



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Department Name: Planning &  
Development  
Department No.: 053  
For Agenda Of: August 14, 2007  
Placement: Set Hearing  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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TO: Board of Supervisors  
FROM: Department John Baker, 568-2085  
Director(s)  
Contact Info: Dianne Black, 568-2086

**SUBJECT: Set Hearing for Ellwood-Devereux Open Space Plan Amendments**

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

That the Board of Supervisors set for hearing for August 21, 2007 to accept the modifications and acknowledge the Coastal Commission's certification of the Local Coastal Program Amendments for the Ellwood-Devereux Open Space Plan. (Time estimate: 15 min.):

At the August 21, 2007 hearing, the Board of Supervisor's action should include the following:

1. Receive notice of the California Coastal Commission's certification of the County's amendments to the County's Local Coastal Program, Goleta Community Plan and Comprehensive Plan PRT Map for the Ellwood-Devereux Open Space and Habitat Management Plan (OSP) (County Case Nos. 04GPA-00000-00008 & 04GPA-00000-00009, Coastal Commission Case No. MAJ- 2-04-D), with suggested modifications (Attachment A).
2. Adopt a Resolution acknowledging receipt of the California Coastal Commission's certification with modifications and accept the suggested modifications to the previously adopted Amendments (Attachment B).
3. Authorize the Chair of the Board of Supervisors to sign the attached letter (Attachment C) transmitting the adopted Resolution to the Coastal Commission, and authorize the Planning and

**Set Hearing for Ellwood-Devereux Open Space Plan Amendments**

8/21/2007

Page 2 of 4

Development Department to transmit the adopted Resolution and all other necessary documents to the Coastal Commission.

**Summary Text:**

The portions of the OSP that are within the County's jurisdiction involve APNs 073-090-062 & -012, Ocean Meadows Golf Course; APN 075-010-028, Camino Corto Open Space Reserve, and APN 075-010-037, Del Sol Vernal Pool Reserve. The parcels are located in the Goleta area, Third Supervisorial District.

On October 26, 2004, the Board of Supervisors:

- ✓ Amended the Comprehensive Plan PRT Map, Goleta Community Plan and Local Coastal Program to add policies incorporating the Ellwood-Devereux Open Space Plan (OSP) and to add public trail segments as provided by the OSP.

On April 13, 2006 the California Coastal Commission certified Amendments to the County's Local Coastal Program to add the OSP policies and public trail segments as described above. The Coastal Commission certified the amendments pursuant to certain modifications suggested by the Coastal Commission staff, as communicated to the Board via letter (dated July 24, 2006, Attachment A).

Staff recommends the Board acknowledge receipt of the Amendments and accept the suggested modifications.

**A. Planning History and Open Space Plan Areas**

The County of Santa Barbara has been involved in planning for the Ellwood Devereux portion of west Goleta for over 20 years. Specific plans were developed for both the Ellwood and Devereux areas, and the Goleta Community Plan refined and incorporated the policies for these two specific plan areas. The west Devereux area was sold in the 1980's to the University of California and was incorporated into its Long Range Development Plan. The University and the County began discussions about joint planning the area in 2001, and the City of Goleta subsequently joined these entities to form a Joint Review Panel (JRP) to jointly oversee preparation of an Open Space Plan for the area and to prepare the environmental impact reports (EIR's) associated with each of the three development projects in the area: Ocean Meadows Residences in the County, the Faculty and Student Housing project on the University property, and Comstock Homes in the City. The OSP developed provides the framework and policy basis for on-going joint planning and management of 652 acres of regionally significant coastal resources and open space area along the Ellwood-Devereux coast.

The Open Space Plan areas located within the County's jurisdiction include the Ocean Meadows Golf Course, Del Sol Vernal Pool Reserve, and Camino Corto Open Space. The Amendments to the Local Coastal Program approved by the Board at its October 26, 2004 meeting, and certified by the Coastal Commission with modifications at its April 13, 2006 meeting, incorporate policies and map changes in the Goleta Community Plan needed to implement the OSP within the County's jurisdictional areas.

**B. Environmental Review**

**Set Hearing for Ellwood-Devereux Open Space Plan Amendments**

8/21/2007

Page 3 of 4

A Final EIR was prepared that jointly addressed the Ellwood-Devereux Open Space and Habitat Management Plan and the Ocean Meadows Residences project. Pursuant to Public Resources Code Section 21080.9 and State CEQA Guidelines Section 15265, CEQA does not apply to activities and approvals by local governments necessary for the preparation and adoption of Local Coastal Program amendments. Accordingly, the certification of the Final EIR for the Open Space Plan and Ocean Meadows Residences pursuant to State CEQA Guidelines Section 15090 does not include findings related to the proposed Local Coastal Program amendments.

***Conclusion***

P&D staff recommends the Board acknowledge receipt of the Coastal Commission's certification and accept the suggested modifications to the Local Coastal Program Amendments to amend and add policies, and to add public trail segments as provided by the OSP, into the Goleta Community Plan and Comprehensive Plan PRT Map.

**Background:**

The Planning Commission, at its hearing of September 1, 2004, recommended (by a vote of 5-0 ) the Board of Supervisors adopt the Findings and approve the Local Coastal Program Amendments 04GPA-00000-00008 and 04GPA-00000-00009 (see Attachment D for the Planning Commission Action Letter). The Planning Commission also recommended the Board 1) adopt a Resolution amending the Comprehensive Plan, Goleta Community Plan and Local Coastal Program to add policies incorporating the Ellwood-Devereux Open Space Plan ; and 2) adopt a Resolution amending Comprehensive PRT Map, Goleta Community Plan and Local Coastal Program to add public trail segments provided by the OSP located on the Ocean Meadows property (APN 073-090-062 & -012), Camino Corto Open Space Reserve (APN 075-010-028), Del Sol Vernal Pool Reserve (APN 075-010-037), and Devereux School property (APN 073-090-029).

On October, 26, 2004, the Board of Supervisors approved the changes to the Local Coastal Program under 04GPA-00000-00008 and 04GPA-00000-00009.

On April 13, 2006, the Coastal Commission approved the amendments to the Local Coastal Program under case number MAJ-2-04-D subject to suggested modifications. The Commission's action letter was forwarded to the Board of Supervisors (dated July 24, 2006, Attachment A).

**Fiscal and Facilities Impacts:**

Budgeted: Yes **Fiscal Analysis:**

Funding for the adoption and implementation of these Amendments is contained in Planning & Development's Fiscal Year 2007-2008 budget on page D-284 under Comprehensive Planning Division Programs – Community Plan and General Plan Elements.

**Special Instructions:**

**Set Hearing for Ellwood-Devereux Open Space Plan Amendments**

8/21/2007

Page 4 of 4

1. The Clerk of the Board shall publish a legal notice at least ten days prior to hearing on August 21, 2007. The notice shall appear in the Santa Barbara News-Press. The Clerk of the Board shall fulfill noticing requirements. Mailing labels for the mailed notice are attached
2. A minute order and copy of the notice and proof of publication shall be returned to Planning and Development, attention Cintia Mendoza.
3. The original, signed letter of transmittal and a copy of the adopted Resolution (Attachment B) shall be returned to Planning and Development, attention Noel Langle, for transmittal to the Coastal Commission and other copied parties.

**Attachments:**

- A. Coastal Commission Action Letter, Staff Report, LCP Amendments and Modifications
- B. Board Resolution for Acceptance and Approval of LCP Amendment with Modifications
- C. Board Transmittal Letter to Coastal Commission

**Authored by:** Mark Walter, Planner, 568-2852

**cc:** Noel Langle, Planning and Development  
Anne Almy, Supervising Planner, Planning and Development  
Dave Ward, Deputy Director, Planning and Development  
Dianne Black, Director of Development Services, Planning and Development  
John Baker, Director, Planning and Development

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