

April 5, 2010

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Daniel Singer

Supervisor Doreen Farr
County of Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

RE: CREF FUNDS FOR MATHILDA DRIVE PARCEL ACQUISITIONS

Dear Supervisor Farr,

I write to you in advance of the Board's consideration of CREF funding scheduled for discussion on your April 6, 2010 Board of Supervisor Meeting Agenda. As I discussed with Chris Henson of your staff, the City of Goleta is very interested in acquiring the vacant parcels at the end of Mathilda Drive near the Sperling Preserve (Ellwood Mesa) in order to preserve the open space and natural habitat benefits they provide.

As the enclosed materials depict, there are a total of 17 parcels with a land use designation of "planned residential" owned by various landowners at the south end of Mathilda Drive and Ellwood Beach Drive. Attachment 1 shows their location. Almost all of the parcels are considered environmentally sensitive habitat and are designated within the 100-year flood zone. The terrain is hilly and vegetation is thick with considerable tree growth.

Given these environmentally sensitive conditions, in 1993 the County identified these parcels together as a "key site" and adopted strict development standards toward their protection including acquisition. Attachment 2 includes the section of the Community Plan that references these parcels. Since incorporation, the City has continued this course of action by designating the parcels in the General Plan with environmentally sensitive habitat and open space overlays. Attachment 3 shows the adopted overlay maps. As such, the City Council has expressed a goal to acquire these parcels and in 2008 directed staff to obtain appraisals.

In order to acquire the parcels, staff has sought funding from various sources. So far, the City has \$300,000 in seed money from internal resources but additional funding is needed. Local land trusts and conservancies have indicated that additional funds are needed before they would consider providing any funding toward this effort.

CREF funding would be a good fit for this project given that it is a coastal acquisition; the parcels are environmentally sensitive; would provide additional coastal access, and would add to the Sperling Preserve. In fact, the Santa Barbara County Long-Range Planning Division submitted a CREF Grant Application in 1998 to assess wetlands on site and prepare appraisals given the importance of these parcels. More recently, with the help of CREF funding, the City and County were able to purchase the nearby Doty parcel which also maintains a key access point to the beach, bluffs, and the Sperling Preserve. The Mathilda Parcels offer the same benefit as shown in Attachment 4. It is my understanding that CREF is a known source for its value in providing seed money to leverage other funding in situations such as this effort.

However, for this upcoming CREF cycle, it appears that the CREF guidelines may be revised by the Board of Supervisors at the upcoming April 6, 2010 hearing that would restrict the funding for Santa Barbara County projects only. If this is approved, the City would not be eligible to apply for such funding and as a result may not be able to acquire these parcels that both the County and City have deemed important. I ask for your support in maintaining the CREF Program to be open to all applicants as it has been since the inception of the program.

Thank you for considering this request as you and your colleagues look to make decisions about this year's CREF funding cycle.

Sincerely,



Daniel Singer
City Manager

Enclosures

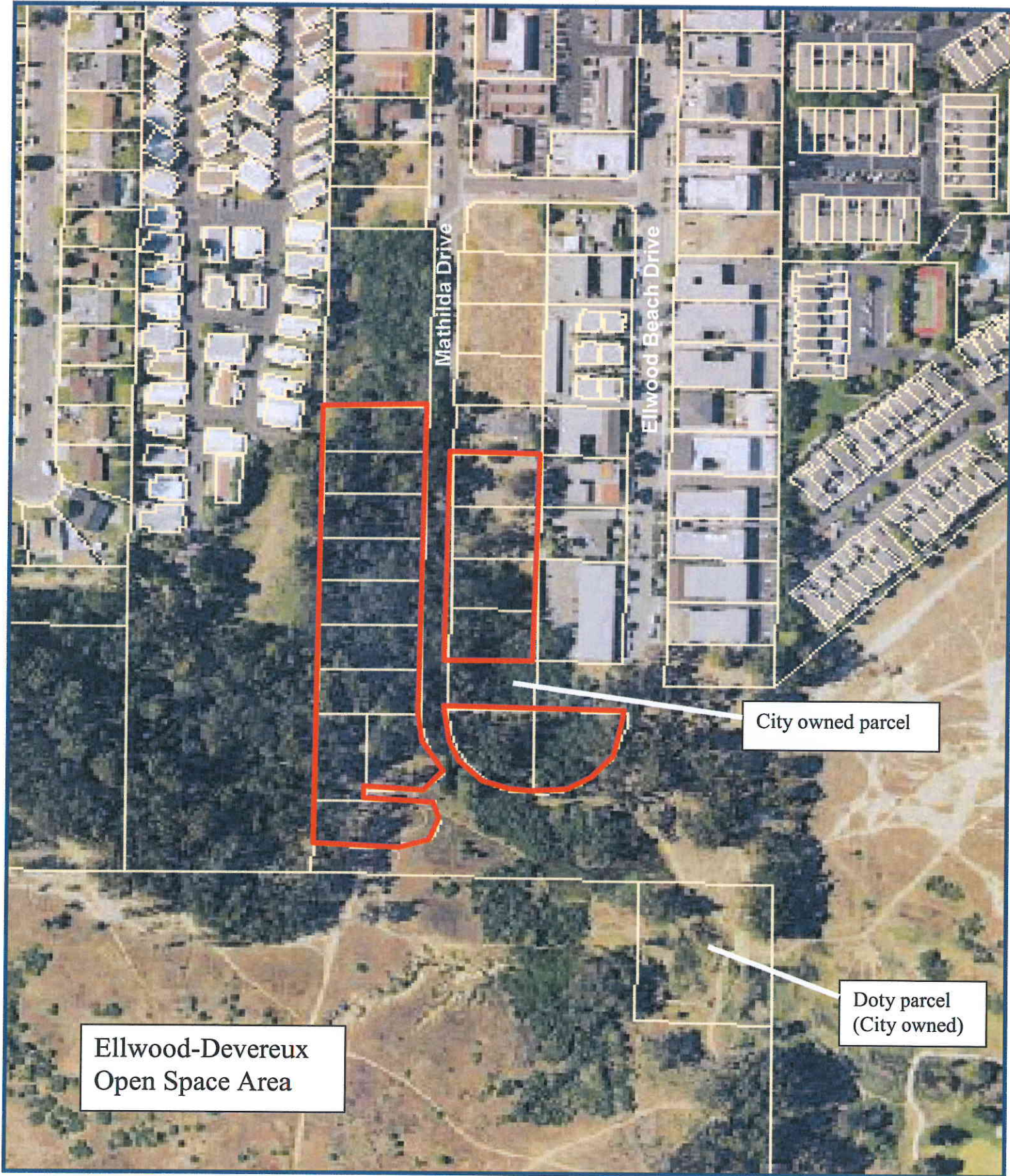
C: Clerk of the Board of Supervisors
Goleta City Council

Vicinity Map



Not to Scale

Mathilda Drive Vacant Parcels



GOLETA COMMUNITY PLAN

Policy LUR-GV-8: If the Sungate settlement project is abandoned by the developer, rejected by the County or expires in accordance with the law, the County shall consider initiating a redesignation and rezone of APN 65-080-12 to Agriculture I, unless an AHO-Gol project application is submitted and found complete before January 1, 1994.

PARCEL SPECIFIC DEVELOPMENT STANDARDS

In order to provide additional guidance for new development located on especially constrained sites or for those sites which are important to achieving some key goals of the Community Plan due to location, size or other factors, the Plan contains site specific development standards for 12 key sites within the planning area. These sites are divided between major coastal open spaces and other key or constrained parcels.

COASTAL OPEN SPACES

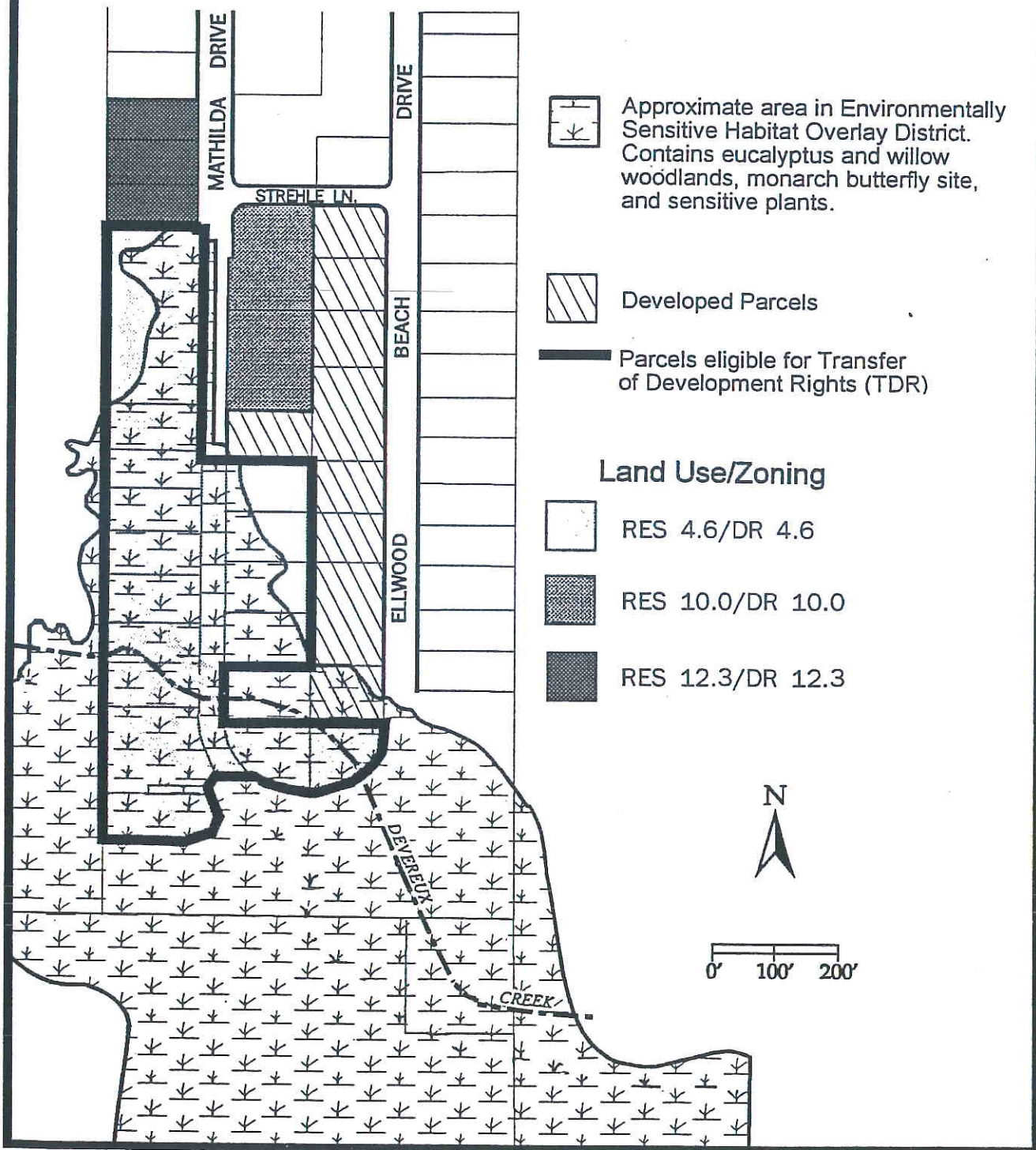
With the increasing development of undeveloped open space and impacts on associated ecosystems within the urban areas of the south coast, the public's interest in the protection of major undeveloped open spaces has grown. This has been demonstrated by the high level of public involvement surrounding the potential development of Ellwood Beach, the Wilcox Property and the Carpinteria Bluffs. With approved developments at Loon Point, Hammonds Meadow, the Wilcox Property and Haskell's Beach, and development proposed for the Carpinteria Bluffs, the University's West Campus and Ellwood Beach, the majority of previously undeveloped major coastal open spaces within the urbanized portions of the South Coast may soon be developed.







The sites identified below are focused upon due to their location in ecosystems of regional importance, as key components of remaining local blocks of coastal open space which experience heavy public use, and due to the potential contribution of buildout of these sites to regional impacts.

More Mesa (#34)

More Mesa is comprised of approximately 300 acres which are divided into seven parcels (APN 65-320-01,02,04,07 through 10). All parcels, except the 35.5 acre County owned open space parcel (APN 65-320-04), are currently privately owned (7/93). The Mesa encompasses a gently sloping coastal terrace bisected by two deep canyon systems which drain the majority of the terrace northward into Atascadero Creek. Surrounding land formations and uses include Atascadero Creek and residential uses to the north, steep coastal bluffs, wide

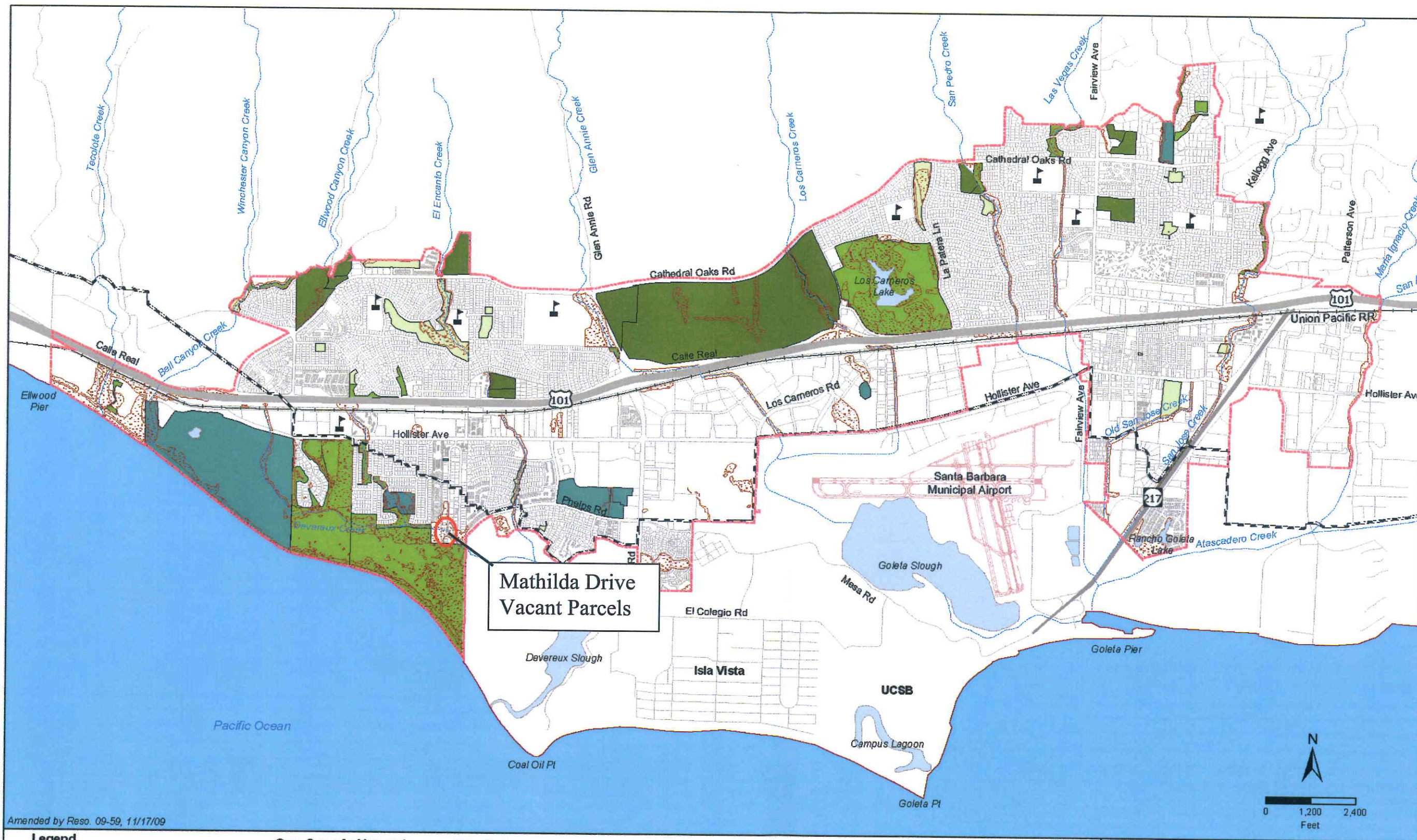
**SITE #60
MATHILDA DRIVE PARCELS**



-  Approximate area in Environmentally Sensitive Habitat Overlay District. Contains eucalyptus and willow woodlands, monarch butterfly site, and sensitive plants.
 -  Developed Parcels
 -  Parcels eligible for Transfer of Development Rights (TDR)
- Land Use/Zoning**
-  RES 4.6/DR 4.6
 -  RES 10.0/DR 10.0
 -  RES 12.3/DR 12.3

7/26/93

Figure 18



Amended by Reso. 09-59, 11/17/09

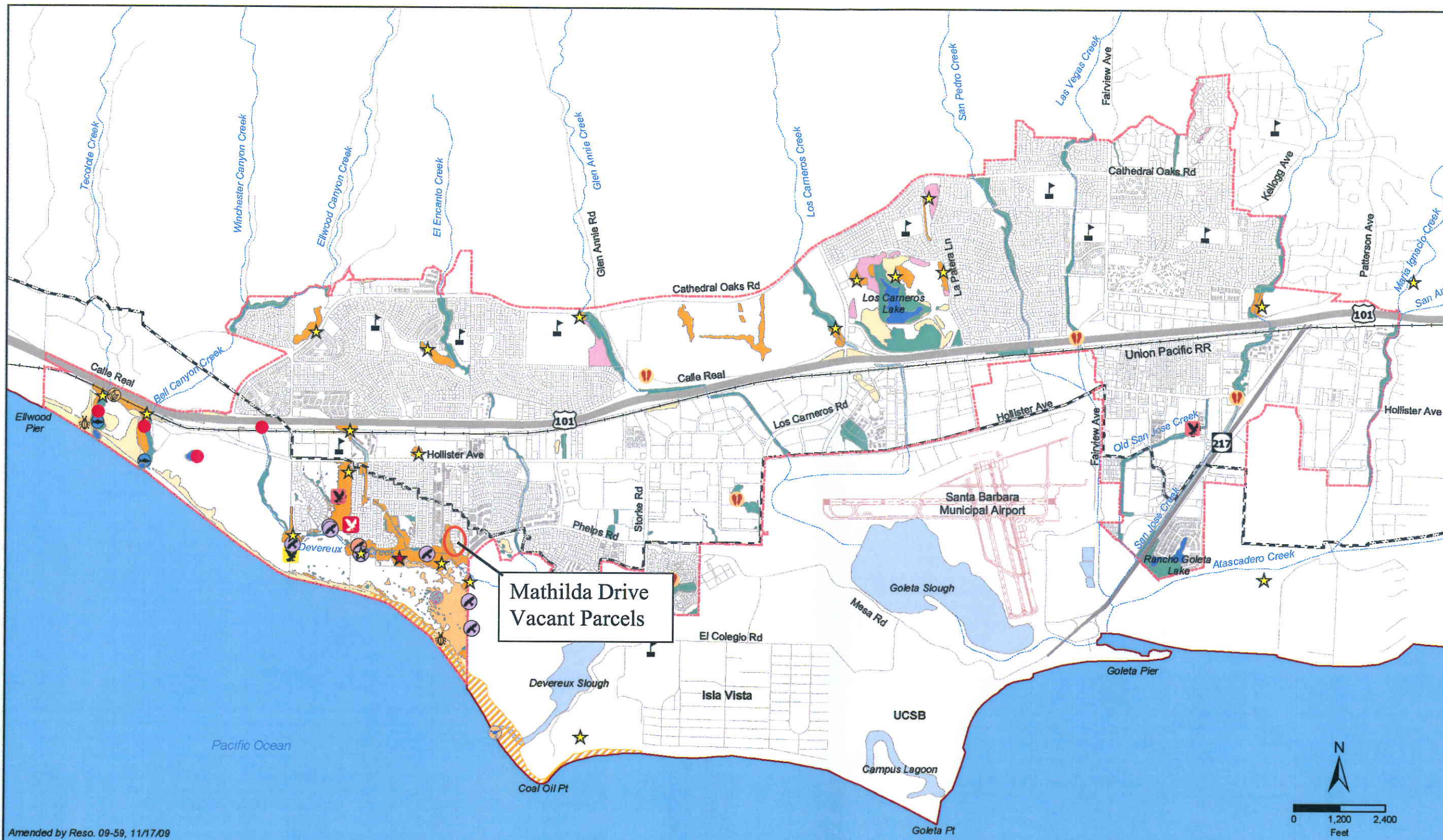
Legend	
Open Space for Outdoor Recreation	Open Space for Managed Production of Resources
Active Park Sites	Agriculture
Passive Parks /Open Space Areas	Open Space for Public Health and Safety
Private Recreational Areas	Flood Plain(See Note)
Open Space for Preservation of Natural Resources	Tsunami Run-up Areas(See Note)
Environmentally Sensitive Habitat Areas	

Other Features	
Goleta City Boundary	Coastal Zone
Creeks	Schools

Note: Tsunami run-up areas and flood plain information are shown in Safety Element Figure 5-2.

**Figure 3-5
OPEN SPACE PLAN MAP**

GENERAL PLAN/COASTAL LAND USE PLAN
November 2009



Amended by Reso. 09-59, 11/17/09

Environmentally Sensitive Habitats		Special-Status Species		Other Features	
Beach and Shoreline	Sage Scrub/Dune/Bluff Scrub	Cooper's Hawk Nest	Tidewater Goby	Goleta City Boundary	Coastal Zone
Unvegetated Open Creek Channel	Native Upland Woodlands/Savannahs	Kite Nest	Red-Legged Frog	Schools	Creeks
Open Water	Monarch Butterfly and/or Raptor Roosting Habitat	Red-Shouldered Hawk Nest	Globose Dune Beetle		
Riparian/Marsh/Vernal Pool	Critical Habitat for the Western Snowy Plover	Red-Tailed Hawk Nest	Santa Barbara Honeysuckle		
Native Grassland		Vulture Roost	Black-Flowered Figwort		
		Western Snowy Plover	Southern Tarplant		
			Monarch Butterfly Aggregation		
			Ellwood Main Monarch Grove		

Sources: Habitat mapping conducted by Jones & Stokes in April-May 2006 based on aerial imagery (1-foot resolution) and field observation, merged with 1) information on the occurrence of special status habitats and species collected by City from recent information from local environmental review; 2) mapping of creeks, ponds, lakes and reservoir location based on USGS topographic map review and habitat management plan documents, air photo interpretation, and field survey; and 3) review of California Natural Diversity Database (CNDDB) records by Jones & Stokes for occurrence of special status species in the Goleta and Dos Pueblos quadrangles and vicinities (2006 databases). Habitats reflect those comprising an ESHA.

Note: ESHA locations are approximate. Any area not designated on the ESHA map that meets the ESHA criteria shall be accorded the same protections as if the area was shown on the map. ESHA buffers are not shown on this map. Refer to the applicable policy in the General Plan for the specific buffer widths.

Figure 4-1
SPECIAL-STATUS SPECIES AND ENVIRONMENTALLY SENSITIVE HABITAT AREAS
 GENERAL PLAN/COASTAL LAND USE PLAN
 November 2009

