provision of overnight camping facilities, particularly for RV's, which require grading, paving, and alteration of natural vegetation for construction of level pads required by RV's. Such development may conflict with Section 30251 of the Coastal Act which requires that development minimize the alteration of natural land forms. While RV's have experienced considerable increase in popularity over the past years, rising costs of the RV's and gas may make this form of recreation infeasible for people of moderate incomes in the near future. Consequently, careful consideration should be given to the irreversible commitment of limited coastal resources for development of RV facilities.

Another complicating factor is that areas along this coastline outside existing State parks are already used extensively for recreation by mostly local residents. There are over ten areas along this stretch of coastline where the public now gains vertical access to the beach. On summer weekends, well over 200 cars are parked along Highway 101 or adjacent side roads by users of these beaches. Some of these popularly used beaches have recently been acquired by the State or are proposed for future acquisition. Therefore, careful planning will be required to ensure that existing local users are not displaced and that the environmental carrying capacity of the natural environment is not exceeded as a result of increased levels of use.

Bicycle trails are being planned to provide increased access to this coastal area. A trail connecting UCSB to El Capitan is being jointly planned by the County Transportation Department, Caltrans, and the State Department of Parks and Recreation. The link between El Capitan and Refugio has recently been completed. Funds have also been allocated to acquire land for a bikeway that would connect Refugio to Tajiguas. This trails system may help to lessen the need for committing coastal land to parking lots as well as to mitigate the impact of recreationally oriented traffic on local air quality. In order to complete the system, vertical easements to connect the bicycle trail to the beach need to be provided, especially at the beaches that are currently popular destination points.

Housing

Existing housing in this planning area is sparse. Currently there are an estimated ninety-two (92) single family and eight multiple units, for the most part concentrated in residential enclaves in Dos Pueblos Canyon, Naples, Arroyo Quemado, and in the general areas of the State parks. Given the rural nature of the area and the presence of large agricultural parcels, new housing should be accessory to agricultural uses only.

Habitat Areas

The Gaviota Coast supports many small habitats such as streams, tidepools, butterfly trees, important marine resources such as kelp and fish, and three unique habitats: a reef, harbor seal hauling ground, and native grassland. There are nine perennial and at least sixteen intermittent coastal streams along this portion of the County's coastline. Adjacent agricultural uses including orchard development and cattle grazing may have adverse effects on stream habitats. All of the Gaviota coast streams have been altered by storm sewers where Highway 101 intercepts their paths to

the coast. Small wetlands occur at the mouths of Canada del Refugio, Las Llagas, Dos Pueblos, Tecolote, and Bell Canyon Creeks.

The coastal canyons also provide suitable environmental conditions for butterfly trees; these have been noted at Barro Canyon, Del Cementeria Canyon, an area just west of Arroyo Quemado, and near Dos Pueblos Canyon. Some of the butterfly trees in this area have been the subject of research by the University of California.

The rocky intertidal areas between Ellwood and Point Conception have been recommended for preserve status (Coastal Plan, 1975; County Proposed Conservation Element). This coastal area is relatively undisturbed and its tidepools are of scientific interest.

Adjacent to the old townsite of Naples is an intertidal and subtidal reef which extends a mile or so out to sea. Naples reef has many recreational and scientific values due to the large number and diversity of organisms that inhabit the area. Several research projects are currently underway at the reef through the Marine Science Institute at UCSB. Due to the uniqueness and value of the area for scientific study, recreational uses of the area may need to be limited in the future to prevent degradation of habitat values.

A harbor seal hauling and pupping ground exists seasonally on the sandy coastal area between Dos Pueblos and Eagle Canyons. Since harbor seals will not haul out on beaches that have been disturbed by people, these small pocket beaches need to be protected from intense recreational uses.

A small patch of native grasslands is located on the coastal bluffs west of Ellwood Pier. Native grasslands are sensitive to disturbance; disruption to this plant community increases its vulnerability to takeover by European weedy plant species. Since native grasslands are now rare in the entire State, remaining areas should be preserved.

Plant communities in this area are typical of much of the coastline and include coastal sage scrub, chaparral, and southern oak woodland. Cattle grazing in this planning area may affect oak regeneration in the savanna. When all seedling oaks are grazed, no potential exists for the replenishment of the coast live oak (*Quercus agrifolia*) as existing older trees die. In addition, an endangered plant, black figwort (*Scrophularia atrata*), is found in an area westerly of Las Varas Canyon.

Agriculture

Agricultural activity includes some lemon and avocado production along Highway 101 and in canyon stream bed areas from Ellwood to El Capitan; one, large greenhouse operation west of Naples; and grazing on the foothills north of Highway 101. The only area where there is sufficient land south of Highway 101 to the shoreline for coastal agriculture is between Naples and El Capitan, and it is here that the Dos Pueblos Orchid Company and several large plantings of lemons and avocados are found. Outside of this area, orchards are limited to select, narrow canyons north of Highway 101; grazing is the only other major form of agriculture at the present time.

Soils throughout this portion of the coastal zone are generally non-prime; although some Class II soils and isolated pockets of Class I soils are found in the coastal canyons.

None of the agricultural parcels in the coastal zone east of Refugio is under preserve status. However, extensive preserves exist in Refugio Canyon and in most of the coastal zone in the vicinity of Tajiguas, Arroyo Quemado, and west of Canada de la Huerta to Gaviota.

Existing zoning is a mixture of "U" (Unlimited Agriculture, 10-acre minimum) and "AG" (General Agriculture, 100-acre minimum). Permitted uses in both zones include all types of agriculture, oil and gas production, and single family dwellings. Given that prime agriculture exists on a number of parcels now zoned U and that the character of the area is decidedly rural, a ten-acre minimum parcel size is inappropriate. Larger minimum parcels will be necessary to ensure the long-term preservation of agriculture.

Industrial and Energy Development

The majority of the County's energy-related facilities are located between Ellwood and Gaviota. The area includes nine facilities for processing of oil and gas, two marine terminals, as well as some onshore oil production activity. These facilities were built mostly during the 1960's to serve production in the State Tidelands. Production in the Tidelands has been declining historically; consequently, many of these facilities are functioning with considerable excess capacity. Production from State leases may increase temporarily if market conditions improve and producers are successful in applying enhanced recovery techniques within a more stringent regulatory environment. These sites also represent potential processing areas for oil recovered from Federal leases. Some of these facilities would need major upgrading to become operational under current regulations.

Arco Ellwood Facility. Arco is currently upgrading its oil and gas processing facility near Ellwood, just west of the Sandpiper Golf Course, to handle increased production from Platform Holly in its State Tidelands lease. There is sufficient room on the 4.5-acre parcel to accommodate the present expansion plans; however, further expansion beyond the present site may be difficult. Production from the facility will be tankered from the renovated Aminoil marine terminal facility at Coal Oil Point.

Aminoil Ellwood Facility. Aminoil's activity on its 143-acre parcel west of Eagle Canyon dates back to the 1920's. While only a small number of the 60 onshore wells are currently producing, enhanced recovery could be applied to increase the number of producing wells. At one time, Aminoil had visions of using its acreage and an adjoining parcel, on which it holds an option, as a consolidated staging area for offshore production. While this is unlikely at the moment, the company still foresees possible offshore development of a platform on State lease 208 with associated onshore production and support facilities, and a new marine terminal which would replace the present facility at Coal Oil Point.

Shell Capitan Oil Facilities. Shell has been producing oil from wells in the vicinity of Las Flores Canyon for the past 40 years. Crude is processed at

the site and is trucked to Shell's Santa Maria field, where it is blended with Santa Maria crude prior to transfer to a refinery. These facilities are scattered about the uplands area north of Highway 101, and are highly visible to motorists. Shell will continue to produce as long as it is economically feasible, and may consider tertiary recovery techniques.

Exxon Las Flores Canyon. Exxon purchased approximately 1,500 acres near Las Flores Canyon and planned to establish an oil and gas processing facility to handle production from its Santa Ynez unit. The oil and gas processing facility was approved by local and State agencies; however, Exxon found unacceptable the conditions imposed by the Coastal Commission allowing only interim use of a marine terminal pending a pipeline feasibility study. Exxon is now constructing an offshore separation and treatment facility which will float in Federal waters near Platform Hondo. Crude will be tankered from the offshore facility and gas will probably be brought onshore. Due to its size, the Exxon parcel may be a desirable location for consolidating facilities with those of other operators in the area. Exxon asserts that there is a marine terminal at the mouth of Las Flores, although it is not operative.

More recently, the Pacific Offshore Pipeline Company, an affiliate of Southern California Gas Company, announced plans to construct a gas processing facility at the Las Flores site. The Company is proposing to purchase gas being developed by Exxon in the Santa Ynez unit and transport it to shore by pipeline. The proposed site for the facility is outside coastal jurisdiction although the pipeline will pass through the coastal zone.

Phillips Tajiguas Gas Facility. Phillips operates a gas processing plant on a narrow four-acre site just west of Tajiguas Creek, between Highway 101 and the railroad. The facility is well-shielded from the road. There is considerable excess capacity at the facility at present. Phillips currently has no plans to expand the facility.

Shell Molino Facility. Shell processes gas from the Molino field in its State Tidelands lease on a 50-acre site north of Highway 101, in a small canyon (Canada de Huerta) just west of the County sanitary landfill site. There is considerable excess capacity at the facility and land for expansion up the canyon.

Getty Marine Terminal at Gaviota. The Getty marine terminal is the site of a major consolidated facility, though actual acitivity at the site has declined over the years. At one time, there was a small residential community established on the site for local employees, but this has been dismantled. The facility sits astride Highway 101. On the north, Chevron processes gas from offshore leases and Pacific Lighting Service and Supply Company operates a gas pumping station. South of Highway 101, Getty leases storage capacity to North County producers, who truck oil in and out as required. The marine terminal has not been operating for some time. Arco has a small oil and gas processing facility there also. Texaco's gas facility, not now in operation, lies on a separate parcel adjoining Getty's to the west.

Collectively, the parcels are screened from the road; although the storage tanks are visible, they have been painted a dull green to blend

with the environment. Adequate acreage exists both within the Getty facility and the Texaco parcel for some expansion. Expansion would have to be assessed for impacts on adjoining State beach areas, particularly if activity at the marine terminal begins.

Other facilities. Most of the coastal zone lands north of Highway 101 have not been designated by the Coastal Commission as inappropriate or unsuitable for power plants and thus represent potential development sites. However, the utilities have not announced any plans for such development in this area. There is also a small fish hatchery operation just west of Tajiguas Creek. It is located on a site proposed for acquisition by the State Department of Parks and Recreation.

4.6.3 LAND USE PLAN PROPOSALS

Summary of Land Use Plan Map Designations

Reflecting the rural character of this planning area, the predominant land use designation along the Gaviota Coast is Agriculture II. Large areas are also designated for recreation as a result of the extensive holdings of the State Department of Parks and Recreation. Existing oil and gas facilities are designated for Coastal Dependent Industry. A few remaining areas that do not have agricultural or recreational potential are proposed for Rural Residential uses.

Policies and Actions

Policy 1: In order to protect natural and visual resources of the coastal zone between Ellwood and Gaviota, development of recreational facilities shall not impede views between Highway 101 and the ocean, and shall minimize grading, removal of vegetation, and paving. Existing natural features shall be used to the maximum extent possible, and landscaping shall consist of native species.

Policy 2: Campgrounds and ancillary facilities shall be set back as far as feasible from the beach in order to reserve near-shore areas for day use.

Policy 3: The vegetation in the small canyons at the mouths of Canada San Onofre and Canada del Molino streams shall not be disturbed by recreational development or use.

Policy 4: Where feasible, new recreational facility development, particularly campgrounds and parking lots, shall be located north of Highway 101.

Policy 5: All new development on State-owned lands shall be in conformance with a recreational master plan approved by the County and the Coastal Commission. The master plan shall include maps showing locations of proposed facilities and a text describing the entire scope of the State's long-range plans for the Ellwood to Gaviota area, i.e., numbers of campsites, restrooms, parking lots, kinds of recreational activities to be accommodated, etc. In addition, the master plan shall address the following issues:

a. How overnight use by out-of-County visitors will be balanced with day use by local residents.

b. How intensities and kinds of recreational uses will be controlled so as not to exceed the carrying capacity of the area.

c. Analysis of the feasibility of using alternative transportation systems to provide access to State parks (i.e., shuttle buses).

Policy 6: Since existing parks in the Ellwood to Gaviota area already provide extensive facilities for recreational vehicle camping, priority in future development shall be for campgrounds that would be accessible by bicycle and pedestrian trails only and for hostels.

Action 1: In order to maximize access to the beaches, vertical easements connecting the proposed coastal bicycle trail (linking Santa Barbara and Gaviota) to the beach shall be acquired by a public agency at the following locations:

a. Haskell's Beach
b. Dos Pueblos
c. Edwards
d. Tajiguas
e. Arroyo Hondo
f. Canada de Guillermo
g. Canada del Molino
h. Canada San Onofre

The trails connecting the bicycle path to the beach should be well-marked and bicycle racks should be provided. Where necessary, stairways from the top of the bluffs should be provided.

Action 2: In order to increase opportunities for coastal dependent and related recreational uses, the following areas, which have recreational potential, should be acquired by a public agency:

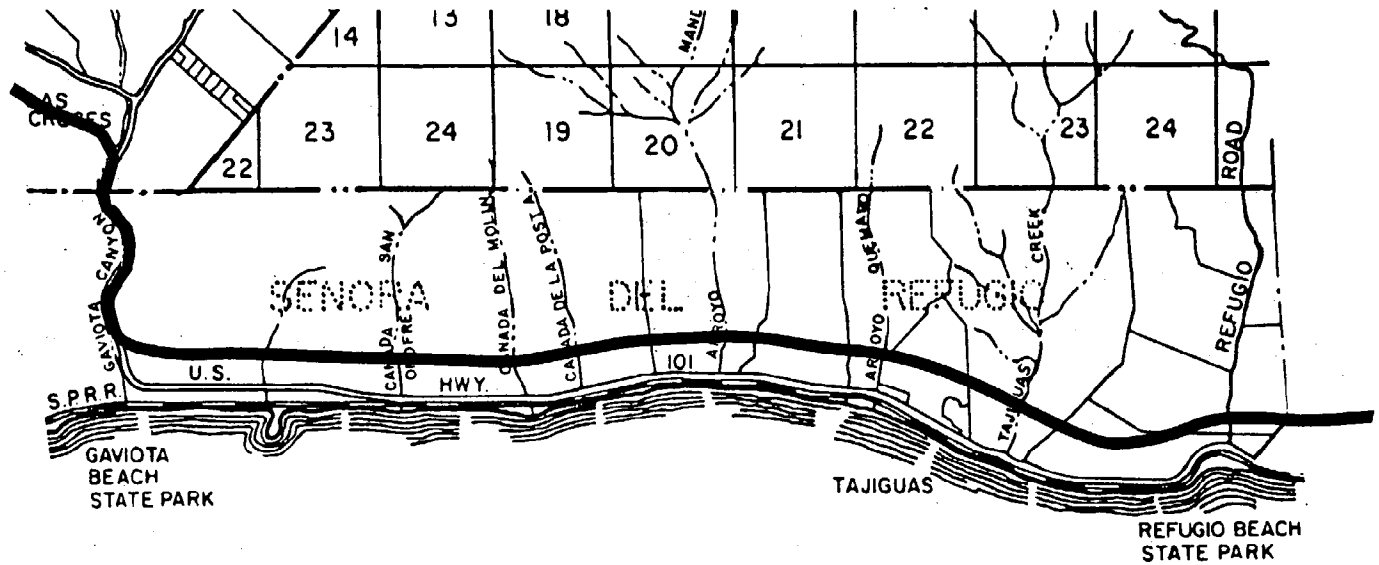
	Facility Development
Haskell's Beach	Day use only, parking, restrooms, picnic tables, bike rack.
Dos Pueblos	Day use only, parking, restrooms, picnic tables, bike rack.
Edwards	Parking, restrooms, picnic tables, bike racks, store, low-intensity camping.
Tajiguas	Day use only, parking, restrooms, bike racks.

Policy 7: In order to protect the marine resources of Naples Reef and the adjacent beach as a hauling out area for harbor seals, intensive recreational use shall not be encouraged. Access to the site should continue to be by way of boats.

Policy 8: For the lands designated as Agriculture II, the minimum permitted parcel size is 100 acres unless the type of agriculture practiced on the parcel is of a prime nature (i.e., orchards, greenhouses). For prime agricultural pursuits, a minimum parcel size of 40 acres is allowed if the parcel is under a Williamson Act contract.

Action 3: Public action is needed to avoid build-out of the small lots that exist in the Naples area. The County should require combination of all lots under single ownership to meet the minimum parcel size standards established in the land use plan.

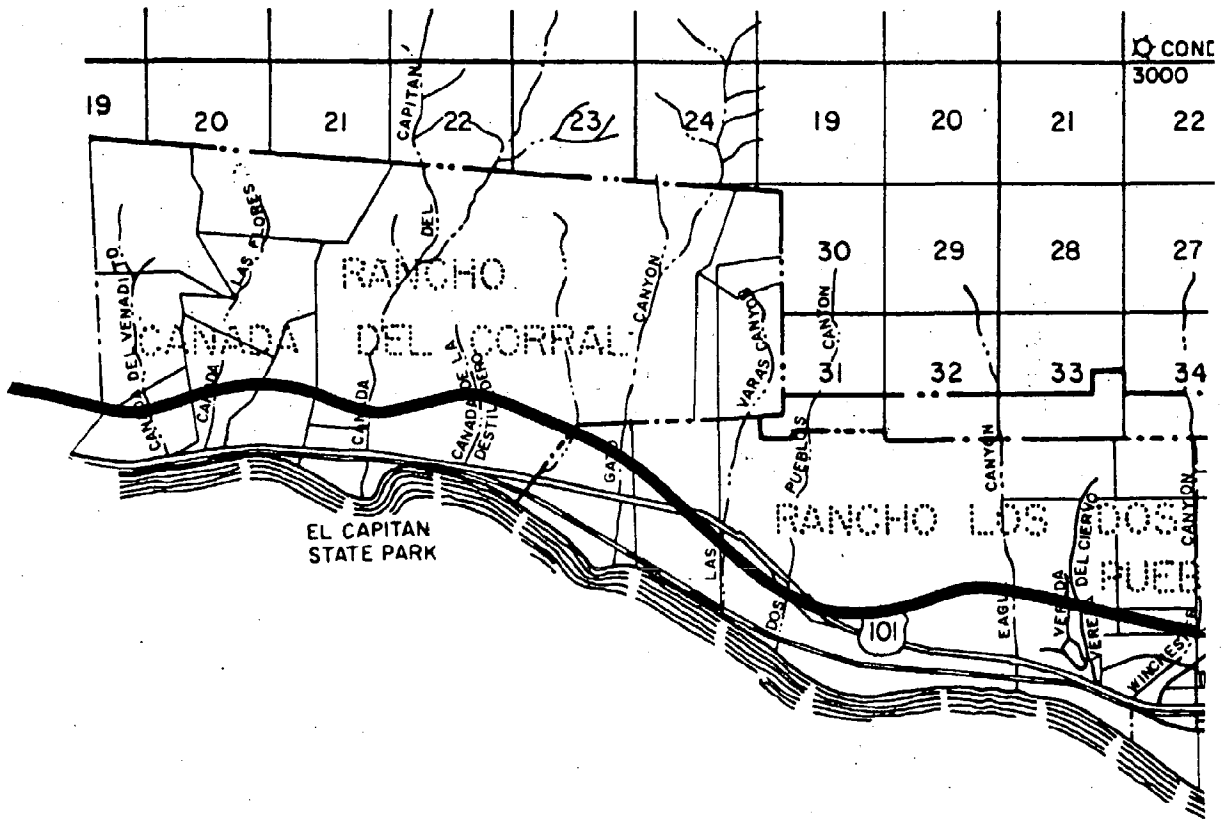
Gaviota Coast (east)



COASTAL LINE

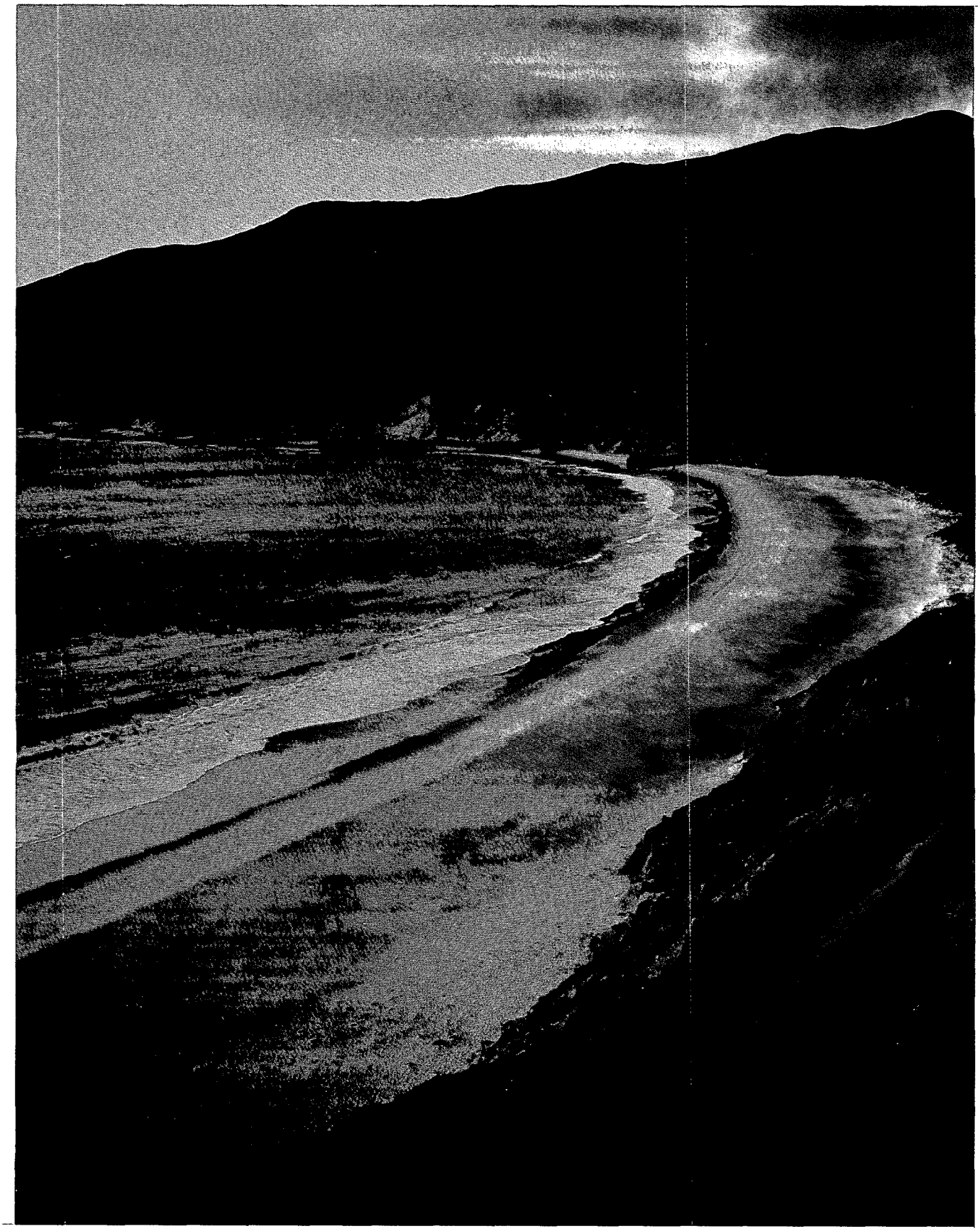
scale: 1:96,000

Gaviota Coast (west)



COASTAL LINE

scale: 1:96,000



4.7 North Coast

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4.7 THE NORTH COAST

4.7.1 CHARACTER OF THE PLANNING AREA

The coastal boundary sweeps northward at Gaviota, taking in the watershed of the Santa Ynez Mountains, narrows at Jalama, then moves inland again to encompass the Guadalupe Dunes and the Santa Maria River mouth. Notable features of this 64-mile stretch of coastline include broad coastal terraces and bluffs, rolling oak woodlands, grasslands, spectacularly rugged coastal headlands, and coves.

Hollister Ranch, which extends from Gaviota State Beach Park west to Cojo Creek and includes some 14,400 acres, consists of a broad coastal terrace intersected by coastal streams, several of which are perennial. The Ranch is famed for its pristine coastline and its prime surfing points which include Drakes Bay, St. Augustines, and Cojo Bay, the proposed site for an LNG facility.

In recent years, the Hollister Ranch has been subdivided into 135 ranch estates of approximately 100 acres each. Some 50 single family homes have now been constructed on the Ranch; the homes are often accompanied by accessory dwellings, some agricultural development, and reservoirs. An extensive network of roads has been built to serve the residential development. Other developments on the Ranch include three beachside cabanas which are located along the coastline, and the Hollister Ranch Guard Station, immediately west of Gaviota State Beach Park. All of the Hollister Ranch is in an agricultural preserve.

To the west and north of the Hollister Ranch is the Bixby Ranch, totaling some 24,000 acres. This expansive holding comprises two subareas known as the Jalama and Cojo Ranches, which meet at the San Julian Ridge. Cojo Ranch lies south of the ridge and has panoramic views of the coast. Portions of the area generally known as the Cojo Ranch are not owned by Bixby; Chevron and ARCO also have extensive land holdings in the area. Jalama Ranch, to the north, takes in much of Jalama Creek's extensive drainage and forms a nearly complete watershed.

Cojo Ranch's coastal terrace is very broad and is bisected by ephemeral stream courses. Government Point and Point Conception are its most outstanding features. Government Point is a massive, flat-topped promontory with a deep and often quiet cove immediately to its eastern shore. Point Conception, by contrast, is a jagged promontory surrounded by turbulent waters. The Point Conception lighthouse and its ancillary structures fuse with the rugged topography, making the area a well-known landmark.

The Point Conception area is of great interest to biogeographers. As a result of the seaward movement of the relatively cold California current south of Point Conception, a cold water biota is found north of Point Conception and a different warm water biota occurs south of the Point.

The area between Point Conception and Jalama Beach County Park is comprised of rocky intertidal areas, broad sandy beaches, and a coastal wetland at the mouth of Jalama Creek.

From Jalama Beach County Park north to Point Sal the entire coastline is under the jurisdiction of Vandenberg Air Force Base and is restricted to the public except for areas adjacent to Ocean Beach County Park (Surf) at the mouth of the Santa Ynez River, and Point Sal State Beach. The Surf area includes wetland and dune habitats.

Point Sal, to the north, besides being of biological interest because of its distinct and well-developed plant communities and the species composition of its rocky intertidal area, is one of the most picturesque points in the County. Its rugged scenic features extend to Mussel Point, another jagged coastal promontory. Three large natural bridges have been carved out of Mussel Point by wave action. At Mussel Point the landscape changes abruptly to a dune environment. Dunes in the vicinity of Mussel Point reach a height of 450 feet and then gradually taper off in elevation as one moves north. The dune environment continues to the Santa Maria River mouth which forms the northern boundary of the planning area. A small County park and the Thriftway oil drilling operation are situated just south of the river mouth.

4.7.2 PLANNING ISSUES

Urban/Rural Boundary

This area is entirely rural. Agriculture is the principal land use, including large-scale grazing and vegetable production. Non-agricultural uses are limited to some low-density residential development on the Hollister Ranch and scattered energy-related development.

Service System Capacities and Availability of Resources

In the Hollister and Bixby Ranch areas, groundwater resources are sparse. For this reason there is very little irrigated agriculture, and residential units are completely reliant on private wells. Water quality is generally poor, with a high TDS concentration.

Hazards

The coastal zone from Gaviota to Point Arguello is in a high seismic hazard area. Except for a high seismic hazard band between Purisima Point and Point Sal, the remaining coastal area lies in a moderate hazard zone. The most significant faults are the Santa Ynez Fault, including its north and south branches, and the Pacifico Fault, which are in the Bixby/Hollister area; several other faults lie in the vicinity of the north coast, including the Honda Fault, Lion's Head Fault, and Pezzoni Fault.

Tsunami hazards are limited to the mouth of the Santa Ynez and Santa Maria Rivers, and to a small beach area between Purisima Point and Point Sal. Large sections of the coastline between Gaviota and Point Arguello, including substantial sections inland at Hollister and Bixby Ranches, are subject to high slope instability, while areas north of Point Arguello along the coast are generally stable.

Due to low population densities and lack of development, damage resulting from beach and bluff erosion has been minimal. In a number of locations,

attempts have been made to protect the railbed by erecting seawalls at the toe of the cliff.

Detailed information is not available on flood hazards outside of urban areas. Hazards would be concentrated in the numerous canyon beds which could be flooded on a seasonal basis. The Santa Ynez River is subject to extensive flooding conditions in the valley areas, but this is outside the coastal zone.

Fire hazard is moderate along the coastal terrace between Gaviota and Point Arguello and becomes extreme along the rest of the north coast.

Visual Resources

The scenic quality of the coastal zone in the North Coast planning area is outstanding. The rural character and tremendous diversity in landscapes combine to make this area a visual resource of national significance. Most of the coastal zone north of Point Sal State Park has been designated as a National Natural Landmark due to its unique scenic and resource values.

Between Gaviota and the Santa Maria River, public access roads are extremely limited. The principal corridors to the ocean are along Jalama Road to Jalama Beach County Park, Route 246 to Ocean Beach County Park, Brown Road to Point Sal, West Main Street to Guadalupe Dunes. While the corridors themselves provide beautiful rural views, views to the ocean and along the coast are generally not available until the public areas are reached at the ends of the roads.

Commercial Development

There are no commercial visitor-serving facilities in this part of the coastal zone.

Coastal Access and Recreation

There are only four areas along this 64-mile stretch of coastline that provide opportunities for public access and recreation: Rancho Guadalupe County Park, Point Sal State Park, Ocean Beach County Park, and Jalama County Beach Park. These four parks represent a total of 1.3 miles of linear ocean frontage.

The roads leading out to Jalama and Point Sal are narrow and winding. Jalama Beach provides 105 camper sites; the other three parks are restricted to day use only. Point Sal provides no facilities, and at Guadalupe, the facilities are limited to trash cans and portable toilets. Although the County does not own any beach frontage at Ocean Beach County Park, Vandenberg Air Force Base allows unrestricted public access along 3.5 miles south of the park. The five miles of beach north of the park are open on weekends and holidays during daylight hours to the first 50 people; however, prior permission must be obtained from the Base Game Warden.

There is a substantial amount of informal use of beaches in this planning area. Some of the best surfing in California is found along the Hollister Ranch. Most surfers gain access to the Ranch by boat. The Guadalupe

Dunes area has become a popular area for dune buggie enthusiasts. Most of the use is on privately owned land south of the County Park to Mussel Point. This activity is having adverse impacts on plant communities and archeological resources in the area. The dune buggies also pose hazards to others using the beach for fishing and walking. Point Sal and Guadalupe Dunes have become popular spots for hang-gliders in recent years. At Point Sal, extensive foot traffic on the bluffs may be contributing to increased erosion. At Guadalupe, the problems caused by hang-gliders are similar to those of the dune buggies, since vehicles are used to transport the hang-gliders out onto the dunes.

Lack of roads and military restrictions present the principal barriers to expanding opportunities for access and recreation in this planning area. Neither the County nor the State has any immediate plans for acquisition in this area; however, opportunities for limited, low intensity recreational uses, such as a hiking trail along portions of the coast, are needed. If opportunities for public access and recreation are to be expanded in the future, careful planning will be necessary to ensure that the extensive natural resources (i.e., dunes, marine organisms, plant species) are protected.

Housing

Since large-scale agricultural operations and a rugged coastline characterize this area of the coastal zone, housing is primarily incidental to agricultural uses. This pattern should be continued.

Habitat Areas

Gaviota to Jalama

The coastal zone broadens at Gaviota to take in many natural communities. The entire area is rural and is, therefore, a pristine environment for many of the common native animal species such as the red-tailed hawk and mule deer. The area is characterized by plant communities such as dense stands of southern oak woodland, coastal sage scrub, chaparral, and grasslands areas with individual coast live oak trees. Endangered plants in this area include *Eriodictyon capitatum*, *Cirsium rhotophilum*, and *Dicentra ochroleuca*. California walnut, *Juglans californica*, is a disjunct plant species found along Jalama Creek.

An area of special botanical interest is Jalachichi Summit. Bishop pine (*Pinus muricata*), a tree rarely found in Santa Barbara County, persists here with other north coast vegetation, an unusual occurrence in an area dominated by chaparral and grassland.

Marine habitats include pristine rocky headlands and tidepools, harbor seal hauling grounds, and kelp beds. Many interesting intertidal invertebrate habitats (headlands and tidepools) are found along the coastlines of the Hollister and Bixby Ranches, at such points as Razorbacks, Drakes, Panoches, and Ranch House Point. Harbor seals are found at Drakes and Panoches. Other portions of this coast may also be suitable habitats for the seals. Offshore fishery resources include steelhead, spiney lobster, squid, clams, halibut, rock crabs, and abalone, as well as some of the most productive kelp beds in California.

The riparian habitats from Gaviota to Jalama consist of twelve perennial and fourteen intermittent creeks. Since riparian areas support a large number and diversity of species, these creeks warrant protection. Jalama Creek is large and located almost entirely within the coastal zone boundary. This creek is very scenic and supports many water-loving organisms such as the western pond turtle and Monterey Salamander. In addition, a small wetland is located at the Jalama Creek mouth. Other creeks, such as those on Hollister Ranch, provide water for residential and agricultural uses.

Surf, Point Sal, and Guadalupe

Spectacular and unique coastal environments are found in the coastal area from Vandenberg Air Force Base north to the San Luis Obispo County border. Large and extensive sand dunes, scenic coastal bluffs, offshore rocks, interesting intertidal areas, and a wetland are the environmentally sensitive habitats in this portion of the Santa Barbara County coastline.

One of the most distinctive and sensitive ecosystems within this coastal area is the dune habitat. The Guadalupe Dunes extend from the mouth of the Santa Maria River south to Mussel Point. The dunes are as high as 450 feet in some places, and an endangered bird, the Least Tern nests in various locations in the dune complex. Unauthorized offroad vehicle use here has scarred much of the area.

The Santa Maria River mouth consists of 40 to 50 acres of tidal mudflat area and is a good waterfowl and shorebird habitat. Endangered plant species found in the wetland and dunes area include Castilleja mollis, Cirsium rhotophilum, C. loncholepis, Erigeron foliosus, and Monardella crispa. In addition to the Santa Maria River, another perennial stream, Corralitos Canyon, is located near the inland coastal zone boundary.

Point Sal is located just south of Mussel Point and is a highly scenic area. Many of the plant communities here are in excellent condition. Of special note is the coastal bluff vegetation on the steep slopes on the cliffs at Point Sal. This is the best example of the coastal bluff community on the Santa Barbara County mainland, and, in the spring, giant coreopsis covers the bluffs with yellow blooms. Rare plants such as Sanicula hoffmannii, Dudleya blockmanae, and Dichondra donnelliana are also in the vicinity.

The intertidal area at Point Sal shows outstanding numbers of invertebrates and is an interesting example of intertidal zonation. Just offshore is Lion Rock, a seabird roosting and sea lion habitat.

Commercial and fishery resources in the vicinity of Point Sal include abalone in rocky areas, pismo clams and, at 10-40 fathoms, vermillion, ling cod, boccacio, olives, blue, yellowtail, whitebelly, rosy, and rockfish.

The entire Surf area is under Federal jurisdiction with the exception of a 36-acre park belonging to the County. The wetland area of the Santa Ynez River adjacent to the park consists of salt marsh, mudflats, shallow tide channels, and open water, and is frequented by many water-associated birds. Another significant ecosystem, the Surf dunes, is in the vicinity

of the County park. Recreational uses of the Surf area need to be regulated to protect the resource values of the area.

Agriculture

Agriculture in the coastal zone from Gaviota west to Point Conception and north to the San Luis Obispo County line encompasses the grazing operations of Hollister and Bixby Ranches, multiple crop vegetable production and grazing southwest of Guadalupe.

Of the 14,400 acres on the Hollister Ranch, an estimated 13,100 acres are open lands; about 100 acres are irrigated for intensified agricultural uses and 1,000 acres are used for dry farming (i.e., production of oats, barley, wheat, etc.). There are about 60 acres planted to avocados, with the balance of the irrigated acreage in flower production. The Ranch is entirely in agricultural preserve and zoned 100-AG. Soils are non-prime, except for patches of Class II soils close to the coast.

The Bixby Ranch comprises 24,000 acres and is primarily a livestock operation. There are from 3,000 to 4,500 head of cattle on the Ranch at this time. Most of the Ranch is in agricultural preserve except for two areas in the western portion south of Jalama Road, an area east of Government Point, and Jalachichi Basin. One area known as the Ramajal Field is irrigated for agricultural production. Soils are almost exclusively non-prime. Zoning is 100-AG, 100-AL, and U.

From Point Sal to the San Luis Obispo County line, there are about 2,000 acres in large-scale grazing and vegetable production. Most of this area is in agricultural preserve; it is currently zoned 100-AG with some U zoning along the Guadalupe Dunes. To sustain the long-term viability of agricultural lands, large-lot zoning (100-acre minimum) is needed throughout this area.

Industrial and Energy Development

Energy facilities are limited to isolated locations in the area between Gaviota and the Santa Maria River. Union has production and processing facilities at Government Point and a marine terminal at Cojo. Thriftway has a small production island along the beach at Guadalupe. Activity in this area may increase. Both Husky and Union have leases south of the Santa Maria River and plan to conduct exploratory activity in this area. The Public Utilities Commission has selected Point Conception for the location of a liquefied natural gas terminal. Additionally, the State Coastal Commission, in its power plant siting study, has indicated the location of a pipeline corridor through the Guadalupe Dunes for possible connection to a potential inland thermal power plant location. Finally, lease sale #53 could lead to an increase in offshore exploration and production activity which may impact on the coastal zone due to the need for onshore facilities to support oil and gas development and the possibility of oil spills.

4.7.3 LAND USE PLAN PROPOSALS

Summary of Land Use Plan Map Designations

The predominant land use designation for the North Coast planning area is Agriculture II which specifies a minimum parcel size of 100 acres. Due to their unique resource values, parcels along the coast between Point Sal and the Santa Maria River are designated as Other Open Lands. Union's oil-related facilities near Cojo are designated for Coastal Dependent Industry and the existing State and County parks are shown as Recreation.

Policies and Actions

Policy 1: In order to ensure protection of marine and biological resources at Point Sal State Beach, public recreational use shall be limited by all of the following measures:

a. Brown Road shall not be expanded.

b. Improvements to the existing State park shall be limited to restrooms and minor improvements to the parking area to prevent erosion.

c. Hang-gliding shall not be permitted.

Policy 2: Jalama shall be maintained as a two-lane rural road. Minor modifications or improvements for the purposes of increased safety are acceptable. All improvements shall be designed and constructed to minimize adverse impacts on Jalama Creek. Improvements shall not result in the removal of any riparian vegetation along the creek.

Action 1: The County shall study alternatives for expanding Jalama Beach County Park for day and overnight uses. Sufficient excess road capacity on Jalama Road shall be reserved to accommodate traffic generated by a 25 percent increase in use at Jalama County Park.

Action 2: A trails system shall be developed in order to increase opportunities for public access and recreation in the North Coast planning area. The County, with the assistance of the State Department of Parks and Recreation and the participation of affected property owners, shall initiate planning studies for a hiking trail connecting Guadalupe to Point Sal, and Point Arguello to Gaviota. The proposed trail system should eventually include hostels and/or walk-in campgrounds; one possible hostel and/or campground location would be the area in the vicinity of the Point Conception lighthouse.

Action 3: The County shall pursue alternative methods for expanding the park area available for public recreation along the beach south of Rancho Guadalupe County Park to Mussel Rock.

Action 4: In order to ensure preservation of the natural and archeological resources of the Guadalupe Dunes and expand public opportunities for low intensity recreation, the County shall:

a. Adopt and enforce an ordinance prohibiting ORV use, hang-gliding, and overnight camping on the Dunes.

b. Repair and expand the existing County parking lot.

c. Provide more attractive restroom facilities.

d. Provide limited picnic facilities.

e. Install attractive signs informing the public of the ecological importance and fragility of the Dunes and wetland.

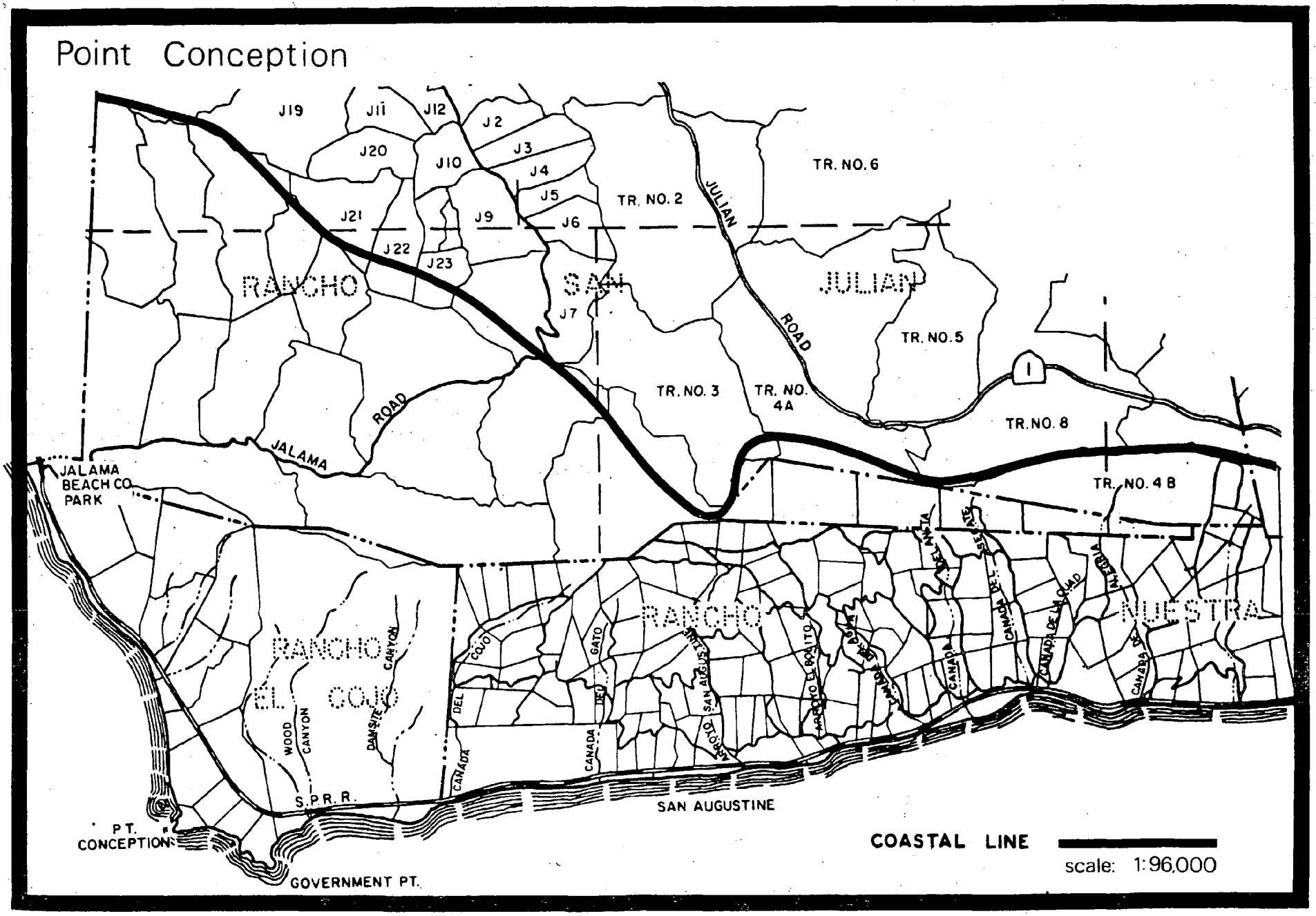
f. Restrict the County park to low intensity recreational uses, i.e., walking, fishing, and picnicking.

Action 5: In order to ensure that adequate opportunities for coastal access and recreation will be available in the future, the amount of development in the north County should be correlated with a precise recreational plan for the North Coast. To this end, the County shall initiate studies to determine the long-range needs and goals for access and recreation in the area from Gaviota to Guadalupe. A long-range recreational plan shall be developed which includes the following elements:

1. An integrated trails system which will connect existing County and State Parks and provide vertical access to the beach at appropriate intervals.

2. Identification of areas which have the most recreational potential and a schedule for acquisition of such areas.

All development proposals for the North Coast planning area shall be reviewed for conformity with this masterplan and appropriate easements, etc., shall be required at the time of development approval.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TR. NO. 4A
TR. NO. 8
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JALAMA
ROAD
JALAMA BEACH CO. PARK
RANCHO
EL COJO
WOOD CANYON
DAM SITE
CANYON
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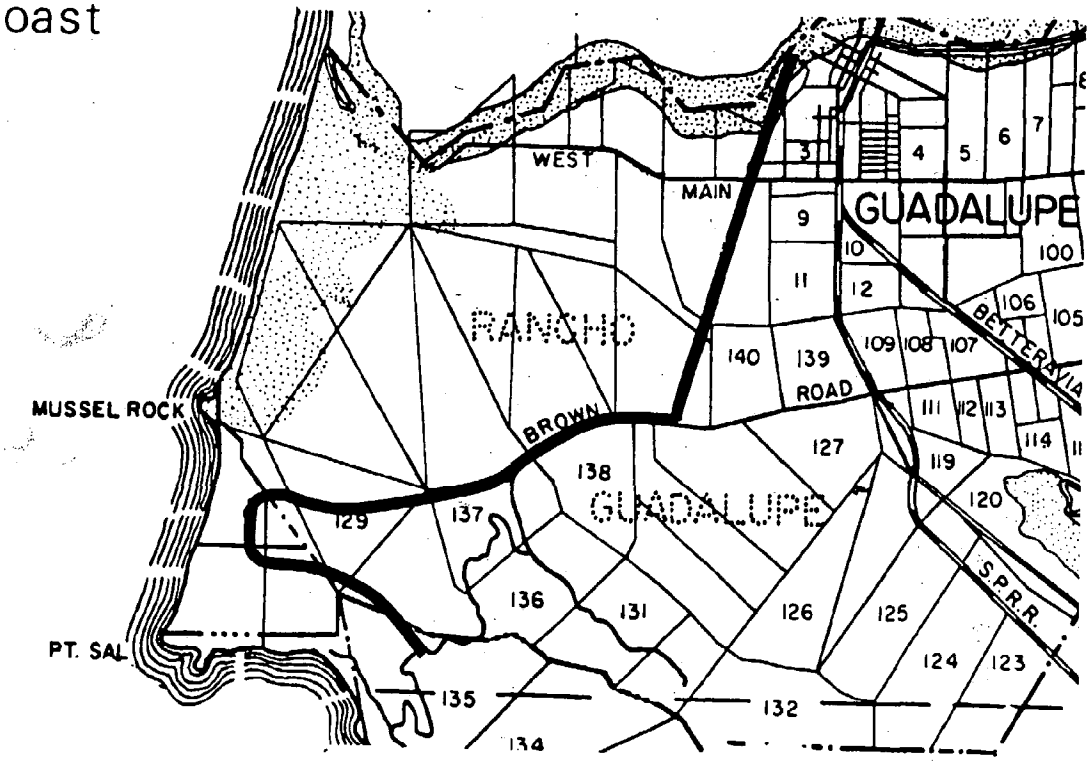
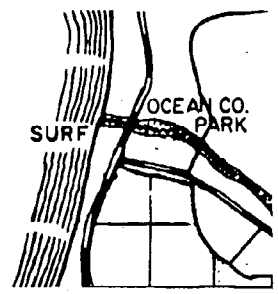
North Coast





COASTAL LINE

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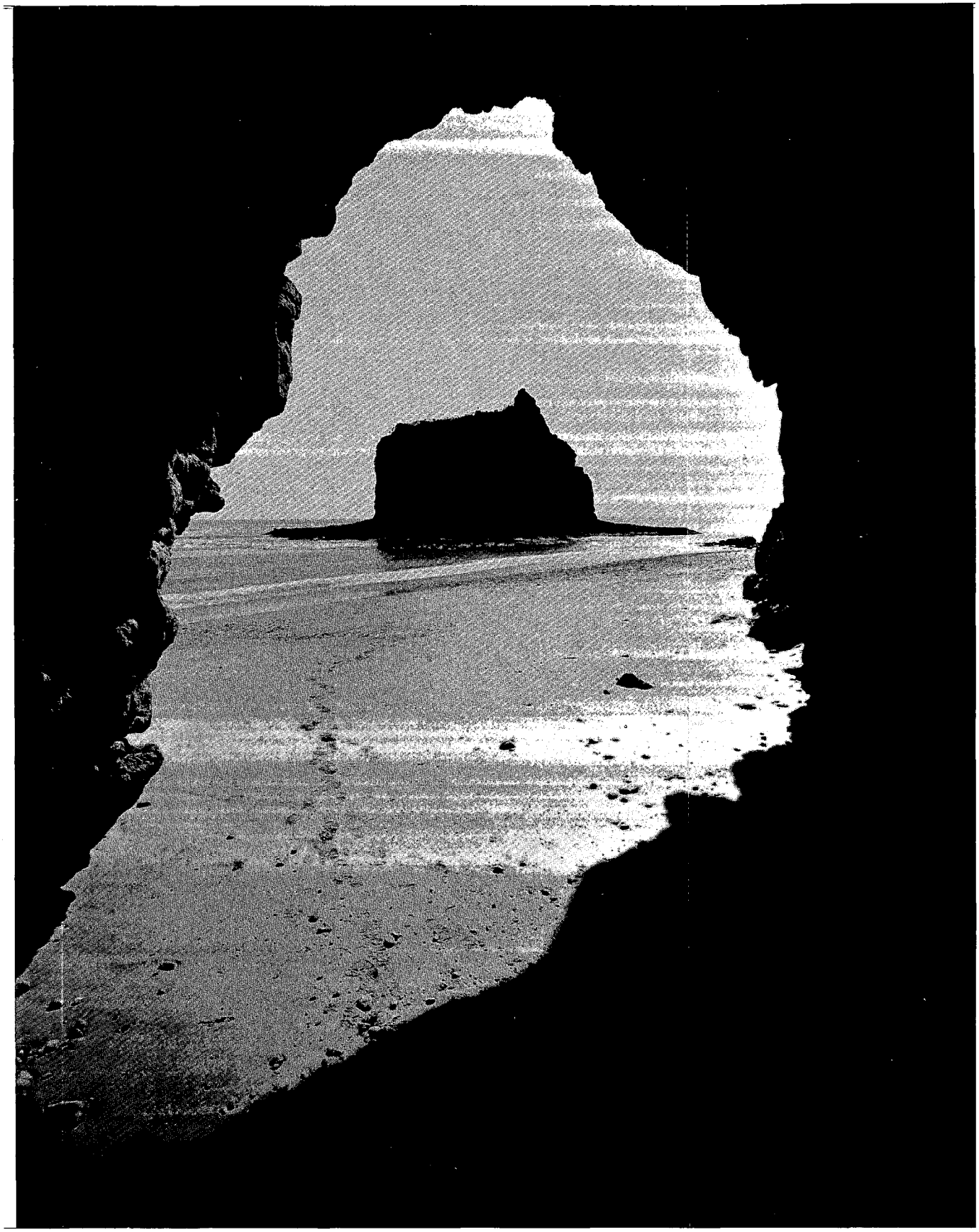

4.8 The Channel Islands ©1975 RON MORGAN

4.8 THE CHANNEL ISLANDS

The Channel Islands that lie within the County of Santa Barbara are San Miguel, Santa Rosa, Santa Cruz, and Santa Barbara. San Miquel and Santa Barbara Islands are owned and managed by the Federal Government. Only the islands under the jurisdiction of the County of Santa Barbara (i.e., Santa Cruz and Santa Rosa) are discussed here.

4.8.1 SANTA CRUZ ISLAND

Santa Cruz Island is located in the Santa Barbara Channel, 19 miles south of the mainland. The largest of the Channel Islands, Santa Cruz Island is 24 miles long, ranges from 1.5 - 6.6 miles in width, and has approximately 60 miles of coastline. Santa Cruz Island is 62,000 acres in size.

Santa Cruz Island is the most topographically varied of all the islands. The highest point on the island is 2,450 feet; it is flanked on the east and west by a range of peaks, many of which reach an elevation in excess of 1,700 feet. The predominant central valley, which lies below the southern slope of the main ridge, runs approximately east-west along a fault bordered by volcanic and sedimentary rock ridges. Although the coastline is steep and rugged, this island has many anchorages and landings. Other interesting features of the coastline include sea caves and pocket beaches.

The vegetation on Santa Cruz Island is diverse. Plant communities here range from somewhat open communities such as grasslands, coastal sage scrub, and chaparral to wooded groves of oak woodland and closed cone pine forests. The central valley and narrow central region of the island are characterized by grasslands and oak woodland. Coastal sage scrub is found on south-facing slopes on the south side of the island, while chaparral and woodlands are found along the moist canyons and north-facing slopes.

Land Use

Recreational and commercial uses of the waters surrounding Santa Cruz Island are increasing. Access to the general public is available only by private boat and yachtspersons anchor at the many small harbors throughout the island. A permit with conditions and restrictions for the purpose of protecting the island's resources is required from the private owners in order to land on Santa Cruz Island. On land, recreational uses such as hiking are limited to daytime. Sport and commercial fishing take place around Santa Cruz Island; skindivers harvest abalone, rock scallop, California sheephead, spiney lobster, kelp bass, and other species.

The western 55,000 acres of Santa Cruz Island are operated as a cattle ranch. The base of this operation is a ranch in the central valley; cattle are transported to and from the island by boat. Recently, the Nature Conservancy purchased 12,500 acres and negotiated a conservation easement for the remaining 42,500 acres of this cattle ranch. The eastern portion of the island, bordered on the west by a ridge of low mountains, is operated under separate ownership for sheep grazing. On this sheep ranch, a group of buildings and a house for the ranch foreman are located at Scorpion

anchorage. Other structures on this portion of the island include a group of buildings at Smuggler's Cove.

Feral pigs and feral sheep also range on the rugged northern portion of the island. A hunting club, housed at Christi Beach, and an archery club serve a function in the control of these destructive animals.

Another important activity on Santa Cruz Island is research. Two research station installations are located in the valley; the University of California field station approximately one mile west of the cattle ranch headquarters and the General Motors Research station to the east at Valley anchorage. Permission has also been granted to other researchers and/or institutions to conduct biological research on the island.

A naval communications station is located atop a ridge running near the middle portion of the island. The Coast Guard maintains a navigation light on Gull Island on the south side of Santa Cruz Island.

4.8.2 SANTA ROSA ISLAND

Santa Rosa Island is located three miles east of San Miguel Island, six miles west of Santa Cruz Island, and approximately 27 miles from the mainland coast. Santa Rosa is about 14.5 miles long and 10 miles wide. It is the second largest of the Channel Islands with 53,000 acres.

The 45-mile shoreline of Santa Rosa Island ranges in character from rocky sea bluffs to sandy beaches. Dunes of various ages are found near the east, west and north sides of the island and scenic sea caves also dot the shoreline. Compared to Santa Cruz Island, the topography of Santa Rosa Island is of lower relief. The highest point on the island is Black Mountain at 1,589 feet in elevation. Black Mountain is located near the center of the island. On the north and east shore there are a number of canyons, many of which are the result of recent dissection of marine terraces.

Much of Santa Rosa Island is annual grassland. The grassland community covers virtually all of the flat terraces, slopes and rolling ridge tops of the island. Coastal dune vegetation is found on the dunes on the east, west and north sides of the island. On the south side of the island, there are some areas of scrub vegetation.

More variety is found in the gullies and canyons where trees such as oak and toyon are found. The best developed vegetation includes the grove of torrey pines on the coast east of the ranch; and the oaks, toyon, willows, and island cherries in Lobo Canyon. These species plus island ironwood and pines are found on the north slope of Black Mountain. Willows and blue gum trees occur near the ranch.

Santa Rosa Island is very windy, and this has given a wind-pruned aspect to the vegetation on the seaward exposures and along the crests of ridges. In the more protected canyons and leeward slopes, the vegetation attains a more upright aspect.

Land Use

Because Santa Rosa Island is fairly remote and lacks suitable anchorages, it is not intensively used for recreation. No landing permit system is currently in existence on this island.

As with all of the Channel Islands, the offshore area of Santa Rosa Island is used for commercial and recreational fishing. The California Department of Fish and Game reports that spiney lobster, abalone, rock scallop, rockfish, kelp bass, and California sheephead have been taken by skindivers in these waters.

The major land use activity on the island is cattle grazing. The Vail-Vickers Company maintains ranching facilities and a pier on the Channel side of the island at Beecher's Bay. The cattle boat operated for this island also provides transportation for the livestock on Santa Cruz Island.

Feral animals are also found on Santa Rosa Island. Friends and employees of the owner occasionally hunt introduced Roosevelt elk and Kaibab mule deer.

Several military installations have been developed on the island and have been abandoned. These installations include an air base with a pier at Johnson's Lee along the south coast as well as radar installations located on the high peaks above Johnson's Lee. Many good roads originate from Beecher's Bay and stretch out across the island. These roads connect with Southwest Anchorage, Johnson's Lee, and the high western portion of the island. A Coast Guard light is located on the northerly point of Santa Rosa Island.

4.8.3 RESOURCES OF SANTA CRUZ AND SANTA ROSA ISLANDS

Marine Mammals

The Channel Islands of Southern California host the largest, most diverse pinniped population to be found in the temperate waters of the world and represent a mix of northern and southern faunal types. Santa Cruz and Santa Rosa Islands now provide relatively undisturbed hauling grounds for harbor seals and sea lions only. In the 1950's, a Stellar sea lion rookery was noted on the south side of Santa Rosa Island and the potential for reestablishment of this species exists. The Guadalupe fur seal and the California sea otter are two other marine mammal species that once existed on Santa Cruz and Santa Rosa Islands. These species are currently extending their range and may one day reestablish on these islands. Since new rookeries may be established and historical ones abandoned, the entire coastline of both islands represents potential hauling and/or pupping grounds.

Land Animals

Relatively few land mammals exist on Santa Cruz and Santa Rosa Islands. The most conspicuous animal, the island fox (*Urocyon littoralis*), is listed as rare by the California Department of Fish and Game. This animal is distributed throughout the islands. The subspecies, *Urocyon littoralis santacruzae*, is found on Santa Cruz Island and *U. littoralis santarosae* is found

on Santa Rosa Island. There are other rare or endemic animals such as Santa Rosa spotted skunk, Santa Cruz gopher snake and the island slender salamander on these islands.

Seabirds

Islands are important seabird habitats, although current seabird populations on the islands are only remnants of what they once were. The seabirds in the area of Santa Cruz and Santa Rosa Islands use a wide variety of marine and coastal habitats. Island cliffs, bluffs, and offshore islets are utilized for nesting, while nearshore waters, inter-island channels, and oceanic waters of the California current are utilized for feeding and rafting. Brant's Cormorant, Pelagic Cormorant, and Pigeon Guillemot nest on Santa Cruz and Santa Rosa Islands. In addition, Western Gull and Cassin's Auklet nest on Santa Cruz Island. The Brown Pelican nests on Scorpion Rock at Santa Cruz Island and is accorded special protection by the California Department of Fish and Game as a rare and endangered species.

Land Birds

The number of land bird species on Santa Rosa Island is limited, largely due to low habitat diversity. Santa Cruz Island supports 40 to 50 species of resident land birds, however, this number of species is relatively small. About a dozen of these birds are subspecies endemic to the islands. Formerly, the Southern Bald Eagle, American Peregrine Falcon, and the Osprey nested on Santa Cruz Island. The Nature Conservancy plans to restore some of these species to their former habitats and is taking initial steps to reintroduce the Southern Bald Eagle to Santa Cruz Island.

Plants

Many outstanding plant communities and interesting rare and endemic plants occur on Santa Cruz and Santa Rosa Islands. Of all the California Islands, Santa Cruz supports the largest number of plant communities due to its large size and varied topography. Closed cone pine forests (*Pinus muricata*) can be found in several areas. Some elements (*Acer macrophyllum*, *Arbutus menziesii*, etc.) of the mixed evergreen woodland community are found on a few canyons on the north side of the island. A unique type of woodland, the Channel Islands woodlands, is well represented on Santa Cruz Island, where it is characterized by *Cercocarpus betuloides* var. *blancheae*, *Heteromeles arbutifolia*, *Lyonothamnus floribundus*, *Prunus lyonii*, *Quercus agrifolia*, *Quercus macdonaldii*, and *Quercus tomentella*. Chamise chaparral, coastal sage scrub, and Channel Islands chaparral can also be found on Santa Cruz Island. Patches of native grasses still persist on portions of Santa Cruz Island in spite of heavy grazing.

There are relatively few trees on Santa Rosa Island. These include three types of oak, two pines, cottonwood, cherry, and ironwood. Of these trees, the island ironwood (*Lyonothamnus floribundus* ssp. *asplenifolius*), island oak (*Quercus tomentella*), and island cherry (Prunus lyonii) are found only on the California Islands. The Torrey Pine (*Pinus torreyana*), is found only on Santa Rosa Island and at one mainland locality, Del Mar,

twenty miles north of San Diego. Santa Rosa Island has three endemic plant taxa: Dudleya blochmanae ssp. insularis (Live Forever), Arctostaphylos confertiflora (Manzanita), and Gilia tenuflora ssp. hoffmannii (Gilia).

Another interesting resource that adds to the educational and research value of Santa Cruz Island is the Willow Creek fossil flora located in Sauces Canyon. These fossil remnants of pleistocene plant association that are currently extinct on the island add to the knowledge of ancient plant distribution and climates.

Intertidal Areas

Due to their location in a transition zone between northern and southern faunal regions, Santa Cruz and Santa Rosa Islands support a rich diversity of intertidal life. Invertebrate species such as barnacles, abalone, anemones, starfish, and crabs occur in greater abundance on the islands than on the mainland. The extensive rocky areas, superior water quality, and relatively undisturbed nature of the Santa Cruz Island and Santa Rosa Island intertidal areas contribute to this abundance and diversity. These coastal waters provide a valuable resource for educational, scientific, and commercial fishing interests alike. In addition, these rocky intertidal areas are important food sources for seabirds and marine mammals.

Because these resources are so valuable and are vulnerable to disturbance from oil spills, poor water quality, and over-harvesting, their importance has been recognized by inclusion in a California oil and gas sanctuary which prohibits oil development within a three-mile area. In addition, the State Regional Water Quality Control Board (RWQCB) has designated the islands as an "Area of Special Biological Significance." The islands were designated because they were found to contain "biological communities of such extraordinary, even though unquantifiable, value that no acceptable risk of change in their environments as a result of man's activities can be entertained." (RWQCB) On Gull Island, off the south shore of Santa Cruz Island, there is a coral (Allopora) which has potential for designation as a rare and endangered species by the California Department of Fish and Game.

Historic and Archaeological Resources

Humans have a long history of occupation on the islands. Radiocarbon dating of a human femur by Phil Orr of the Santa Barbara Museum of Natural History suggests human occupation of Santa Rosa Island at least 10,000 years before the present. The most recent of the Indian cultures on the islands was the Canalino Chumash. These Indians occupied the islands at various population densities until their demise in the early nineteenth century after contact with European disease and culture. Early Spanish explorers visited the islands as early as the mid-sixteenth century. By the mid-nineteenth century, white settlers arrived and introduced grazing animals, a use which persists to the present.

This rich history of exploration and settlement has produced some of the most outstanding examples of archaeological and historical resources in the coastal zone of California. Many of the archaeological sites on the

Del Mar, twenty miles north of San Diego. Santa Rosa Island has three endemic plant taxa: Dudleya blochmanae ssp. insularis (Live Forever), Arctostaphylos subcordata var. confertiflora (Manzanita), and Gilia tenuflora ssp. hoffmannii (Gilia).

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islands are in "mint condition." Reasons for this include the lack of development, relative isolation, and few burrowing rodent populations to disturb sites. The excellent stratification of the island sites are of special interest to researchers.

Research and Education

These extraordinary biological and cultural resources have made the islands invaluable for scientific and educational studies. Biologists are provided with many unique and rare species of plants, animals, and birds to study. Biogeographers are able to compare island and mainland individuals of similar species and the phenomema of island endemism, gigantism, and dwarfism. The historical and archaeological resources provide valuable records for study of earlier cultures and societies due to the uniqueness or pristine condition of many of the sites.

4.8.4 COASTAL ACT POLICIES

The policies from Chapter 3 of the Coastal Act which are most pertinent to the planning issues for the islands include:

> 30240. (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.
>
> 30230. 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.
>
> 30221. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.
>
> 30222. 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.

30224. Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

30263. (a) New or expanded refineries or petrochemical facilities not otherwise consistent with the provisions of this division shall be permitted if: ... (4) the facility is not located in a highly scenic or seismically hazardous area, on any of the Channel Islands, or within or contiguous to environmentally sensitive areas; ...

30250. (a) New development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. ...

4.8.5 PLANNING ISSUES

Santa Cruz and Santa Rosa Islands are relatively isolated; access is not readily available to the general public, and development pressures have not been great. However, the Channel Islands are nationally known for their unique and undisturbed habitat, natural beauty, and cultural significance. Therefore, these islands require special protection from incompatible land uses to protect their incomparable resource values. Existing and potential threats to island resources are discussed below.

Feral Animals

Grazing by feral animals has resulted in the greatest destruction to island natural resources of any activity on Santa Cruz and Santa Rosa Islands. Although grazing activity is excellently managed now, sheep and cattle overgrazing in the past caused the decline of native grass species in the same manner as on the mainland. Feral sheep from the early days have persisted in large areas on Santa Cruz Island. Currently a hunting club keeps the number of feral sheep down but total eradication, an extremely difficult task, is needed to solve the problem. Severe erosion is occurring in areas where sheep have removed most of the vegetation, and overgrazing is preventing the regeneration of new plants. Feral pigs are also found on Santa Rosa and Santa Cruz Islands where they cause extensive disturbance and destruction by uprooting native herbs in the moist grasslands.

Recreational Trespass

The islands, particularly Santa Cruz Island, are popular destination points for yachtspeople, and the number of vessels visiting the islands increases each year. As the unauthorized recreational uses increase, impacts from these uses may result in a greater disturbance of the islands' ecosystem. These include disturbance to animals, trampling of plants,

frightening of marine mammals, trail development, and collecting of intertidal organisms. Because species have smaller populations on islands and recolonization from the mainland or other islands is less likely, plants and animals are more vulnerable to local extinction. It is possible that the numbers of native island species could decline if human traffic increases from the present relatively low level without proper management. Archaeological sites may also be threatened by vandalism with increased recreational use.

Other current issues which result from uncontrolled recreational uses include problems of litter, sewage disposal, and safety. Sewage dumped from boats into the more popular harbors may be affecting marine water quality and garbage and litter are being left on the islands. Also, wildfire potential increases with recreational use as does the probability of people being lost or injured. While the small anchorages and natural harbors provide adequate protection for boats during fair weather, the waters surrounding the islands can be exceedingly hazardous during storm conditions. These problems may increase without proper management of recreational uses in the future.

Commercial and Sport Fishing

Although the islands' intertidal and subtidal areas are still quite rich in commercial and game species, conflicts occur now between commercial and sport fishermen. Regulations differ for the two groups, and each believes the other may contribute to depletion of these resources. Due to the unresolvability of this issue, it may be necessary to set aside offshore areas of the island as sanctuaries for repopulation of sought-after species. These areas should be chosen before a long history of sport and commercial take is established to avoid a high degree of controversy over their selection.

Energy Development

Energy development in the Channel may threaten the islands. Oil development will increase as a result of Lease Sales 35 and 48, as will the amount of tanker traffic in the Channel. Oil spillage will, therefore, continue to pose a constant threat to island resources. In addition, a site near China Harbor (Santa Cruz Island) was considered for a potential LNG plant. Of the four sites evaluated, this site was found to be least appropriate because of potential impacts on coastal resources. It is possible, however, that other industrial uses may be proposed in the future. It is unlikely that the impacts of major energy or industrial facilities could be mitigated to avoid irreversible impacts on island resources.

Space Shuttle

Plans to launch the space shuttle over the northern Channel Islands, with attendant sonic booms of staggering proportions, could physically destroy much of the rocky cliff habitat, and seriously threaten breeding populations of seabirds and marine mammals. Careful analysis and monitoring of these threats is necessary to insure adequate protection of the islands.

4.8.6 LAND USE PLAN PROPOSALS

Land Use Designations

The islands have been used for low-intensity agriculture for many years; a major change in this historical land use could have significant unbalancing effects on the present equilibrium of the ecosystem. Therefore, Santa Rosa and Santa Cruz Islands are designated as Agriculture II. The minimum permitted parcel size shall be 320 acres.

Due to their extensive and outstanding natural resources, both islands have also received an Environmentally Sensitive Habitat Area overlay designation. All policies governing each of the major habitat types, i.e., harbor seal hauling grounds, streams, etc., which are listed in Section 3.9 of the plan also apply to the habitats found on these islands. Locations of important natural resources of Santa Cruz and Santa Rosa Islands, such as sensitive animal habitat areas and important plant communities, are mapped on overlays to 1"=2000' USGS base maps. These maps and overlays are on file in the County Planning Department. In addition, the larger, more important cultural and historical resources have been designated by the Special Area Symbol.

Policies and Actions

In addition to all other applicable policies and standards in the plan, the following policies and actions are proposed to ensure long-term preservation of the natural resources of Santa Cruz and Santa Rosa Islands:

Policy 1: Agricultural activities shall be carried out in a manner consistent with the maintenance of natural flora and fauna, preservation of soils and topography, and protection of the quality of surface and subsurface waters.

Policy 2: Introduction of any non-native animal, other than cattle, horses, dogs, and domestic fowl, or plant species which could de detrimental to the ecological equilibrium of the islands is discouraged.

Policy 3: Construction of major harbor facilities for commercial and/or recreational purposes is prohibited. Upgrading or expansion of existing pier facilities for agricultural, educational, scientific, or limited recreational purposes is permitted.

Policy 4: Light recreational uses, both public and private, shall be permitted provided that the kinds, intensity, and location of use is managed to avoid impacts to all habitat, archaeological, and historical resources.

Policy 5: Prior to issuance of a permit for any grading or construction, the site to be disturbed shall be inspected by both a qualified archaeologist and a biologist, to be selected jointly by the applicant and the County. If archaeological or biological resources are found, measures to minimize or avoid impacts shall be required prior to issuance of a permit.

Policy 6: Recreational uses, both public and private, including overnight anchoring of boats, shall be prohibited in areas used by pinnipeds for hauling out and pupping.

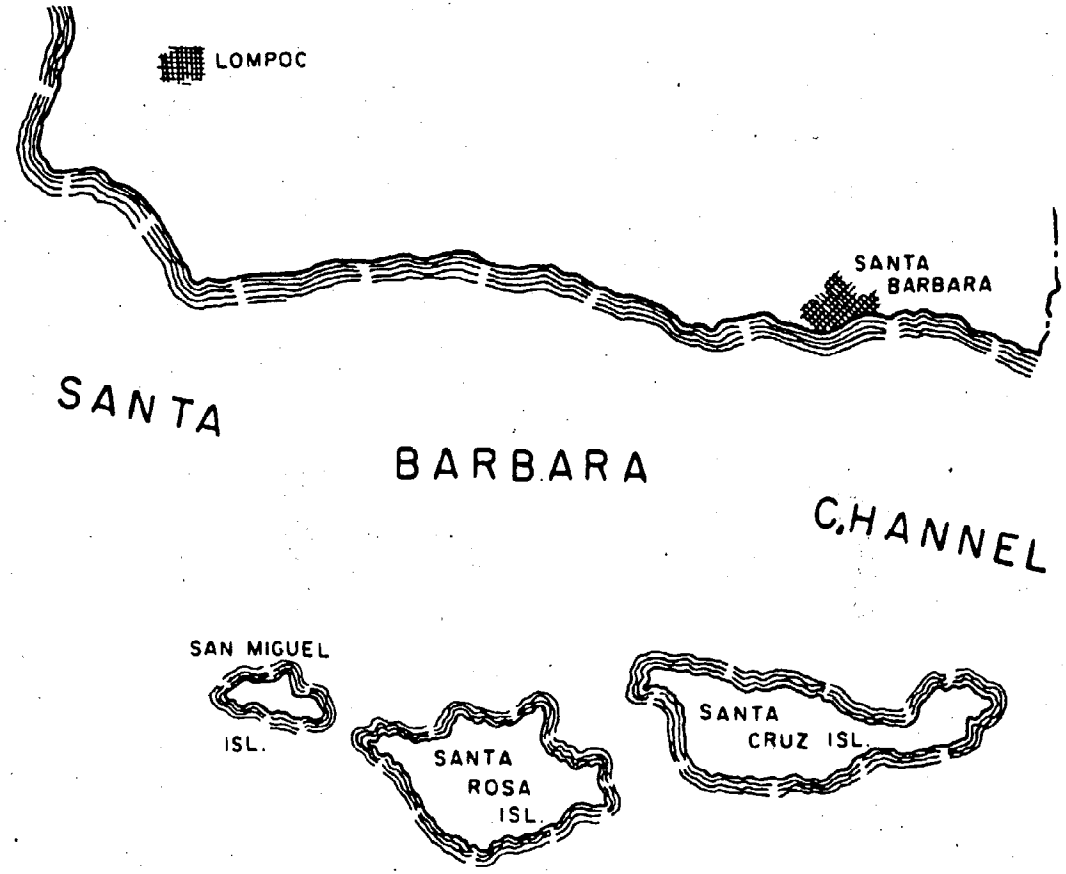
Action 1: The County in consultation with the Department of Fish and Game, the landowners, and other interested persons shall designate several intertidal and subtidal areas adjacent to the islands as preserves. These areas shall not be used for commercial or sport fishing. Permitted uses shall be limited to light recreation (i.e., diving or photography) and scientific research.

Action 2: Until such time as feral animals are eliminated from the islands, the County should encourage and support efforts by landowners or other interested parties to protect areas with significant native vegetation by fencing or other such enclosures.

Action 3: The County, in cooperation with the landowners, Nature Conservancy, and other interested persons, shall undertake a detailed study of the recreational carrying capacity of the islands in order to establish parameters for the kinds, intensity, and location of recreational uses that could be permitted without adverse impacts on natural, archaeological, or historical resources. The study should also propose measures for the management of allowable recreational activities. At such time as this study is completed, all recreational uses for which a fee is charged shall be required to obtain a conditional use permit. Prior to granting of the permit, the County shall make the finding that the proposed recreational use is within acceptable limits of the carrying capacity of the island ecosystem.

Action 4: The County shall encourage the nomination of Santa Rosa and Santa Cruz Islands to the National Register of Historic Places.

Channel Islands



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CHAPTER 5:
SERVICE SYSTEM CAPACITIES AND AVAILABILITY OF RESOURCES

5.1 INTRODUCTION

> 30254. New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal-dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

The land use plan designates the kinds, intensities, and locations of land uses as required under the Coastal Act. A further intent of the Coastal Act is that the "kinds, intensities, and locations of land" uses be correlated with the availability of resources and services. Resources refer to water supply; services refer to water distribution systems, wastewater collection and treatment facilities, and transportation systems. In cases where resources and/or services can only accommodate a limited amount of new development, Section 30254 of the Coastal Act requires that provisions be made for allocating resources and/or services so that coastal dependent land uses, essential public services and basic industries, public and commercial recreation, and visitor-serving land uses are not precluded by other development.

Resource protection and provision of public services are also treated in other sections of the Coastal Act. Section 30231 of the Coastal Act requires that depletion of groundwater supplies be prevented. Section 30241 requires that public service and facility expansions and non-agricultural development do not impair agricultural viability either through increased assessment costs or degraded air and water quality.

The land use plan addresses policies of the Coastal Act by (1) documenting the availability of resources and services within the coastal zone; (2) indicating the possible demand for additional resources and services that would be needed for full theoretical build-out under existing zoning and the land use plan; and (3) providing resource protection and allocation policies, where necessary, to assure that the priority land uses in Section 30254 of the Coastal Act are not precluded by other developments, that the depletion of groundwater supplies is prevented, and that agricultural viability is not impaired as a consequence of service system expansions.

Water Supply

The principal issue addressed in the following sections is water supply, since water, at the present time, is a limited resource. Lack of water availability has resulted in water moratoria in the Montecito, Summerland, and Goleta County Water Districts, leaving only the Carpinteria County Water

District unaffected. However, the Carpinteria County Water District is now on the verge of reaching equilibrium between water supply and demand. The analyses for each of the planning areas are based on information prepared by the County Water Agency.

Wastewater Treatment Capacity

Wastewater treatment and collection capacities are not limited at the present time, although expansions and/or modifications of existing facilities may be required if supplemental water becomes available to allow substantial development within the coastal zone. The data on wastewater treatment capacities has been compiled from information provided by the Districts.

Transportation

Based on current resource constraints and prevailing public attitudes, the Santa Barbara County-Cities Area Planning Council and the Santa Barbara County Transportation Department have projected minimal expansion of the transportation infrastructure. The Regional Transportation Plan calls for modest highway and airport improvements, and an ambitious improvement program for public transportation services and bicycle facilities. Even at a modest level, the highway program contained in the Plan cannot be funded with existing levels of tax revenue. Without additional revenues in the form of increased State gas taxes, levels of maintenance will be reduced, and highway construction will be eliminated entirely in the near future.

Under the Plan, projects to increase the capacity of the region's freeway and arterial system through the provision of additional traffic lanes would be considered only when the existing facility can no longer provide an acceptable level of service. An acceptable level of service is defined by the Plan as one that "can accommodate peak hours traffic at somewhat less than free flow, and which is equivalent to level of Service "D"." Level "D" operation is defined by the Highway Capacity Manual as follows: "approaching unstable flow, with operating speeds tolerable but fluctuating; there is little freedom to maneuver, comfort and convenience are low. In urban areas, delays to vehicles approaching intersections may be substantial during short periods, but the intersections clear periodically, preventing excessive backups."

Within the coastal zone, proposed transportation improvements are minimal with one exception, the widening of the Route 101 freeway to six lanes from Fairview Avenue to the Ventura County line. At present, this route consists of a four-lane freeway from the Ventura County line to downtown Santa Barbara, a conventional four-lane arterial (non-freeway) through downtown Santa Barbara, and a four-lane freeway through the west side of the City and on through the Goleta Valley. The projected need for six lanes east of the City of Santa Barbara through Carpinteria and Montecito (all within the coastal zone) is largely determined by CALTRANS traffic projections of greatly increased traffic at the Ventura County line (more than double today's traffic). If this traffic growth does occur, the addition of freeway lanes would not be needed until about 1995. There is considerable doubt that traffic growth will occur to the extent anticipated due to possible future fuel availability constraints and projected growth trends.

Detailed information regarding road capacity constraints for each of the planning areas is not available. Transportation constraints will have to be analyzed on a case-by-case basis as projects are submitted for review.

Build-Out Projections

In the following subsections of this chapter, information on water supply is related to projected build-out, i.e., the estimated total number of residential units (existing and potential) permitted under the land use plan. There are a number of reasons to believe that the LCP build-out calculations with respect to the number of possible units and population overstate the case. Some areas within the coastal zone are currently developed at lower densities than those permitted under existing zoning; this could also occur under the land use plan. Major demolition of recently constructed single family homes and duplexes to permit conversion to higher density development is unlikely, even if the areas in question are zoned for apartments. Furthermore, there are areas within the coastal zone where complete build-out under the land use plan is improbable because of site constraints, such as hazards and inadequate lot sizes. Therefore, the build-out projections used for analyses in each of the planning areas are hypothetical and are used only to provide a general frame of reference for discussing service system and resource constraints. Table 5-1 shows the comparative populations under theoretical build-out for each planning area under existing zoning and the land use plan.

TABLE 5-1

Comparative Potential Populations
Under Existing Zoning and the Land Use Plan

Subarea	Population 1975	Estimated Population Under Build-out of Existing Zoning[1]	Percent Growth	Estimated Population Under Build-out of Land Use Plan[1]	Percent Growth	Estimated Yrs. to Build-out Under Land Use Plan at a 1% Growth Rate[2]
Summerland, urban	1,000	1,619	61.9	1,487	48.7	40.0
Sumerland, rural	208	2,077	898.6	521	150.5	92.7
Montecito	2,504	5,082	103.0	4,756	89.9	64.4
Carpinteria Valley	3,807	6,971	103.8	5,293	39.0	33.0
Isla Vista	12,855	16,371	27.4	14,969	16.4	15.4
Goleta	5,620	15,323	172.6	7,904[3]	40.6	34.4
Gaviota Coast[4]	148	1,707	1,053.4	268	81.1	59.7
Point Conception[4]	30	584	1,847.7	387	1,190.0	258.3
Point Sal[4]	5	334	6,580.0	54	980.0	240.3

Source: Local Coastal Program 1978

Footnotes:

[1]Estimates for population build-out under existing zoning and the land use plan do not make allowance for slope, setback, lot size, and other restrictions that would normally inhibit the prospects for maximum build-out. Consequently, the zoning and land use plan population estimates are probably in excess of what would most likely occur.

[2]The number of years established for build-out is based on the following formula: $n = \frac{\log P_{t+n} - \log P_t}{\log (1+R)}$

where: P = Population; t = Time Period; n = Integer for Time Period; P_t = Population at Time t; P_{t+n} = Population at Time t + n; R = Rate of Growth Expressed as a Decimal

[3]Exclusive of More Mesa and Santa Barbara Shores.

[4]Household size factors are not available for these areas for both 1990 and the base year. Therefore, growth rates were based on establishing the difference between the existing residential units and what the land use plan and zoning would allow.

5.2 CARPINTERIA VALLEY

Water Supply

The boundaries of the Carpinteria County Water District encompass almost all of the Carpinteria Valley including the City of Carpinteria. With the exception of several foothill areas in the northern portion of the Valley, the entire District is located within the coastal zone. The District derives its water supply from the Carpinteria Groundwater Basin and surface deliveries from Lake Cachuma. The major portion of the Carpinteria Groundwater Basin is also included within the coastal zone; the basin extends beyond the District's boundaries in only two areas: to the west where the Toro Canyon Subunit is within the Montecito County Water District and to the east where a small portion of the basin is in Ventura County.

The safe yield of the groundwater basin is estimated to be 4,500 AFY and the District's annual future entitlement to Cachuma water is 3,041 AFY. According to current water use estimates, the District has an existing surplus of approximately 270 AFY; however, if all of the projects approved or proposed to date in the City and the County were to receive the approval of the Coastal Commission, this surplus would effectively be depleted (Table 5-2). Therefore, a water deficit (i.e., water use exceeds supply) is imminent for the District. Projected water use for the year 1980, balanced against supply, would lead to an estimated deficit of 700 to 1,000 AFY, increasing to 1,600 to 2,000 AFY by 1990 (Table 5-3). The District has submitted a State Water Importation request for 1,843 AFY for the year 1990, which would offset this deficit. Given the existing limited water resources of the District, a water allocation plan is needed to ensure that local needs as well as coastal priorities are addressed.

Build-out under existing zoning and the land use plan would both require more water than the District can now supply. Under existing zoning, the total number of housing units that theoretically could be constructed in the City of Carpinteria at some point in the future is 7,431, a 75 percent increase over existing units (Table 5-4). Under the land use plan, theoretical build-out would be 6,245 units, a 45 percent increase (Table 5-5). At an assumed one percent growth rate, build-out under the land use plan would accommodate growth over the next 31 years.

Theoretical build-out of housing units in the unincorporated area of the Carpinteria Valley under existing zoning would be 3,032 units, more than double the number of existing units (Table 5-6). Under the land use plan, a total of 1,989 units would be possible, a 51 percent increase (Table 5-7). Build-out under the plan would accommodate growth at an assumed one percent growth rate for the next 33 years.

For the District as a whole, estimated water use to accommodate build-out in the City and the County under existing zoning would be 11,729 AFY; under the land use plan, 11,020 AFY. This estimated water use would lead to deficits of 4,188 and 3,479 AFY respectively under full build-out, based on the District's current supply.

Wastewater Treatment Capacity

The current capacity of the Carpinteria Sanitary District's wastewater treatment facility is two million gallons per day. With an average dry weather peak flow of 1.6 million gallons per day, the facility is at 80 percent of capacity and is able to provide service for approximately 3,600 additional people (Table 5-8).

POLICIES

Policy 1: At such time as the current water surplus in the Carpinteria County Water District (estimated 270 AFY) is depleted, the City and County shall cease issuing building permits for new projects.

Policy 2: Priorities for use of the estimated remaining water surplus (270 AFY) in the Carpinteria County Water District shall be established to ensure that priority uses under the Coastal Act (Section 30254) and local needs are satisfied. The following distribution of water uses will allow for development of projects approved by the City and the County and still reserve a limited amount of water to ensure that Coastal Act and local priorities are not precluded.

Priorities Under the Coastal Act	Approved Projects	Water Use (AFY) Reserve	Total
Agriculture	115	--	115
Visitor-Serving Commercial	8	32	40
Public Recreation, Essential Public Services, and Coastal Dependent Uses	--	10	10
	123	42	165
Local Priorities			
Housing:			
Low and Moderate	8	12	20
Other	30	10	40
Industrial Park	35	--	35
General Commercial	7	3	10
	80	25	105
Total Water Use - All Priorities			270

NOTE: These policies are based on the water surplus estimate shown in Table 5-2. If this estimate is revised because of new data or future management/conservation programs instituted by the District, the proposed allocations will need to be adjusted proportionately. These policies may also need to be changed to reflect action taken by the State Commission on the project appeals currently pending before the Commission; such action is anticipated to occur prior to adoption of this plan. Other policies related to the availability of resources and service system capacities are found in Section 3.2.

TABLE 5-2

CARPINTERIA COUNTY WATER DISTRICT
ESTIMATED WATER SUPPLY/DEMAND BALANCE
1978-79 WATER YEAR

Supply	Water Use Acre Feet/Year (AFY)
Groundwater Safe Yield(1)	4,500
Cachuma Planning Total	3,020
	7,520
Water Use	
Private Wells(2)	1,840
Estimated Municipal and Industrial(3)	2,185
Estimated Agriculture(4)	3,100
	7,125
Balance	395
City of Carpinteria:(5)	
Projects Completed or Under Construction	- 122.01
Projects Approved by Regional Commission--On Appeal to State	- 13.34
Projects Approved by Regional Commission--Not Appealed	- 7.14
Projects Pending Before Regional Commission	- 23.52
Projects Approved by City as of 9/29/78	- 34.66
	194.33
County of Santa Barbara:	
Projects Approved by Regional Commission--On Appeal	126.70
	67.63(6)

(1) Source: Geotechnical Consultants, Inc., Hydrologic Investigation of the Carpinteria Groundwater Basin, June 1976.

(2) Source: Geotechnical Consultants, Inc., "Hydrologic Assessment, Carpinteria Groundwater Basin" (letter to the Carpinteria County Water District), March 3, 1978, p. 3.

(3) Based on an estimated District population of 13,000 at 150 gallons per person per day.

(4) Source: Carpinteria County Water District. This is the average amount of water delivered by the District for agricultural use.

(5) Based on the City's Status of Active Projects Report, September 29, 1978.

(6) If the City of Carpinteria were to approve proposed projects currently under review (water use for these projects is estimated to be 62.30 AFY), the balance would be 5.33 AFY.

Prepared by: City of Carpinteria-
LCP Staff
October 2, 1978

TABLE 5-3

CARPINTERIA COUNTY WATER DISTRICT
1975-2000 Water Supply and Demand

		1975	1980	1990	2000
1. POPULATION SERVED		11,650 (1)	14,200 (2)	15,200 (2)	15,200 (2)
2. DWELLING UNITS (3)					
	Sq. ft./DU				
High	1,425- 3,500	1,950	2,809	3,170	3,243
Medium	7,000-10,000	1,865	2,078	2,192	2,213
Medium-Low	10,000-20,000	177	275	371	415
Low	20,000-43,560	43	52	74	83
Total Dwelling Units		4,035	5,214	5,807	5,954
3. ACREAGE (4)					
Industrial (5)		36	50	80	100
Commercial		142	150	170	190
Public Authority		469	470	480	480
Agriculture		3,847	4,100	4,500	4,800
4. SUPPLY (AFY)					
Groundwater Safe Yield (6)		4,500	4,500	4,500	4,500
Surface Water (7)		4,686	3,041	3,041	3,041
Total Supply		9,186	7,541	7,541	7,541
5. DEMAND/WATER NEEDS (AFY)					
Residential					
High		390	700	800	810
Medium		578	710	750	750
Medium-Low		64	100	130	150
Low		37	70	100	110
Subtotal Residential		1,059	1,580	1,780	1,820
Industrial		207	350	560	700
Commercial		584	600	680	760
Public Authority		188	190	190	190
Total M&I		2,038	2,720	3,210	3,470
Agriculture		5,607	6,200	6,800	7,200
Total Water Needs Without Conservation		7,645	8,920	10,010	10,670
Total Water Needs (AFY) With Conservation (9)		—	8,243-8,523	9,175-9,519	9,716-10,084

	1975	1980	1990	2000
6. SURPLUS/(DEFICIT) (AFY)				
Without Conservation	—	(1,379)	(2,469)	(3,129)
With Conservation	—	(702)- (982)	(1,634)- (1,978)	(2,175)- (2,543)

Footnotes: Carpinteria County Water District

1. Source: 1975 Special Census

2. The Santa Barbara County Planning Department prepared these population projections for the County Water Agency; they are based on existing general plan policies effective 4/1/76 and on the assumption of unconstrained water use, i.e., overdraft followed by additional water supply.

3. Sources: 1975 - City of Carpinteria 1975 Existing Land Use Map (Prepared by Patterson, Langford, and Stewart); 1975 Special Census data.

   1980 through 2000 - Santa Barbara County Planning Department projections for the City of Carpinteria and County (unincorporated) areas within the Water District.

   Note: 1. Only occupied dwelling units are included here.
   2. Since census data concerning dwelling units are not broken down into the density categories used in this report, LCP staff worked with City and County Planning staffs to make these allocations.

4. Sources: 1975 - Carpinteria County Water District 1975 Annual Acreage Report.
   1980 through 2000 - City of Carpinteria General Plan (Amended 1974); Santa Barbara County Conservation Element to Proposed General Plan.

5. Industrial acreage includes light and heavy industry such as M&F Packing, Infrared, and Standard Oil. Industrial park and other types of industry that use less water per acre are treated as commercial uses for the purposes of this report.

6. Source: Geotechnical Consultants, Inc., Hydrologic Investigation of the Carpinteria Ground Water Basin, June 1976.

   Note: This is the safe yield estimate presently used by the District for planning purposes.

7. Source: 1975 - actual amount of water from Lake Cachuma purchased during the 1975-76 water year.

   1980 through 2000 - the District's average future entitlement for water from Cachuma.

8. The following 1975 water unit uses factors are derived from the known number of dwelling units and known amount of delivered water in that year; 1980-2000 factors are average unit use factors developed by the Water District for projection purposes

Carpinteria County Water District

Residential	Water Unit Use (AFY)	
	1975	1980-2000
High	.20	.25
Medium	.31	.34
Medium-Low	.36	.36
Low	.85	1.34
Industrial	7.00	7.00
Commercial	4.00	4.00
Public Authority	.40	.40
Agricultural	1.5	1.5

9. Source: County Water Agency draft report on water demand (1977); these are estimates and are not tied to an adopted District program.

TABLE 5-4

CITY OF CARPINTERIA — BUILD-OUT UNDER EXISTING ZONING

Zoning	Existing Units	1975 Household Size	Population	Potential Additional Units	Potential Conversions	Potential Build-Out	1990 Household Size	Potential Population
6-R-1	375	2.5	937.5	116	0	491	2.4	1,178.4
6-R-2	83	2.1	174.3	134	19	236	2.0	472.0
6-R-3	518	2.1	1,087.8	47	30	595	1.8	1,441.8
6-R-4	268	2.1	562.8	138	137	543	1.8	977.4
7-R-1	737	3.2	2,358.4	129	0	866	3.0	2,298.0
7-R-2	5	2.5	12.5	2	3	10	2.4	24.0
8-R-1	246	3.2	787.2	74	0	320	3.0	960.0
DR-8	11	2.5	27.5	2	0	13	2.4	31.2
DR-10	89	2.5	222.5	20	0	109	2.4	261.6
DR-13	92	2.1	193.2	126	1	219	2.0	438.0
DR-14	0	2.1	0.0	56	0	56	2.0	112.0
DR-15	64	2.1	134.4	56	4	124	2.0	248.0
DR-18	0	2.1	0.0	61	0	61	2.0	122.0
DR-20	789	2.1	1,656.9	45	305	1,139	2.0	2,278.0
MHPPD	582	2.5	1,455.0	20	0	602	2.4	1,444.8
A-1-X	1	2.5	2.5	0	0	1	2.4	2.4
Other	386	2.5	965.0	0	0	386	2.38	918.68
PUD	0		0	1,660	0	1,660	2.4	3,984.0
	4,246		10,577.5	2,686	499	7,431		17,192.3

TABLE 5-5

CITY OF CARPINTERIA - BUILD-OUT UNDER THE LAND USE PLAN

Land Use Designation	Existing Units	Household Size 1975	Population	Potential Additional Units	Potential Conversions	Potential Buildout	Household Size 1990	Potential Population
2,180 sq. ft. or more	1,920	2.1	4,032.0	414	603	2,937	2.0	5,874
3,500 sq. ft. or more	765	2.5	1,912.5	301	49	1,115	2.4	2,676
7,000 sq. ft. or more	1,444	3.2	4,620.8	240	0	1,684	3.0	5,052
20,000 sq. ft. or more	11	2.7	29.7	1	0	12	2.4	29
AG	2	2.5	5.0	3	0	5	2.4	12
Other	110	2.6	286.0	0	0	110	2.4	264
PUD	0		0	382	0	382	2.4	917
	4,252		10,886.0	1,341	652	6,245		14,824

TABLE 5-6

CARPINTERIA VALLEY - BUILD-OUT UNDER EXISTING ZONING

Zoning	Existing Units	Household Size 1975	Population	Potential Additional Units	Potential Conversions	Potential Build-Out	Household Size 1990	Potential Population
DR-25	144	2.1	302.4	200		344	1.8	619.2
6-R-1	67	2.5	167.5	36		103	2.4	247.2
7-R-1	56	3.2	179.2	33		89	3.0	267.0
6-R-4	0	3.2	0	6		6	3.0	18.0
8-R-1	110	3.2	352.0	117		227	3.0	681.0
10-R-1	25	2.9	72.5	89		114	2.6	296.4
12-R-1	35	2.9	101.5	6		41	2.6	106.6
DR 3.5	0	2.9	0	14		14	2.6	36.4
20-R-1	58	2.7	156.6	31		89	2.4	213.6
DR-2	7	2.7	18.9	98	6	111	2.4	252.0
1-E-1	112	2.5	280.0	224		336	2.4	806.4
2-E-1	7	2.5	17.5	4		11	2.4	26.4
3-E-1	40	2.5	100.0	61		101	2.4	242.4
A-1-X	363	2.5	907.5	760		1,123	2.4	2,695.2
T Overlay	281	2.0	362.0	0		281	2.0	362.0
20AL	0	2.5	0	22		22	2.4	52.8
40AL	0	2.5	0	8		8	2.4	19.2
100AG	3	2.5	7.5	0		3	2.4	7.2
Other	9	2.5	22.5	0		9	2.4	21.6
	1,317		3,047.6	1,709	6	3,032		6,970.6

TABLE 5-7

CARPINTERIA VALLEY — BUILD-OUT UNDER THE LAND USE PLAN

Land Use	Existing Units 1975	Household Size 1975	Population	Potential Additional Units	Potential Build-Out	Household Size 1990	Potential Population
1 unit/7,000 sq. ft.	620	3.2	1,984	170	790	3.0	2,370
1 unit/10,000 sq. ft.	169	2.9	490.1	60	229	2.6	595.4
1 unit/20,000 sq. ft.	65	2.7	175.5	27	92	2.4	220.8
1 unit/1 acre	90	2.5	225	47	137	2.4	328.8
1 unit/3 acres	88	2.5	220	47	135	2.4	324.0
Ranchettes 5-20 ac.	20	2.5	50	18	38	2.4	91.2
Ag I (5)	25	2.5	62.5	44	69	2.4	165.6
Ag I (10)	225	2.5	562.5	239	464	2.4	1,113.6
Ag I (40)	5	2.5	12.5	20	25	2.4	60.0
Other	10	2.5	25	0	10	2.4	24.0
	1,317		3,807.1	672	1,989		5,293.4

TABLE 5-8

Carpinteria County Sanitary District

		1975	1980	1990	2000
1.	Population Within District[1]	9,500	11,750	13,000	13,000
2.	Current Capacity (mgd)[2]	2.0			
3.	Estimated Wastewater Flow[3]	1.1	1.3	1.4	1.4
4.	Proposed Capacity (mgd)[4]		2.0	2.0	2.0
5.	GPCD[5]	110			
6.	Surplus/Deficit (mgd)	.9	.7	.6	.6
7.	Additional Population Capacity	8,000	6,400	5,500	5,500

FOOTNOTES

(1) Population estimates for the district are based on actual (1975) and projected population figures (1980-2000) for the City of Carpinteria and areas outside of the City that have been annexed to the district. These are estimates which will need to be reviewed by Santa Barbara County Planning Department.

(2) Source: Carpinteria Sanitary District.

(3) This is the estimated average daily flow based on information received from Tony Hamilton at the district sanitation plant and Bill Ghormley, engineer for the district.

(4) Source: Carpinteria Sanitary District.

(5) 110 GPCD is an estimate derived from LCP research on other sanitary districts on the South Coast.

5.3 SUMMERLAND

Water Supply

The Summerland area is serviced primarily by the Summerland County Water District. The District's boundaries extend west to Ortega Ridge Road and to a line some 1,500 feet east of Greenwell Avenue, north beyond the coastal zone line, and south to the Pacific Ocean. The Montecito County Water District serves a portion of the area east of the Summerland County Water District bounds; this area is mostly in agricultural and large lot residential use.

The District is totally dependent on the Cachuma Project for its water supply. No groundwater formations underlie the Summerland area with the exception of a portion of the Carpinteria Groundwater Basin within the area serviced by the Montecito County Water District. The District's existing and projected water balance for the years 1975-2000 are shown in Table 5-9.

Since October 16, 1974, when water supply and demand reached approximate equilibrium, the Summerland County Water District has had a moratorium on new water hookups in effect. The District has placed a subscription for some 260 acre feet per year of State water for the March 1979 water bond election.

Under the land use plan, an additional 409 units could be constructed in the Summerland planning area (Table 5-11), allowing for a 49 percent population expansion in the urban area and an approximate 150 percent population expansion in the rural area. Existing zoning, by contrast, would permit a 62 percent population expansion in the urban and more than an eight-fold expansion in the rural area (Table 5-10). Assuming an adequate water supply and an annual one percent growth rate, growth could be accommodated for 40 years in the urban area and for 93 years in the rural area. Supplemental water to accommodate full build-out under the proposed land use plan would amount to approximately 74 AFY (residential use only). Summerland's water distribution network is developed to adequately serve future development without requiring major service system extensions.

Wastewater Treatment Capacity

The Summerland County Sanitary District boundaries run from Ortega Ridge on the west to the Water District boundary on the east, beyond the coastal zone on the north, and the Pacific Ocean to the south. Existing wastewater treatment capacity is rated at 150,000 gallons per day (gpd) against an estimated wastewater flow of 115,000 gpd. Assuming the plant can operate at its rated 150,000 gpd, there is capacity for approximately 318 additional residents (Table 5-12). Sewer lines serve the existing community of Summerland but do not extend to the surrounding rural areas.

TABLE 5-9

SUMMERLAND COUNTY WATER DISTRICT
1975-2000 Water Supply and Demand

		1975	1980	1990	2000
1. POPULATION SERVED					
District[1]		1,050	1,150	1,450	1,500
2. DWELLING UNITS					
	Sq. ft./DU				
High	1,425- 3,500	224	227	299	311
Medium	7,000-10,000	192	195	252	263
Medium-Low	10,000-20,000	11	11	18	18
Low	20,000-43,560	13	13	19	19
Lowest	1-3 acres	4	4	6	6
3. ACREAGE					
Industrial-Commercial		14	15	20	20
Public Authority		6	6	6	6
Agricultural		219	219	320	420
4. SUPPLY (AFY)					
Groundwater[2]		—	—	—	—
Surface Water		380	430	350	350
Total Known Supply		380	430	350	350
5. DEMAND[3]					
Residential					
Highest		—	29	36	39
High		—	24	30	31
Medium		—	62	77	81
Medium-Low		—	5	9	9
Low		—	9	11	11
Lowest		—	8	10	10
Total Residential		119	137	173	181
Industrial, Commercial, Public Authority		30	36	47	47
Subtotal M&I		149	173	220	228
Agricultural[4]		50	241	352	462
Total Demand Without Conservation		199	414	572	690
Total Demand With Conservation[5]		—	369-395	508-545	625-666

Summerland County Water District

	1975	1980	1990	2000
6. SURPLUS/DEFICIT (AFY)				
Without Conservation	178	16	(222)	(340)
With Conservation	---	61-35	(158)-(195)	(275)-(316)

Footnotes: Summerland County Water District

1. Estimates for 1975 and 1980 were made by the Water Agency as reflected in data received from the SCWD and from other estimates made for the District. The population figure derived from the 1975 Special Census is considered low by the SCWD because it does not reflect the larger household sizes found in Summerland. The Water Agency estimated the 1975 and 1980 figures from a population curve representing the growth since 1965. The SCWD reports a figure of 1,127 for 1976. Figures for 1990 and 2000 are from projections estimated by Cliff Pauley of the Santa Barbara County Planning Department.

2. Summerland rests on consolidated rock and, as such, has no groundwater supply. Cachuma Project water is the District's sole supply source.

3. The Water Agency and SCWD use similar methodologies in determining water demands. The data presented for 1975 are directly from SCWD data, which represent actual 1975 deliveries. Projections for 1980-2000, by the Water Agency, use unit use factors for residences and duties in AF/acre for other land uses. An adjustment was made to the 1980 unit use factors. By raising each unit use value by .01, the increase in population absorbed primarily in existing residences because of the moratorium reflects the additional population's water needs with few additional dwelling units. The original unit use values provided by SCWD were increased by 10 percent to account for system losses. The resultant values represent average annual unit demands for the years 1980, 1990, and 2000:

Lowest Density Residential	1.71/unit
Low Density Residential	0.61/unit
Medium-Low Density Residential	0.47/unit
Medium Density Residential	0.32/unit
High Density Residential	0.24/unit
Highest Density Residential	0.21/unit
Commercial/Industrial/Institutional	1.71/acre
Irrigation	1.10/acre

Data provided by SCWD via letter 7/1/76 requested by Water Agency regarding water demand. 1976 and 1980 figures are for "dry year" conditions. 1990 and 2000 figures are for "average rainfall" conditions.

4. Water Agency estimates of future irrigated lands are based upon the availability of suitable parcels and the plans of land owners who were about to increase their plantings before the moratorium halted their activity. The figure for the year 2000 represents almost a doubling of the irrigated lands in the hills behind Summerland.

5. Conservation figures are shown as a range between moderate and high conservation rates as developed by the Santa Barbara County Water Agency.

TABLE 5-10

SUMMERLAND PLANNING AREA--BUILD-OUT UNDER EXISTING ZONING

ZONING	EXISTING UNITS	HOUSEHOLD SIZE, 1975	POPULATION	POTENTIAL ADDITIONAL UNITS	POTENTIAL CONVERSIONS	POTENTIAL BUILD-OUT	HOUSEHOLD SIZE, 1990	POTENTIAL POPULATION
Within urban limit line:								
DR-25	10	2.1	21	20		30	1.8	54
7-R-3	38	2.1	79.8	33	43	114	1.8	205.2
7-R-1	93	3.2	297.6	105		198	3	594
6-R-2	161	2.5	402.5	51	28	240	2	480
10-R-1	7	2.9	20.3	22		29	2.6	75.4
20-R-1	2	2.7	5.4	10		12	2.4	28.8
1-E-1	0			4		4	2.4	9.6
5-E-1	0			1		1	2.4	2.4
Trailer Park	39	1.7	66.3	0		39	1.6	62.4
OTHER	43	2.5	107.5	0		43	2.5	107.5
TOTAL	393		1000.4	246	71	710		1619.3
Rural:								
DR-8				148		148	2.4	355.2
DR-3				138		138	1.8	248.4
20-R-1	2	2.7	5.4	64		66	2.4	158.4
1-E-1	72	2.5	180	423		495	2.4	1188
5-E-1	9	2.5	22.5	43		52	2.4	124.8
40-AL				1		1	2.4	2.4
	83		207.9	817		900		2077.2

TABLE 5-11

SUMMERLAND PLANNING AREA--BUILD-OUT UNDER THE LAND USE PLAN

URBAN AREA:	Existing Units	Potential Additional Units	Potential Conversions	Potential Build-Out	Household Size 1990	Potential Population
10,000 sq. ft.	9	15.6	0	24.6	2.6	63.96
7,000 sq. ft.	93	75.8	0	168.8	3	506.4
3,500 sq. ft.	200	75	24	299	2	596
1,450 sq. ft.	48	27	58	133	1.6	212.8
Other (Commercial)	43	0	0	43	2.5	107.5
TOTAL URBAN	393	193.4	82	668.4		1,486.66
RURAL AREA:						
AG. I	13	33		46	2.4	110.4
Residential Ranchette	20	28		48	2.4	115.2
1 Unit/1 Acre	50	73		123	2.4	295.2
TOTAL RURAL	83	134		217		520.8

TABLE 5-12

SUMMERLAND COUNTY SANITARY DISTRICT

		1975	1980	1990	2000
1.	Population Served (1)	820	812	1438	1500
2.	Current Capacity (mgd) (2)	.150			
3.	Estimated Wastewater Flow (mgd)	.115	.115	.158	.165
4.	Proposed Capacity (mgd) (3)	.150	.150	.150	.150
5.	Gallons Per Capita Per Day (GPCD) (4)	110[6]	110	110	110
6.	Surplus/Deficit (mgd)	.035	.035	-.008	-.015
7.	Additional Population Capacity (5)	318	318	0	0

Source: Local Coastal Program based on information supplied by the Summerland Sanitary District.

FOOTNOTES

(1) Santa Barbara County Planning Department estimate. The decline in population projected for 1980 assumes continuation of the current moratorium. Some surplus water may become available in Summerland according to the Summerland County Water District because of a lower water demand for agriculture than expected. If this proves true, the projected 1980 population will have to reflect new building potential.

(2) Telephone discussion with Mr. Bill Wheatly, Manager of the Summerland Sanitary District, October 4, 1977.

(3) Capacity rating obtained from telephone conversation with Mr. Bill Wheatly (October 4, 1977) and the California Regional Water Quality Control Board. Mr. Wheatly has indicated that plant capacity can be increased to 2.25 mgd, but this figure does not represent a Summerland Sanitary District Board Policy, nor is it mentioned in any communications between the Sanitary District and the Regional Water Quality Board. The District apparently has no facility treatment expansion plans at this time, although the Regional Water Quality Control Board is seeking Federal funds to enable the Summerland Sanitary District to prepare a technical report on future operations.

(4) Gallons per capita/day based on Summerland Sanitary District estimates. The serviced population/wastewater flow ratio suggests that a 110 gpcd figure may be high for projection purposes.

(5) Additional population capacity is determined by subtracting the wastewater flow (demand) from plant capacity and dividing this number by a factor of 110.

5.4 MONTECITO

Water Supply

The Montecito County Water District (MCWD) services the Montecito area with the exception of several private water purveyors. The District's boundaries are Santa Barbara Cemetery and Ortega Ridge Road to the east and west, beyond the coastal boundary to the north, and the Pacific Ocean to the south. The District draws its water from Jameson and Gibralter Reservoirs, Doulton Tunnel, and from wells. Estimated supply and demand through the year 2000 are summarized in Table 5-13.

On January 18, 1973, the MCWD initiated a water moratorium in anticipation of a negative water supply/demand situation. The moratorium was modified in May 1973 to include a water allocation program and both remain in effect today. The District has subscribed for 2,700 AFY of State water as a means of solving its current and projected water supply deficit. Since the County Health Department began keeping statistical records on the number of private wells in November 1975, some 229 well permits have been issued. This increase in permits has been of concern to the District because it could have potentially adverse impacts on the groundwater basin which has an estimated safe yield of 1,200 AFY. Private well development is particularly critical in areas subject to salt water intrusion (see Section 4.4).

Under the land use plan, theoretical build-out could reach 2,208 units as compared to 2,433 under existing zoning (Tables 5-14 and 5-15). The theoretical population increases resulting from build-out would be 90 percent and 103 percent, respectively. Assuming a one percent annual growth rate, a complete build-out in the coastal zone of Montecito would take 64 years under the land use plan. Approximately 700 AFY of supplemental water would be required to accommodate this build-out. The District's existing water distribution system would not have to be extended to serve build-out that could occur under the land use plan.

Wastewater Treatment Capacity

The Montecito County Sanitary District is bounded by Santa Barbara Cemetery and Ortega Ridge Road to the east and west, the Pacific Ocean to the south, and extends north beyond the coastal boundary line. Plant capacity was rated at .75 (mgd) but has recently been expanded to .85 (mgd) in light of recent plant improvements. Current wastewater flow is estimated at .70 (mgd). Assuming a .15 (mgd) surplus capacity, the plant can accommodate an additional 454 new residents (Table 5-16). The collection system for sewage covers Montecito's coastal zone and thus no new extensions would be required to serve development within the confines of the land use plan.

TABLE 5-13

MONTECITO COUNTY WATER DISTRICT

1975-2000 Water Supply and Demand

		1975	1980	1990	2000
1. POPULATION SERVED					
District[1]		9,711	10,250	11,625	13,000
2. DWELLING UNITS					
	Sq. ft./DU				
Multiple family unit	1,425- 3,500	305	315	411	1,108
Duplex & fourplex	7,000-10,000	694	736	952	494
Single family	10,000-20,000 20,000-43,560 1-3 acres	3,018	3,172	3,821	4,331
Total		4,017	4,223	5,184	5,933
3. ACREAGE					
Commercial & Resort		112	113	132	147
Institutional		220	220	220	220
Recreation		230	230	230	230
Agricultural		1,282	745	745	745
4. SUPPLY (AFY)					
Groundwater[2]		1,200	1,200	1,200	1,200
Surface Water[3]		3,610	3,786	3,659	3,609
Total Supply (including delivery to City of Santa Barbara)		4,821	4,986	4,859	4,809
5. DEMAND (AFY)[4]					
Residential: Single Family, Duplex-Fourplex, Multiple Family		2,904	3,776	4,609	5,256
Commercial & Resort, Institutional, Recreational		901	1,250	1,280	1,300
Total M&I		3,805	5,026	5,885	6,556
Agricultural		592	800	800	800
Total Demand Without Conservation		4,397	5,826	6,685	7,356
Total Demand With Conservation[5]		—	4,640-5,364	5,143-6,085	5,514-6,484

	1975	1980	1990	2000
6. SURPLUS/DEFICIT (AFY) (6)				
Without Conservation	413	(840)	(1,826)	(2,547)
With Conservation	—	346-(378)	(284)-(1,226)	(705)-(1,675)

Footnotes: Montecito County Water District

1. Population estimates were prepared by the Santa Barbara County Planning Department based on the 1975 Special Census.

2. Groundwater estimates for the Montecito County Water District are based on the Hydrogeologic Investigation of Montecito Groundwater Basins, Geotechnical Consultants, Inc., 1974. This investigation established a 1,200-acre feet per year safe yield figure for the groundwater basin.

3. The decline in surface water is due to projected declines in the capacity of Jameson and Gibralter Reservoirs resulting from siltation.

4. Demand is based on the following water use unit factors developed by the Santa Barbara County Water Agency:

Multiple family	.50 AFY
Duplex-fourplex	.75 AFY
Single family	1.00 AFY
Commercial & Resort	2.8 AFY
Institutional	1.2 AFY
Recreational	2.1 AFY

5. Conservation figures are shown as a range between moderate and high conservation rates as developed by the Santa Barbara County Water Agency.

6. Montecito shows a surplus, but facilities do not exist with which to extract the water. Also, currently claimed water rights limit allowable extractions. Recent studies have also indicated that the safe yield may be less than shown here.

TABLE 5-14

MONTECITO--BUILD-OUT UNDER EXISTING ZONING

Zoning	Existing Units	Household Size, 1975	Current Population	Potential Addnt. Units	Potential Conversions	Potential Buildout	Household Size, 1990	Potential Population
DR-12	177	1.9	336.3	262	0	439	2.0	878
6-R-2	316	1.9	600.4	503.7	148	967.7	1.8	1,741.8
20-R-1	438	2.7	1,182.6	176	0	614	2.4	1,473.6
1-E-1	100	2.5	250	204	0	304	2.4	729.6
PRV	50	2.7	135	58	0	108	2.4	259.2
	1,081		2,504.3	1,203.7	148	2,432.7		5,082.2

TABLE 5-15

MONTECITO--BUILD-OUT UNDER THE LAND USE PLAN

3,500 sq. ft.	524			693.7	139	1,356.7	2.0	2,713.4
20,000 sq. ft.	455			170	0	625	2.4	1,500.0
1 Unit/ 1 Ac	92			122	0	214	2.4	513.6
1 Unit/ 3 Ac	4			0	0	4	2.4	9.6
AG I (10)	5			2	0	7	2.4	16.8
REC	0			0	0	0	0	0
SCHOOL	1			0	0	1	2.4	2.4
	1,081			987.7	139	2,207.7		4,755.8

TABLE 5-16

MONTECITO SANITARY DISTRICT

		1975	1980	1990	2000
1.	Population Within District[1]	8,442	8,969	10,408	11,470
	Population Served	7,000	7,527	8,966	10,028
2.	Current Capacity (mgd.)[2]	.75			
3.	Estimated Wastewater (mgd.) Flow	.70	.90	1.07	1.23
4.	Proposed Capacity (mgd.)[3]		.85	1.7	1.7
5.	GPCD[4]	120	120	120	120
6.	Surplus/Deficit (mgd.)	.05	- .05	.63	.47
7.	Additional Population Capacity[5]	454	0	5,250	3,916

Source: Local Coastal Program figures compiled from district information

[1]The difference between the District Population and the Service Population is due to the fact that many Montecito residences utilize septic systems. For projection purposes it is assumed that all future residential growth will be sewered. District estimates are those of the Santa Barbara County Planning Department based on the 1975 Special Census. Serviced population projections are those of the Montecito Sanitary District.

[2]Demand is based on wastewater flow estimates provided by the Montecito Sanitary District and on Gallon Per Capita Per Day (GPCD) figures supplied by Brown & Caldwell, 1972. According to the District (Jerry Smith, October 4, 1977), wastewater flows have stabilized since implementation of the Montecito water moratorium. This has remained the case despite the fact that about 50 new connections have been made each year since the moratorium as a result of private well drillings. This apparent conservation factor could result in lower projected wastewater demand.

[3]A two-stage expansion is proposed for the Montecito wastewater treatment facility. The first stage, now 90% complete involves a .1 mgd. increase. The second and ultimate expansion is proposed to serve a saturation population beyond the year 2000 of 15,690, based on the Wastewater Management Study by Brown & Caldwell, July 1972.

[4]A wastewater projection figure of 120 gpcd is developed in the Wastewater Management Study by Brown & Caldwell, July 1972.

[5]Additional population capacity is based on the difference between current demand and capacity divided by the 120 GPCD developed in the Wastewater Management Study by Brown & Caldwell, July 1972.

5.5 GOLETA

Water Supply

The Goleta County Water District and the La Cumbre Mutual Water Company are the principal water purveyors in the Goleta area. The Goleta County Water District boundaries generally extend westerly to the Embarcadero Subdivision, though an outlying area in the vicinity of El Capitan is also included in the District. The District's eastern terminus is near Las Positas Road, while its northern boundary lies beyond the coastal zone and the Pacific Ocean marks its southern boundary line. The La Cumbre Mutual Water Company boundaries cover the Hope Ranch area.

Lake Cachuma is the District's primary water source, although groundwater is pumped from District wells. La Cumbre Mutual Water Company buys water wholesale from the Goleta County Water District and also draws groundwater from its four wells. Table 5-17 shows the District's projected water supply/demand balance through the year 2000.

In December 1972, the Goleta County Water District imposed a water moratorium on new hookups on the basis that its water supply was less than demand. The moratorium has remained in effect and strong conservation measures have been imposed by the District in recent years. The La Cumbre Mutual Water Company is not in a moratorium condition.

The Goleta County Water District has adopted Resolution 900, which states that the Board of Directors of the Goleta County Water District will attempt to acquire, subject to receiving any prior favorable vote of the Goleta Water District electorate, additional water supplies to allow for reasonable agricultural and urban expansion over a twenty year period. The District defines "reasonable expansion" to be either at the rate of .5% per annum, requiring 1,500 acre feet per year by the twentieth year or at 1% per annum necessitating an additional 3,000 acre feet per year within the District in the twentieth year.

Under the land use plan, theoretical residential build-out within the coastal zone would be 3,052 units, a 79 percent increase over existing units (Table 5-19). This does not include additional units that would result from development of More Mesa or Santa Barbara Shores, since alternatives with varying densities are being proposed for these areas under the land use plan. If the higher density alternative (Planned Residential Development) was selected for both of these areas, total build-out would be 4,057 units, a 139 percent increase, compared to an additional 5,333 units under existing zoning (Table 5-18). At a one percent annual growth rate, some 34 years* would be required to reach the maximum population possible in the land use plan. Approximately 1,220 AFY* of supplemental water would be needed to accommodate this theoretical build-out.

In Isla Vista, the land use plan would allow an additional 1,541 units compared to 2,372 units allowable under existing zoning (Tables 5-20 and 5-21).

*These calculations do not include projected build-out for More Mesa and Santa Barbara Shores.

The land use plan figure is lower than existing zoning because recent Isla Vista Park and Recreational District park acquisitions have been accounted for. Also, the plan's lower allowable build-out reflects General Plan Advisory Committee recommendations which would replace the special "SR" (Student) zone, which is only applicable in Isla Vista, with the County's regular multiple zoning standards. The "SR" zone permits a considerably higher density than the latter.

The Goleta County Water District's existing distribution system is designed to accommodate the level of build-out possible in the proposed land use plan.

Wastewater Treatment Capacity

The Goleta and Isla Vista Sanitary Districts service the Goleta area. The Goleta Sanitary District's boundaries are Fairview Avenue and the Hope Ranch boundary to the east and west, and the Pacific Ocean to the south. The Isla Vista Sanitary District's boundaries extend west to approximately Winchester Canyon Road, east to Fairview Avenue, north beyond the coastal boundary, and south to the Pacific Ocean.

The Goleta Sanitary District's wastewater treatment plant serves both sanitary districts. Current plant capacity is rated at 8 mgd against an estimated wastewater flow of 6.23 mgd. There is sufficient excess capacity to serve an additional 16,090 people (Table 5-22).

The Goleta and Isla Vista Sanitary Districts' sewer network can serve the levels of growth possible in the land use plan although some improvements within the system will be required according to a study by Brown and Caldwell Engineers (March 1976).

TABLE 5-17

GOLETA COUNTY WATER DISTRICT
1975-2000 Water Supply and Demand

		1975	1980	1990	2000
1. POPULATION SERVED					
GCWD District (1)		70,500	70,500	78,490	87,800
LCMWC		3,600	3,830	4,100	4,350
2. DWELLING UNITS (2)					
	Sq. ft./DU				
High	1,425- 3,500	10,482	10,482	12,100	14,370
Medium	7,000-10,000	8,032	8,032	8,800	9,650
Medium-Low	10,000-20,000	3,273	3,273	3,460	3,750
Low	20,000-43,560	584	584	650	740
Lower	1- 3 acres	1,795	1,795	2,000	2,200
Lowest	3+ acres	50	50	55	60
3. ACREAGE (3)					
Industrial		410	415	490	570
Commercial		400	420	520	620
Public Authority		720	720	720	720
Recreation		400	400	440	440
Agricultural		5,049	5,200	6,200	7,300
4. SUPPLY					
Groundwater (4)		4,200	4,100	4,100	4,000
Surface Water (5)		9,310	9,520	10,080	10,080
Total Known Supply (6)		13,510	13,620	14,180	14,080
5. DEMAND (AFY) (7)					
Residential					
High		---	2,730	3,150	3,740
Medium		---	3,290	3,600	3,960
Medium-Low		---	1,770	1,870	2,030
Low		---	390	440	500
Lower		---	1,650	1,700	1,750
Lowest		---	50	60	60
Total Residential		8,515	9,880	10,820	12,040
Industrial (8)					
Commercial		2,685	2,720	3,030	3,340
Public Authority		---	---	---	---
Total M&I		11,200	12,600	13,900	15,400

	1975	1980	1990	2000
5. DEMAND (AFY) (Continued)				
Agricultural[9] (incl. private pumpage)	4,570	5,120	9,770	12,380
Sales to La Cumbre Mutual Water Co.	300	350	350	350
La Cumbre Mutual Water Co. Demand	1,470	1,530	1,670	1,830
Sunset-Las Positas MWC's*	60	---	---	---
Total Demand w/o Conservation	17,600	19,600	25,690	29,960
Total Demand w/Conservation[10]	---	16,220-18,350	21,500-23,660	24,990-27,470
6. SURPLUS/DEFICIT (AFY) WITHOUT CONSERVATION	(4,090)	(5,980)	(11,510)	(15,880)
SURPLUS/DEFICIT WITH CONSERVATION	(4,090)	(2,600)-(4,730)	(7,320)-(9,480)	(10,910)-(13,390)

Footnotes: Goleta County Water District

1. Data for 1975 is from the Special County Census as adjusted by the SBCPD, the GCWD, and the SBCWA to reflect the service population within the GCWD. Included in the total is the service population of the La Cumbre Mutual Water Company and two smaller private mutual water companies, Sunset and Las Positas. Excluded from the total is the population of the areas served by the City of Santa Barbara. The projected population schedule was prepared by the SBCPD and adjusted by the Water Agency to reflect the GCWD service population.

2. Santa Barbara County Water Agency.

3. Santa Barbara County Water Agency.

4. Groundwater estimates have been revised downward since 1975 to reflect the findings of a safe yield study by John Mann, consultant for the Goleta County Water District.

5. The actual surface deliveries to the GCWD in 1975 were greater than the volume shown, due to the availability of surplus water. Additional New Release Schedule (NRS) water from Cachuma was taken in advance to fulfill the demand. Otherwise, the figures are based on Cachuma Entitlement Obligations.

6. Data for 1975 represents sales by the GCWD and an estimate of 485 AF supplied privately for agriculture during the water year 1975-76. Sales by the District to commercial, industrial, and institutional accounts were determined through District records to be 2,685 AF. Residential sales were determined as 8,515 AF, or the remainder of 11,200 AF of domestic sales within the GCWD and including residents in the City. Four areas within the District are served by the District yet billed and maintained by the City. Likewise, one area within the City is served by City yet billed and maintained by the GCWD. Each of the entities receive compensation for their respective deliveries through a bi-monthly exchange. For planning purposes, these small exchanges are excluded in the projections.

7. Projected residential needs are based upon future dwelling units and average unit use values determined from a GCWD survey. The survey revealed unit water uses for different lot sizes as defined on the General Plan Maps. This survey was taken in 1975 and may reflect a certain amount of conservation. The Water Agency assumes these values are average water needs for the projected dwelling units and are presented as follows:

Lot Size	AFY/D.U.
3+ acres	1.07
1-3 acres	.92
20,000 sq. ft.	.67
10,000 sq. ft.	.54
7,000 sq. ft.	.41
1,450-3,500 sq. ft.	.26

8. Projected water needs of commercial, industrial, and institutional uses are determined by applying a water use duty of 1.75 AFY/acre. This is considered an average value and is determined as such:

$$\frac{2{,}685 \text{ AF (sales)}}{1{,}530 \text{ (acreage)}} = 1.75$$

9. Agricultural water demands are presented for the area east of El Capitan. Agricultural demands west of that point are discussed under Misc. Areas. Value for 1975 represents 4,080 AF sold by the District to irrigated agriculture, and recreation, plus an estimate of private pumpage at 485 AF from the Goleta basin, 900 AF within the western section of the District, and 600 in the Goleta area, east of El Capitan. Values for 1980 represent 4,480 AF sold by the District to irrigated agriculture and recreation, representing an increase of 400 AF in District deliveries to existing acreage to allow for the maturing of groves. The 1980 figure also represents an increase in private pumpage to 2,220 AF inside and outside the District east of El Capitan. Demands for the year 1990 and 2000 are based upon acreage projections. A water duty of 1.5 AFY/acre was applied to the acreages, assuming the maturity of groves during the planning period. Recreational water demands are 800 AF for 1990 and 2000, bringing the totals to 10,100 and 11,750 for those respective years. Private pumpage could possibly meet 2,000 AF of this demand with the remainder supplied by the District, assuming the availability of water.

10. Water conservation estimates are those of the Santa Barbara County Water Agency.

TABLE 5-18

GOLETA -- BUILD-OUT UNDER EXISTING ZONING
(EXCLUDING ISLA VISTA AND UCSB)

Zoning	Existing Units	Household Size 1975	Population	Potential Additional Units	Potential Conversions	Potential Buildout	Household Size 1990	Potential Population
6-R-1	0	2.9	0	308		308	2.6	800.8
7-R-1	439	3.8	1,668.2	394		833	3.4	2,832.2
10-R-1	205	3.6	738	47		252	3.2	806.4
20-R-1	86	3.4	292.4	224		310	3.2	992.0
1.5-EX-1	114	3.2	364.8	89		203	3.0	609.0
2.5-EX-1	31	3.2	99.2	14		45	3.0	135.0
3.5-EX-1	36	3.2	115.2	29		65	3.0	195.0
DR-2	7	3.4	23.8	592	5	604	3.2	1,932.8
DR-10	129	2.9	374.1	1,680		1,809	2.6	4,703.4
7-R-3	418	2.9	1,212.2	160		578	2.6	1,502.8
40-AL	1	3.2	3.2	1		2	3.0	6.0
A-1-X	1	3.2	3.2	89		90	3.0	180.0
Other	234	3.1	725.4	0		234	2.9	678.6
	1,701		5,619.7	3,627	5	5,333		15,322.8

TABLE 5-19

GOLETA--BUILD-OUT UNDER THE LAND USE PLAN
(EXCLUDING ISLA VISTA AND UCSB)

Land Use	Existing Units 1975	Household Size 1975	Population	Potential Additional Units	Potential Build-Out	Household Size 1990	Potential Population
1,450 sq. ft.	577	2.1	1,211.7	326	903	1.8	1,625.4
3,500 sq. ft.	258	2.9	748.2	672	930	2.6	2,418.0
7,000 sq. ft.	439	3.8	1,668.2	30	469	3.4	1,594.6
20,000 sq. ft.	86	3.4	292.4	62	148	3.2	473.6
1 ac. or more	143	3.2	457.6	195	338	3.0	1,014.0
3 ac. or more	36	3.2	115.2	29	65	3.0	195.0
AG	24	3.2	76.8	37	61	3.0	183.0
OTHER	138	3.1	427.8	0	138	2.9	400.0
	1,701		4,997.9	1,351	3,052*		7,903.6*

*This total does not include More Mesa or Santa Barbara Shores. Alternative land uses for these areas are as follows:

	Land Use	Potential Additional Units
More Mesa:	AG	25
	Visitor Serving	0
	PRD	420
Santa Barbara Shores:	Residential Ranchette	20
	PRD	585

TABLE 5-20

ISLA VISTA -- BUILD-OUT UNDER EXISTING ZONING

Zoning	Existing Units	Household Size 1975*	Population	Potential Additional Units	Potential Conversions	Potential Buildout	Household Size 1990	Potential Population
10-R-1	92	3.6	331.2	123	0	215	3.2	688.0
SR-2-D	1,458	2.9	4,228.2	633	236	2,327	2.6	6,050.2
SR-4-D	3,720	2.1	7,812.0	769	611	5,100	1.8	9,180.0
Other	156	3.1	483.6		0	156	2.9	452.4
Totals	5,426		12,855.0	1,525	847	7,798		16,370.6

TABLE 5-21

ISLA VISTA -- BUILD-OUT UNDER THE LAND USE PLAN

Land Use	Existing Units	Household Size 1975*	Population	Potential Additional Units	Potential Conversions	Potential Buildout	Household Size 1990	Potential Population
10,000 sq. ft.	99	3.6	356.4	135	0	234	3.2	748.8
1,450 sq. ft.	1,587	2.9	4,602.3	493	270	2,350	2.6	6,110.0
2,180 Sq. ft.	3,539	2.1	7,431.9	542	101	4,182	1.8	7,527.6
Other	201	3.1	623.1	0	0	201	2.9	582.9
Totals	5,426		13,013.7	1,170	371	6,967		14,969.3

*based on household size for Goleta

TABLE 5-22

GOLETA AND ISLA VISTA SANITARY DISTRICTS
PROPOSED SECONDARY TREATMENT

		1975	1980	1990	2000
1.	Population Served (1) (Both Districts)	65,970	64,719	74,938	83,438
2.	Current Capacity (mgd)	8.0			
3.	Estimated Wastewater (2) Flows (mgd)	6.23	7.33	8.49	9.45
4.	Proposed Capacity (mgd)		8.0	8.0	8.0
5.	GPCD (3)	110	110	110	110
6.	Surplus/Deficit	1.77	.67	(.49)	(1.85)
7.	Additional Population Capacity	16,090	6,090	(4,454)	(13,181)

Source: Local Coastal Program, 1978

FOOTNOTES

1. Population figures are for the combined Goleta County and the Isla Vista Sanitary Districts as both these Districts feed into the Goleta Wastewater Treatment Facility. Figures are based on the 1975 Special Census. The projections assume the continuation of moratorium conditions through 1980.

2. Current wastewater flow is based on a compilation of flow estimates from Tables 4-2, 4-3, 4-4, and 4-5 (P. 82-86) of Upgrading Wastewater Treatment and Ocean Disposal Facilities, Brown and Caldwell, March 1976. These figures are subject to change when accurate metering is implemented.

3. 110 gallons per capita per day is derived from R. E. Blanton, Goleta Sanitary District Manager. A straight division of current wastewater flow divided by the existing population will yield a figure of about 94 gpcd. Brown and Caldwell indicate that current metering of wastewater flows is unreliable and this may explain the discrepancy.

5.6 RURAL AREAS

Gaviota Coast

Between Ellwood and Gaviota there are two service system extensions of Goleta County Water District. A ten-inch water line serves existing residences in the Embarcadero subdivision, and a 33-inch pipeline extends west of Goleta to the El Capitan area. The remaining area which is largely in agriculture depends upon private wells. Both of these serviced areas are under the constraints of the Goleta Water District's moratorium.

The area between Ellwood Canyon and Gaviota was investigated by the USGS (1968) which concluded that the average annual recharge was 6,000 acre feet per year. Actual safe yield would be less because some subsurface outflow would be necessary to prevent seawater intrusion. Present pumpage in the Ellwood-Gaviota area is reported to be 1,720 acre feet per year.

The land use plan would allow for 120 new units compared to 1,559 potential additional units under existing zoning (Tables 5-23 and 5-24). The proposed minimum parcel sizes for the area reflect its agricultural use and are not sufficient to warrant service system extensions.

Point Conception

There are no public services provided in the Point Conception area. Residential and agricultural development depend on private wells and on-site waste systems. The Santa Barbara County Water Agency has indicated safe yield for this area to be something less than 2,000 acre feet per year.

Under the land use plan, a theoretical build-out of 387 residential units is possible compared to 584 units permitted under present zoning (Tables 5-25 and 5-26). Both of these build-out possibilities represent a substantial increase over the estimated 30 existing units in the Point Conception area.

The proposed minimum parcel sizes for the Point Conception area would not warrant service system extensions.

Point Sal

The Point Sal area is almost uninhabited and has no service system facilities. Under the land use plan, 49 new residential units could be added compared to the 329 units that could be built under existing zoning (Tables 5-27 and 5-28).

The proposed minimum parcel sizes for the Point Sal area would not warrant service system extensions.

TABLE 5-23

GAVIOTA COAST -- BUILD-OUT UNDER EXISTING ZONING

Zoning	Existing Units	Household Size 1975*	Population	Potential Additional Units	Potential Build-out
8-R-1	0	3.2	0	101	101
10-R-1	4	3.2	12.8	954	958
30-R-1	0	3.2	0	45	45
1-E-1	34	3.2	108.8	42	76
U	96	3.2	307.2	398	494
100 AL (AG)	14	3.2	44.8	19	33
	148		473.6	1,559	1,707

*Household size multipliers are average single family household multipliers for census areas 5 and 6 of Santa Barbara County.

TABLE 5-24

GAVIOTA COAST -- BUILD-OUT UNDER THE LAND USE PLAN

Land Use	Existing Units 1975	Household Size 1975 *	Population	Potential Additional Units	Potential Build-Out
1 Ac or More	34	3.2	108.8	42	76
Rural Residential	46	3.2	97.2	32	78
AG II	25	3.2	79.0	46	71
Other	43	3.2	137.6	0	43
	148		422.6	120	268

*Household size multipliers are average family multipliers for census areas 5 and 6 of Santa Barbara County.

TABLE 5-25

POINT CONCEPTION - BUILD-OUT UNDER EXISTING ZONING

Zoning	Existing Units	Potential Additional Units	Potential Buildout
100 AL (AG)	30	336	366
U	0	218	218
TOTALS	30	554	584

TABLE 5-26

POINT CONCEPTION - BUILD-OUT UNDER THE LAND USE PLAN

Land Use	Existing Units	Potential Additional Units	Potential Build-Out
AII	30	357	387
Totals	30	357	387

TABLE 5-27

POINT SAL — BUILD-OUT UNDER EXISTING ZONING

Zoning	Existing Units	Potential Additional Units	Potential Build-out
100 AG (AL)	4	38	42
U	1	273	274
40 AG	0	18	18
TOTALS	5	329	334

TABLE 5-28

POINT SAL -- BUILD-OUT UNDER THE LAND USE PLAN

Land Use	Existing Units	Potential Additional Units	Potential Build-out
AG II	5	49	54
TOTALS	5	49	54

5.7 PRIORITIES AND PHASING

The problem of establishing priorities and phasing within the land use plan is obviously complicated by the uncertainty surrounding future water availability. Since the imposition of the Goleta County Water District moratorium in 1972, the various water districts and, more recently, the Santa Barbara County Water Agency, have conducted extensive studies to determine the feasibility of supplemental water options. The Santa Barbara County Water Agency has identified some 11 supplemental water options and evaluated each with respect to their economic and technical feasibility.

The Water Agency has completed a special report (Environmental and Water Resources Reconnaissance Study for State Water Project and Alternatives) in preparation for a forthcoming bond election on March 6, 1979, which will determine whether or not the County will exercise its option for importing State water. The outcome of this election will have an enormous impact on the prospects for urban growth and agricultural expansion within the coastal zone.

If the County elects to import State water, there appears to be, based on the calculations set forth for each of the study areas, enough water to provide for the build-out that is possible in the land use plan. If State water importation is rejected, then each of the Water Districts, either individually or in concert with the Water Agency, will pursue whatever options are open to them. Just how much development is feasible under a non-importation alternative will hinge on specific feasibility studies and actions taken by the Districts.

If supplemental water becomes available, an allocation system that reflects Coastal Act policy, i.e., the priority uses specified in Section 30254, will need to be developed. With the exception of the Carpinteria Valley, the coastal zone boundary bisects water districts in the South Coast urban area, thus presenting the initial problem of deciding what proportion of supplemental water to allocate to the coastal zone. Moreover, the priority uses spelled out in Section 30254 do not necessarily reflect local needs. The existing housing problem could be worsened unless new housing opportunities are provided which offset new housing demands generated by visitor-serving facilities and other priority land uses prescribed in the Coastal Act.

In the event that the electorate selects the State water importation alternative, it will be imperative to institute a groundwater management program which will protect the groundwater basins from possible overdraft in the interim between a positive State water importation vote and the actual arrival of State water. Lacking a water management program, a large number of permits could be issued with the knowledge that water will be forthcoming within the time frame estimated to construct the Intra-County Distribution System. Without any regulatory mechanisms such as growth or water management, the Water Districts' commitment to serve could be increased to a level which would exceed the long-term supply, leading to overdrafts and rapid depletion of excess wastewater treatment capacity.

If supplemental water becomes available, the following actions shall be taken:

1. A priority list of uses for each planning area (which includes housing) shall be prepared along with general estimates of the water required to serve these uses. A sufficient amount of water shall be "reserved" for the identified priority uses.

2. A specific allocation shall be reserved for the recreational proposals set forth in the land use plan.

3. It is recommended that water required to alleviate any existing water deficits be allocated prior to water allocations for priority land uses.

APPENDIX A

DEFINITIONS

CHAPTER 3

3.2 DEVELOPMENT

30106. "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

3.5 HOUSING

Definition of Low and Moderate Income

In accordance with the regulations of the California Housing Finance Agency, "persons of low and moderate income" are defined to include all the following:

(1) A "very low income family" is a family whose income does not exceed 50 percent of the median income for the area, as determined by HUD[1] with adjustments[2] for smaller and larger families.

(2) A "low income family" is a family whose income does not exceed 80 percent of the median income for the area, as determined by HUD[1] with adjustments[2] for smaller or larger families, except that income limits higher or lower than 80 percent may be established on the basis of its findings that such variations are necessary because of the prevailing levels of construction costs, usually high or low incomes, or other factors.

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[1]Generally defined by HUD as county; [2]adjustments as made by HUD.

(3) A "moderate income family" is a family whose incomes does not exceed 120 percent of the median income for the area, as determined by HUD[1] with adjustments[2] for smaller and larger families.

(4) For purposes of this section "family" includes an elderly, handicapped, disabled, or displaced person and the remaining member of a tenant family as defined in Section 201 (a) of the Housing and Community Development Act of 1974.

A generally accepted definition of affordable housing is that for which costs do not exceed 25 percent of the family gross income. Housing costs include rent or mortgage payment, property taxes, insurance, heat and utilities, and maintenance and repairs.

Definition of Housing Condition*

Condition A - New, near new, housing under construction and older housing which has been exceptionally well maintained.

Condition B - Housing where minor deficiencies are apparent, where roofs need repair work, buildings need painting and other weather protection, garage doors sagging or inoperable. Housing where an expenditure of from $1,000 to $5,000 and good ongoing maintenance will extend the useful life of the building beyond a 40-year period.

Condition C - Housing where major deficiencies are apparent, often without foundations, roofs sagging, paint and weather protection work needed, some structural failures in porches and steps. These are usually older buildings (pre-building code) whose original construction was inadequate or buildings which have had little or inadequate maintenance. Buildings in this condition, unless rehabilitated, could be beyond reasonable economic repair within a three- to ten-year period. "C" condition housing would likely require a $5,000 to $20,000 expenditure and a program of sound maintenance to provide the building with an additional 40-year life.

Condition D - Dilapidated housing which had deteriorated beyond reasonable economic repair. The term "reasonable economic repair" is meant to mean that a sum of money in excess of 50 percent of the as-is value of the building would be required to rehabilitate the dwelling to livable standards.

*Source: Santa Barbara County Housing Condition Inventory, June 1977.

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[1]Generally defined by HUD as county; [2]adjustments as made by HUD.

3.6 INDUSTRIAL AND ENERGY DEVELOPMENT

30107. "Energy facility" means any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

3.8 AGRICULTURE

Definition of Prime Agricultural Lands

Section 51201 of the California Government Code:

(1) All land which qualifies for rating as class I or class II in the Soil Conservation Service land use capability classifications.

(2) Land which qualifies for rating 80 through 100 in the Storie Index Rating.

(3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.

(4) Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars per acre.

(5) Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars ($200) per acre for three of the previous five years.

3.9 ENVIRONMENTALLY SENSITIVE HABITAT AREAS

30121. "Wetland" means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

Definitions of other commonly used terms include:

Biota: all plants and animals occurring within a certain region.

Coastal Strand: a plant community found in sandy beaches and dunes scattered along the entire coast. The vegetation is low or prostrate, often succulent and late flowering.

Coastal Sage Scrub: a plant community found on dry rocky or gravelly slopes below 3,000 feet composed of half shrubs, one to five feet tall.

Community: an assemblage of plant and animal populations occupying a given area.

Chaparral: a dense, sometimes impenetrable plant community found on dry slopes and ridges. Chamise, toyon, scrub oak, ceonothus, and manzanita are dominant species.

Disjunct: a plant or animal species found in an area outside of its usual range.

Ecosystem: a system formed by the interaction of a community of organisms with their environment.

Estuary: that part of the mouth or lower course of a river in which the river's current meets the sea's tide.

Hybrid: an offspring of two animals or plants of different variety or species.

Intertidal: of or pertaining to the seashore region that is above the low-water mark and below the high-water mark.

Invertebrate Fauna: animals lacking a backbone and internal skeleton such as a sea anemone.

Marsh: a tract of low, wet land, often treeless and periodically inundated, characterized by grasses, sedges, cattails, and rushes.

Mudflat: a mud-covered, gently sloping tract of land, alternately covered or left bare by tidal waters.

Reef: a ridge of rocks or sand at or near the surface of the water.

Relict: a persistent remnant of an otherwise extinct flora or fauna.

Salt Marsh: a marshy tract that is wet with salt water or flooded by the sea.

Salicornia Marsh: a wetland or marsh area in which the dominant vegetation is pickleweed (Salicornia spp.).

Sloughs: an area of soft, muddy ground, swamp, or swamplike region; a marshy or reedy pool, pond inlet, backwater, or the like.

Subtidal: the area just beyond the intertidal zone not subject to tidal fluctuation below the low tide line.

Tideflats: a marshy, sandy, or muddy nearly horizontal coastal flatland which is alternately covered and exposed as the tide rises and falls.

Tidepool: an accumulation of sea water remaining in a depression on a beach or reef after the tide recedes, occupied by a variety of plant and animal species.

RARE AND ENDANGERED SPECIES

Animals (California Department of Fish and Game)

An animal whose existence is threatened by one or more conditions as listed below is considered rare and endangered.

1. The mortality rate exceeds the birth rate.

2. The species is not capable of adapting to environmental change.

3. The species' habitat is threatened by destruction or serious disturbance.

4. Survival is threatened by the unwanted introduction of other species through predation, competition, or disease.

5. Environmental pollution threatens the species' survival.

Plants (California Native Plant Society)

A plant is rare if:

1. It exists in only one or a very few restricted localities.

2. It occurs in such small numbers that it is seldom seen or collected regardless of its total area.

3. It exists only on a type of habitat that is likely to disappear or change for any reason.

A plant is endangered if:

1. It is actively threatened with extinction and not likely to survive unless some protective measures are taken.

CHAPTER 5

30114. "Public works" means the following:

(a) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission except for energy facilities.

(b) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities. For purposes of this division, neither the Ports of Hueneme, Long Beach, Los Angeles, nor San Diego Unified Port District nor any of the developments within these ports shall be considered public works.

(c) All publicly financed recreational facilities and any development by a special district.

(d) All community college facilities.

APPENDIX B

LAND USE DEFINITIONS

AGRICULTURE

The purpose of an agriculture designation is to preserve agricultural land for the cultivation of plant crops and the raising of animals. Lands eligible for this designation include, but are not limited to, lands with prime soils, prime agricultural land,* land in existing agricultural use, land with agricultural potential, and lands under Williamson Act contracts. Plant crops include food and fiber crops, orchards, field crops, nurseries, and greenhouses. Animal raising includes grazing and stock raising activities. In addition to such uses, agricultural lands may be utilized for a limited number of other uses, including related or incidental residential uses, buildings and structures related to the agricultural use of the site, and uses of a public works, public service, or public utility nature. Oil drilling outside the coastal zone is permitted in certain agricultural zones as specified in the Santa Barbara County Zoning Ordinance. In the coastal zone, oil drilling and related activities are permitted in AG II.

Agriculture I (5 to 40 acres minimum parcel size)

This designation applies to acreages of prime or non-prime farmlands and agricultural uses which are located within or adjacent to the generally urbanized areas. Agriculture I uses include, but are not limited to, food, fiber, orchards such as citrus, avocado, and walnuts, flower and vegetable

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*Prime agricultural land (California Government Code Section 51201 (c)) means:

(1) all land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.

(2) land which qualifies for rating 80 through 100 in the Storie Index Rating.

(3) land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S.D.A.

(4) land planted with fruit or nut bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than $200 per acre.

(5) land which has returned from the production of unprocessed agricultural plant products on an annual gross value of not less than $200 per acre for three of the five previous years.

NOTE: Only the definitions for classifications used in the coastal zone are included here. For other designations, refer to the Comprehensive Plan.

growing, berries, vineyards, field flowers, nurseries, and greenhouse operations. Only structures related to these activities and single family residential uses are permitted. Raising of animals for commercial purposes, the boarding of animals, riding stables, and animal husbandry services are permitted as secondary uses.

Agriculture II (40, 100, 320 acres minimum parcel size)

This designation applies to agricultural uses which include, but are not limited to, field crops, orchards, vineyards, truck crops, apiculture, aviculture, cattle, horse and animal raising, and pasture and forage crops. Only structures related to these activities and single family residences are permitted under this designation. Greenhouses are permitted if they can conform to all other policies as specified in the LCP.

PARK AND RECREATION AREAS

Existing Public or Private Recreation and/or Open Space

The purpose of this designation is to provide opportunities for various forms of outdoor recreation, of a public or private nature, which require access to open spaces and natural settings for their realization. These open space recreational uses include, but are not limited to, the following: public parks containing facilities for picnicking, camping, riding, hiking, walking, biking, on a day or longer use basis; flood control easements providing access to and along stream channels and other drainage areas; and golf courses. Structures or other facilities shall be limited to those required to support the recreational activities. These may include parking areas, corrals and stabling areas, picnic and camping areas, trails, water and sanitary facilities, safety and first aid stations, ranger stations, and limited concession facilities. Other recreational structures and facilities of a more intensive nature, such as swimming and tennis clubs, may be permitted. More intense commercial recreational development shall be limited to areas classified as commercial. For example, fairgrounds, amusement parks, and large indoor recreational complexes shall be classified as commercial uses.

Proposed Public or Private Park/Recreational Facility Overlay

This designation identifies by an overlay those lands suitable for future inclusion within the recreational designation defined above. These lands include the following: lands selected by the County Park Department from those sites designated as having the highest suitability for recreational use; areas designated by advisory committees; shoreline areas designated within the County coastal zone; and additional access areas along creeks and drainage ways.

OTHER OPEN LANDS (100 acres minimum parcel size)

These areas are lands subject to environmental constraints on development, or have no agricultural potential. These include some lands shown in Categories A, B, and C on the Open Space Preservation Categories maps of the Environmental Resources Management Element. One residence per 100 acres is permitted in this category.

Within the coastal zone, the Other Open Lands designation has been reserved for specific areas that have extensive or outstanding natural resource values. Some examples include the Carpinteria Slough, Devereaux Dunes, Guadalupe Dunes, and Point Sal.

RESIDENTIAL LAND USES

Density is the primary parameter within which residential land uses are defined. Density is used to describe the number of dwelling units permitted on an acre of land or, in later translation into zoning, the number of dwelling units permitted on a lot of a given size. Within urban areas, residential uses permitted may include child day care, fraternities, sororities, dormitories, boarding and lodging houses, in addition to single and multiple family dwelling units. Family care homes and Special care homes may be permitted with a conditional use permit as specified in the County Zoning Ordinance. The following two designations merit special attention.

Rural Residential (40 - 100 acres minimum parcel size)

The intent of this designation is to provide for low density residential development that will preserve the rural character of an area. While the emphasis of this designation is on residential development, other limited non-residential development is allowed if compatible with a rural residential setting. Rural residential lands are generally of marginal agricultural value. However, light agricultural uses are permitted and encouraged as long as appropriate performance standards regarding noise, traffic, dust, etc., can be met. Uses permitted within rural residential areas include single family residences, home livestock, buildings incidental to and supportive of light agriculture and agricultural hobbiest activities; keeping of horses for use by owner; and hobby activities. Secondary uses which will have to meet additional performance standards include livestock for commercial sale, kennels, and market gardens.

Residential Ranchette (5 - 20 acres minimum parcel size)

The designation, Residential Ranchette, is intended for use within Coast Rural and Inner Rural areas. These are areas outside of but adjacent to urban areas. While the use of such parcels is residential, the intent of the designation is to preserve the character of rural areas and to minimize the services required by smaller lot development. The residential ranchette designation permits all forms of agriculture and related activities which would be allowed under an Agriculture I designation. Intensive commercial animal husbandry would not be permitted.

Residential Designations

Minimum Square Feet per Lot	Maximum Dwelling Units per Acre*	Some Zoning Examples
Rural Residential	1 unit/40 acres to 1 unit/100 acres	40-E-1, 100-AL
Residential Ranchette	1 unit/5 acres to 1 unit/20 acres	A-1-X, 10-E-1
3 or more acres	0.3	3-E-1, DR-0.33
1 acre or more	1.0	1-E-1, DR-0.5
20,000 or more	1.8	20-R-1, DR-1.5
10,000 or more	3.3	10-R-1, 15-R-1, DR-3
7,000 or more	4.6	7-R-1, 8-R-1, DR-4
3,500 or more	12.3	R-2, DR-12
2,180 or more	20.0	DR-14, DR-20
1,450 or more	30.0	DR-25, DR-30

*NOTE: The 1.8, 3.3, and 4.6 factors are calculated with the percentage in streets subtracted, and are multiplied by the gross area to obtain the number of lots. The maximum permissible number of dwelling units in a given Comprehensive Plan is calculated by taking the total area available for residential use, including streets, and multiplying this area by the applicable "dwelling unit per acre" factor in the above table. (Ref. Ord. No. 661, Art. V, Sec. 26.8B4)

COMMUNITY FACILITIES

Educational Facilities (Public or Private) - include all proposed and existing public schools from elementary through college level.

Institution/Government - is for all major public and quasi-public land uses not included in the categories already defined, such as military installations, State office buildings, County hospitals.

Public Utility - an area designated for the facilities and service of a public utility or public service entity. Screening, landscaping, and other design requirements may be prescribed by the Zoning Ordinance to ensure compatibility with surrounding land uses.

Civic Center - an area designated for public and quasi-public buildings and services, which may include libraries, public auditoria, post offices, fire and emergency services, and other public uses.

Cemetery - this category shows existing and proposed cemeteries and lands currently designated for their expansion.

INDUSTRIAL

Coastal Dependent Industry - the intent of this designation is to recognize that certain industrial uses require a site on, or adjacent to, the

sea to be able to function at all. Coastal dependent industrial uses include onshore processing facilities for offshore oil and gas production, liquefied natural gas facilities, marine terminals, staging areas, port and harbor areas, fishing facilities, aquaculture including fish hatcheries, and areas for deploying oil spill cleanup equipment. Other uses, though not strictly coastal dependent, may need access to the ocean under special conditions, for example, thermal power plants sited to take advantage of ocean cooling water. Policies governing these uses are specified in the coastal land use plan. Within this designation, other industrial uses may also be permitted, including production and processing of crude oil and gas from onshore wells.

Industrial Park - this category is not limited to a specific list of uses. It is any industrial use which is housed in well-designed buildings set in attractively landscaped grounds. This is industry in a park-like atmosphere. The uses permitted under and consistent with the Industrial Park symbol may include commercial, as specified in the Santa Barbara County Zoning Ordinance.

Light Industry - includes industrial plants and warehouses without nuisance features but not necessarily in an industrial park.

Service Industry - lumber yards, warehousing, laundries, contractors' service yards, bulk petroleum storage, concrete batching plants, and other construction and development activities.

General Industry - all industrial uses.

COMMERCIAL

Central Business District - The center of community activities for an urban area. It may have any type of commercial uses related to community needs.

District Center - The District Shopping Center usually features one or more junior department stores and requires a supporting population of 25,000-50,000 people, or 8,300 to 16,700 dwelling units, within the immediate area.

Neighborhood Center (Convenience Center) - The Neighborhood Center is located within the neighborhood and serves such day-to-day needs of residents in the immediate area as food, drugs, gasoline, and other incidentals. They usually require 5,000 to 10,000 people, or from 1,700 to 3,300 dwelling units in the neighborhood for support.

Service Commercial - This category indicates a broad range of commercial activities, including wholesale business facilities in support of agricultural, construction, and transportation activities, and associated retail uses.

Design Commercial - This is limited commercial use which is housed in well-designed buildings set in attractively landscaped grounds. This is commercial use in a park-like atmosphere. Under a conditional use permit, limited industrial uses may be permitted.

Highway Related Commercial - When shown in small centers along highways and freeways, this symbol means only those uses which serve the highway traveler such as hotels, motels, restaurants, garages, and service stations.

Highway Strip Commercial - When shown as a strip along traffic arteries in urban areas and when shown on the maps with a special symbol, all types of commercial and office uses may be included in addition to the above listed uses.

Resort/Visitor Serving Commercial - This designation would apply to sites having unusual scenic beauty or natural features which can be adapted to a resort environment. Possible uses would include motels, hotels, vacation homes, guest ranches, festival grounds, golf courses, and beach clubs.

In the coastal zone, the intent of this designation is to cater to the needs of visitors to coastal recreational areas. Visitor serving commercial uses will normally be found adjacent to important recreational resource areas, at special points of interest, or in special neighborhoods or communities. The intensity of the commercial development shall be subordinate to the character of the recreational setting. Uses shall include, but not be limited to, the following: resort hotels, motels, restaurants, county clubs, guest ranches, riding stables, and beach clubs. Uses, buildings, and structures customarily incidental and accessory to such recreational facilities, including commercial uses and services, are also permitted. Uses not permitted under this designation include other retail services, unrelated office and professional services, highway related services for transients normally found at major highway interchanges or highway exits.

Office and Professional - This category was developed to specifically relate to the PI, Professional Institutional Zone, of Ordinance No. 661. Permitted uses are offices, hospitals, schools, churches, etc., as specified in the Santa Barbara County Zoning Ordinance.

OVERLAY DESIGNATIONS

The purpose of the overlay designations is to indicate locations where the presence of hazards or special resources places constraints on development. These overlay designations carry special policies which are included in the land use plan text.

Environmentally Sensitive Habitat Areas - This designation applies to sensitive ecological communities or significant natural habitats.

View Corridor - The view corridor overlay delineates areas where there are views from a principal public road to the ocean and along the coast.

Flood Hazard - The flood hazard overlay maps the 100-year flood plain, which is the largest area inundated by the 100-year flood. Development which occurs within the flood plain may, however, be inundated more frequently, depending on the severity of flood conditions and the ground elevation.

Site Design - Certain areas within the coastal zone, due to unique coastal resources or development problems, merit special attention when development does occur. These areas are generally choice undeveloped parcels

on the coastal bluffs or terraces which command fine views or themselves contain unique visual resources. These areas require design treatment which considers the site as a whole, and attempts to retain and integrate the unique coastal resources within the overall design concept. Locations requiring special treatment include Chevron Bluffs, More Mesa, Santa Barbara Shores, Hammonds Meadow, and other select areas along the coast.

OVERLAY SYMBOLS

Special Area Symbol (S) - designates areas of unique geological, archaeological, or historical significance.

BOUNDARY LINES

Urban Area - an area shown on the land use map within which is permitted the development of residential, commercial, and industrial activity, and their related uses, buildings and structures, including schools, parks, utilities, etc. Mineral extraction (including oil) and related uses are permitted in urban areas outside the coastal zone. Agriculture, open spaces and recreational activities, and related uses and preserves are permitted and encouraged throughout the urban area.

Coast-Rural Area - an area shown on the land use map within which development is limited to rural uses such as agriculture and its related uses, mineral extraction (including oil) and its related uses, recreation (public or private), residential development with minimum area of five acres or more, and uses of a public or quasi-public nature. These areas shall be adjacent to designated Urban Areas. The minimum permitted lot size shall be five acres. Residential development denser than one unit per five acres, commercial, industrial, and other intensive urban uses shall be reserved for Urban Areas and excluded from areas designated Coast-Rural. Agriculture, open spaces, and related uses and preserves, and recreational activities are encouraged in these areas. Existing smaller lot neighborhood developments are permitted within the Coast-Rural Area only within designated neighborhoods.

Rural Area - an area shown on the land use map within which development is limited to agriculture and related uses, mineral (including oil) extraction and related uses and activities, recreation (public or private), low density residential and related uses, and uses of a public or quasi-public nature. The minimum lot size permitted within this area is 40 acres. Existing smaller lot neighborhood developments are permitted within the Rural Area only in designated locations.

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