

ATTACHMENT A

Excerpts from the Comprehensive Plan Land Use Element
And Coastal Land Use Plan

Santa Barbara County Comprehensive Plan
Land Use Element
Excerpts from Goleta Valley Area/Community Goals

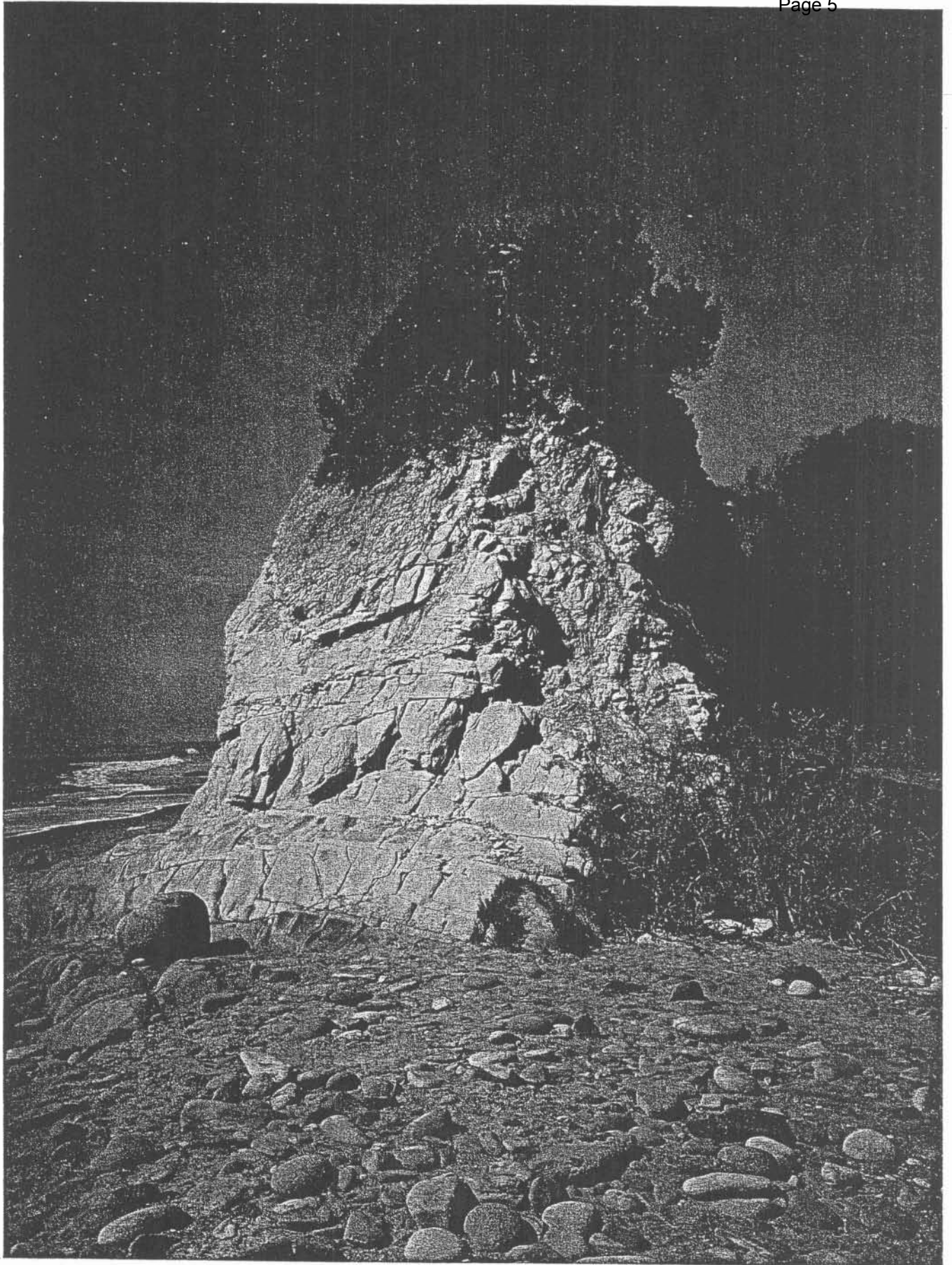
In order to limit further urban sprawl and encourage specific planning within the urbanized area, a definite limit should be set on the area available for development. Urban uses (denser than one residential unit per 40 acres) should be discouraged beyond the limit shown on the Goleta Valley Urban Boundary map.

Existing orchards and groves should be preserved, and expansion of agricultural land use, particularly orchards and grazing, should be encouraged.

At the western boundary of the Goleta Valley, lands west of Winchester Canyon, with the exception of presently subdivided portions of the Embarcadero tract, should be left in agriculture and grazing, and retention of agricultural uses east of this boundary should be encouraged.

Forests, mountainous areas, prime agricultural lands, and ranch lands should be preserved by prohibiting subdivision and multiple-unit residential development in these areas.

Prime agricultural lands should be preserved for agricultural use. Preservation of lesser grades of presently producing agricultural land should be actively encouraged.



4.6 Gaviota Coast

4.6 GAVIOTA COAST

4.6.1 CHARACTER OF THE PLANNING AREA

With the exception of several onshore oil production, treatment, and storage facilities and a few small pockets of residential development, the coastline between the Ellwood Pier and Gaviota is rural. Prominent features of this area include a section of broad coastal terrace, rolling grass-covered hillsides, scenic coastal canyons, and coastal promontories. Perennial streams flow through many of the canyons, sometimes forming small wetlands at their mouths.

The easterly boundary of the Gaviota Coast planning area is marked by the Ellwood Pier, which is used by the oil industry to support offshore oil development. Westerly of the site is a large tract of land partially developed for oil activity and owned by ARCO.

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 Edwards'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, along El Capitan Creek, is a private recreation facility 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 Gaviota consolidated oil and gas processing facility, the Gaviota Interim Marine

Terminal, Sunburst Store and Restaurant, one gas station, Vista Del Mar temporary 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 urban/rural boundary conforms to the western parcel line of the Haskell's Beach property, then proceeds into the Goleta Planning Area easterly to Hollister Avenue and U.S. 101, across the freeway, and north on Cathedral Oaks Road. Consequently, the Gaviota Coast is located entirely within the designated rural area. The principal land uses specified in the land use plan are agriculture, public recreation, and coastal related industry. Due to lack of services, i.e., sewer, roads, schools, fire and police protection, and limited water resources, this area is not suitable for urban development at the present time.

Agriculture

Agricultural activity includes some lemon and avocado production along Highway 101 and in the canyons from Ellwood to El Capitan, a large green house 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 upland terraces and 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. Also, west of El Capitan, existing 100-acre zoning is inadequate for the non-prime agricultural operations that prevail there.

The land use plan for the Gaviota Coast, calls for Agriculture II, 100-acre minimum parcel size, for the agricultural lands between Ellwood and El Capitan. Agriculture in this area is a combination of prime and non-prime pursuits; lemon and avocado orchards, a substantial greenhouse operation, and some grazing exist. The 100-acre minimum parcel size designation is appropriate for this type of agriculture and the rural setting in which it is taking place. West of El Capitan, the land use plan calls for a 320-acre minimum parcel size, an increase over the existing 100-acre zoning. This increase is needed to reflect the predominance of non-prime agriculture in the more remote, westerly regions of the Gaviota Coast. Although a 320-acre minimum is not an economically viable parcel size for cattle grazing operations,* it serves to strengthen agricultural use of the land by reducing the potential for rural residential development.

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. 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 needed by RV's. Such development may conflict with Section 30251 of the Coastal Act which requires that development minimize the alteration of natural landforms. 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 sites along this stretch of coastline where the public now gains vertical access to the beach. On the summer

* The Agricultural Extension Service, University of California, estimates that a minimum of 1,800 acres is needed.

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. 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.

Recommendations for improving access opportunities along the Gaviota Coast and policies which provide a framework for future State Park development are included in Section 3.7. The land use plan maps also show existing and proposed recreational areas and accessways.

Habitat Areas

The Gaviota Coast supports many small habitats such as streams, tide-pools, and butterfly trees, important marine resources such as kelp and fish, and three unique habitats: a reef, harbor seal hauling ground and rookery, and native grassland. There are nine perennial and at least fifteen 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, and Dos Pueblos 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 (California Coastal Plan, 1975; County 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 Marinè 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 seedling oaks are grazed, there is no potential for regeneration. An endangered plant, black figwort (Scrophularia atrata), is found in an area westerly of Las Varas Canyon.

Environmentally sensitive habitat areas found in this planning area are designated on the land use plan maps and protected by policies listed in Section 3.9.

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, and Canada del Capitan. 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 the Ellwood Pier 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.

Since the Gaviota Coast is not planned for urban development, these hazards do not pose major threats to life or property. Allowable development is subject to the hazards policies contained in Section 3.3.

Commercial Development

Existing 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.

According to Section 30222 of the Coastal Act, visitor-serving uses have priority over private residential development but not over agriculture or coastal dependent industry. Existing accommodations for visitors along the Gaviota Coast, although extensive, are limited to camping and RV facilities. While there may be a demand for a visitor-serving facility such as a lodge in this area, conversion of agricultural land to a higher intensity use could create tremendous pressure on surrounding agriculture, particularly grazing lands. Since the Gaviota Coast is within easy commuting distance of Goleta and Santa Barbara, the area has been subject to considerable development pressure in the past.

There are only two sites that appear suitable for commercial-visitor-oriented use in this planning area. The existing store, restaurant, and gas station at Gaviota are designated for Highway Commercial Use. The second potential site is the coastal area of Dos Pueblos Canyon. This site is low-lying and thus development would not be visible from the freeway. Since Dos Pueblos also has a particularly scenic beach area, it could reasonably be viewed as a destination point for visitors. Since there are other sites within or closer to the urban area which should be developed for visitor-serving uses prior to Dos Pueblos, no accommodation is made for such use in the land use plan at this time.

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, mainly 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 impacting visual resources in this area.

Between Tajiguas Creek and Gaviota, 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.

The development potential of the Gaviota Coast under the land use plan is limited; however, permitted development should be carefully sited and designed to be subordinate to the rural character of the area. Several policies in Section 3.4 are directed at protection of the visual resources of this area. For example, substantial areas south of U.S. 101, where the highway traveller is afforded ocean views, are designated as View Corridors and are thus subject to special policies regarding view protection. In addition, the plan recommends that this area be designated as a State Scenic Highway (Policy 4-8). Other visual resources in the area, which include the foothills and mountains to the north, are mostly outside the coastal zone and therefore not under Coastal Act. jurisdiction.

Industrial and Energy Development

Many of the County's energy-related facilities are located between the Ellwood Pier and Gaviota. The area includes several facilities for processing of oil and gas, one marine terminal, 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.

ARCO Dos Pueblos Facility. Activity on ARCO's 143-acre parcel west of Eagle Canyon dates back to the 1920's. Current activity includes several producing wells that extract oil from both onshore and offshore reservoirs, and an oil processing facility. The reservoirs are near depletion, and operations are expected to phase-out over the next 20 years or less. This site has been rezoned to Agriculture (AG-II), converting the facility to a legal non-conforming use in conformance with policies to consolidate processing sites in the South Coast Consolidation Planning Area.

Exxon Las Flores Canyon. Exxon is constructing an oil and gas processing facility to handle production from its Santa Ynez Unit. Upon completion, Exxon

will remove its offshore oil storage and treatment facility which is located near Platform Hondo. Both the processing facility and the site are designated as one of two consolidated processing facilities and sites in the South Coast Consolidation Planning Area to serve offshore production. Construction of the onshore processing facility is anticipated to be completed in 1993.

The Pacific Offshore Pipeline Company (POPCO), an affiliate of Southern California Gas Company, operates a gas processing facility at the Las Flores site. The Company purchases gas produced by Exxon from the offshore Santa Ynez unit, and transports it to shore by pipeline. Both the Exxon and POPCO processing facilities are outside coastal jurisdiction although the pipelines pass through the coastal zone.

Phillips Tajiquas Gas Facility. Phillips operates a gas processing plant on a narrow four-acre site just west of Tajiquas Creek, between highway 101 and the railroad. The facility is well-shielded from the road. The site has been rezoned to Right-of-Way, converting the facility to a legal nonconforming use in conformance with policies to consolidate processing sites along the South Coast.

Shell Molino Facility. In April of 1989, Shell Western E&P, Inc. announced plans to abandon this facility. The site is undergoing remediation to remove contaminated soils, after which the processing facility will be dismantled and the site restored, perhaps by the mid-1990s. This site has been rezoned to Agriculture (AG-II), converting the facility to a legal non-conforming use in conformance with policies to consolidate processing sites in the South Coast Consolidation Planning Area.

Texaco Interim Marine Terminal at Gaviota. The interim marine terminal serves as a major consolidated facility. Although the facility serves as the single consolidated marine terminal in the South Coast Consolidation Planning Area, its operation may terminate if Exxon follows through with tentative (and currently permitted) plans to construct a marine terminal at Las Flores Canyon.

Chevron's Oil and Gas Processing Facility at Gaviota. Chevron's has constructed a major consolidated processing facility north of the Texaco marine terminal and Highway 101. The facility handles oil and gas that is produced from platforms in the southern Santa Maria Basin, and may handle processing needs from other leases as well. Permitted capacity is for 250 thousand barrels of wet oil and 120 million standard cubic feet of gas daily, although only Phase I of the project has been built (amounting to half the permitted capacity). Both the processing facility and the site are designated as one of two consolidated processing facilities and sites in the South Coastal Consolidation Planning Area to serve offshore production.

Other Facilities. Most of the coastal zone lands north of Highway 101 have not been designated by the Coastal Commission as inappropriate for power plants and thus represent potential development sites. However, the utilities have not announced any plans for such development in this area.

Service System Capacities and Availability of Resources

The Goleta Water District service area boundary extends generally west of Goleta to the El Capitan area. However, this area is under the constraints of the Goleta Water District's moratorium. The remaining area, which is largely in agriculture, depends upon private wells.

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 for the Gaviota Coast reflects the rural character of the planning area. Agriculture with 100 and 320-acre minimum parcel sizes is the dominant land use designation; thus, new development will be primarily accessory to the area's large-scale grazing and farming activities. Buildout under the land use plan allows for fewer than 100 new units. The area's available resources are adequate to accommodate this level of rural development.

4.6.3 SUMMARY OF LAND USE PLAN MAP

In order to further the protection of agriculture along the Gaviota Coast and encourage concentration of development within the already urbanized areas of the South Coast, increases in minimum parcel sizes are proposed for lands between Ellwood and Gaviota. Much of the area is now zoned "U", permitting minimum parcels of 10 acres; there are also pockets of land zoned for 100-AL throughout the planning area. The land use plan would establish an A-II-100 designation for agricultural lands between Ellwood and El Capitan and an A-II-320 designation westerly of El Capitan, thus discouraging further parcelization which would be detrimental to sustained orchard and grazing activities.

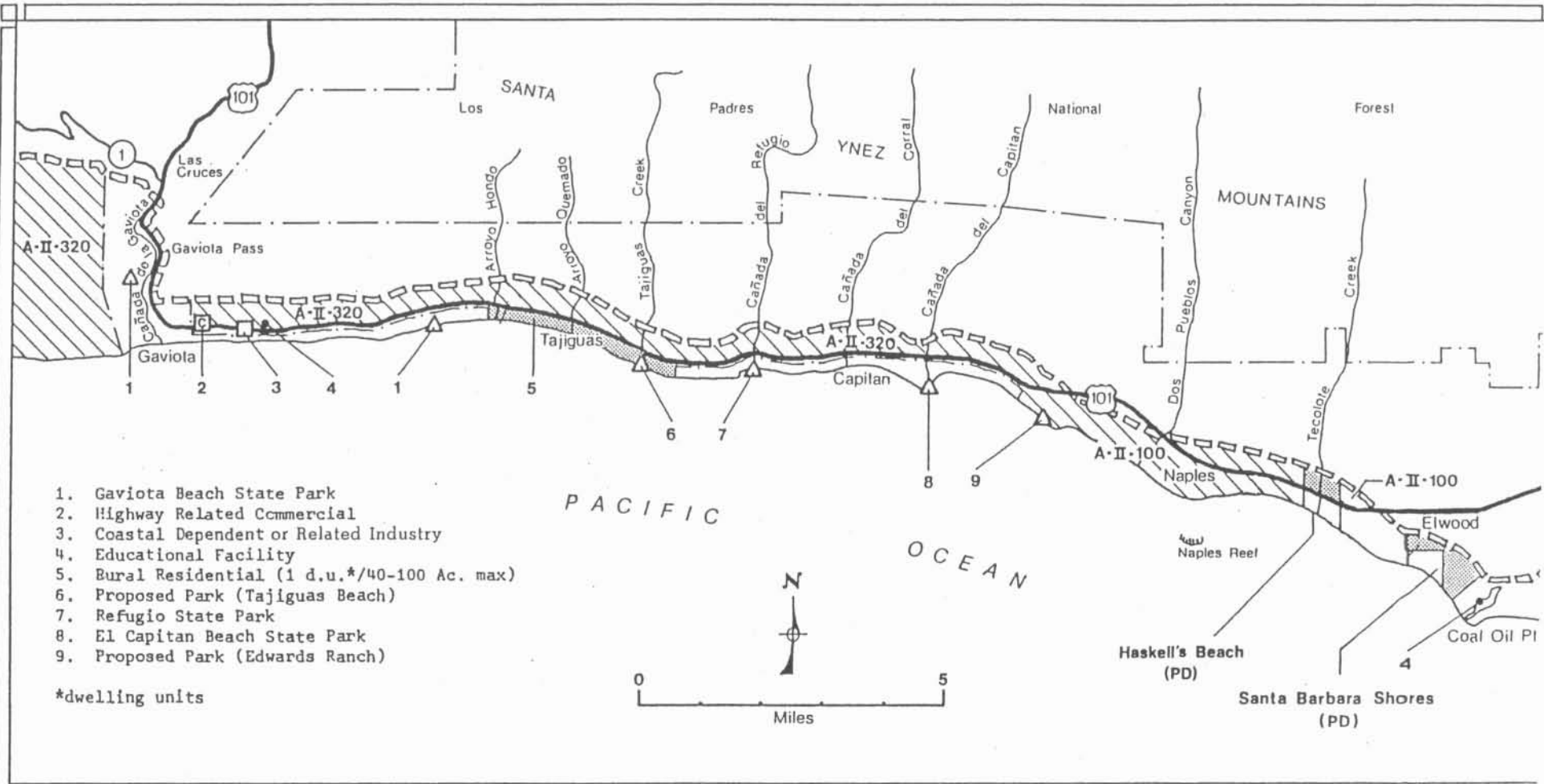
Areas which are currently serving offshore oil and gas development are designated for Coastal Related Industry. The Sunburst Store and Restaurant complex at Gaviota is designated as Highway Commercial. The existing residential community of Arroyo Quemada is shown as Rural Residential.

The proposed land use changes would reduce potential additional units along the Gaviota Coast from a theoretical 519 units under existing zoning to 91 units.

The land use plan also proposes an expansion of recreational opportunities along the Gaviota Coast to include the establishment of vertical easements at several popular informal access points. These access points would be connected by a proposed bicycle trail stretching from Santa Barbara to Gaviota. The plan also calls for the acquisition and development of new recreational sites to increase opportunities for coastal dependent and related recreational uses. Designated sites include Dos Pueblos, Edwards, and Tajiguas.

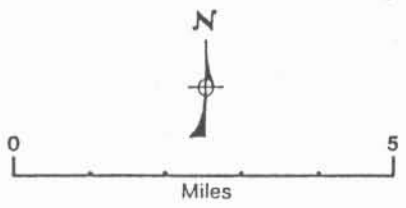
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1. Gaviota Beach State Park
2. Highway Related Commercial
3. Coastal Dependent or Related Industry
4. Educational Facility
5. Rural Residential (1 d.u.*/40-100 Ac. max)
6. Proposed Park (Tajiguas Beach)
7. Refugio State Park
8. El Capitan Beach State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

*dwelling units



J. VanCoops 3-19

FIGURE 4-9

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

--- COASTAL ZONE BOUNDARY

Land Use Designations - see text for definitions

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|--|--|
| • COMMUNITY FACILITIES | OPEN LAND USES |
| □ INDUSTRIAL | ▨ AGRICULTURE II (100-320 acre min.) |
| ⊞ COMMERCIAL | △ RECREATION (existing or proposed parks and open space) |
| ▨ RESIDENTIAL (see map list for densities) | |