

Appendix A

**Wildlife Observations
(Includes Attached CD)**

Appendix A

More Mesa Data Methodology

Appendix A is organized to make accessible the numerous biological data resources recorded over the past few decades on More Mesa. The data, coming from a variety of sources including biological studies, field observations and emails, was compiled and sorted into several excel spreadsheets for accessibility. The data was sorted into the following sections:

- Nesting: This tab notes nesting behavior observations as well as the number of nestlings/fledglings recorded between 1998 and 2003. It is organized by location.
- Nests Observed: This tab compiles the number of nest observed each year between 1998 and 2003.
- Data: This tab is the most comprehensive of the spreadsheets and contains white-tailed kite observation location, number, age range, and behavior, as well as other important incidental bird observations. All of this information was inserted chronologically and included the source of the data or observer, and date, where available.
- Observations: This tab is a compilation of white-tailed kite observations, and includes location, behavior, age, and nesting data from 1987-2005.
- Other Species: This tab is a compilation of notable species observations (primarily raptors) recorded between 1981 and 2005
- Location: This tab is a compilation of white-tailed kite observations, sorted by location, between 1987 and 2005.
- Storrer: John Storrer's field notes (51 surveys), were placed into this tab, which was created to differentiate the data from these expert field notes, as his observations were mixed throughout the "Data" spreadsheet due to its chronological organization.
- Roosting: This tab is a compilation of white-tailed kite roosts observations, sorted by location, between 1987 and 2005.

The first series of data included in the "Data" spreadsheet comes from the 1982 Biological Survey (1981-1982- 44 surveys). From this study, only the numbers of white-tailed kite observations were included by AMEC within the spreadsheet, although many incidental species were noted within the survey. These incidental species observations were deemed too numerous for the scope of this spreadsheet but can be accessed via the 1982 Biological Survey, included on the Appendix CD.

The next series of data came from various white-tailed kite observation field notes, surveys, and emails (237 surveys/emails). The amount of data and detail provided on these records varies widely (e.g. some entries on the spreadsheet depict all the data noted within a given entry, while some are simplifying very long narratives on white-tailed kite behaviors, etc.),

however only the pertinent information (e.g. behavior, location, age, etc.) was included within the spreadsheet. These observations include: Mike Holmgren's field notes and observation between 1987 and 2003; John Storrer's field notes and observation between 1999 and 2003; a multi-year study coordinated by Morgan Ball from 1999-2003; observation's coordinated by the More Mesa Preservation Coalition; and others.

Lastly, several 2008 emails of personal communication between both John Storrer and Mark Holmgren were added, including all incidental species sightings, which were carefully noted within the "Other Species" tab (6 emails). The observations in the SB County 1997 report were not recorded within the spreadsheet, yet were recorded within the other tables (all data between 1995 and 1996 is from this report).

Sensitive Species Observation Table

Corresponds to Specific Species Observations in Figure 3-3

Sensitive Species	Observation
Blue grosbeak 1	Observed 4/08.
Blue grosbeak 2	Male observed 4/03 1 or 2 individuals heard singing, 3 or 4 individuals heard calling 7/03
Blue grosbeak 3	Observed April 2008
Blue grosbeak 4	Singing male observed with female 06/07
Blue grosbeak 5	Singing male observed 06/07
Burrowing owl 1	Observed sitting and posing 1/03
Burrowing owl 2	Observed 1/03
Burrowing owl 3	Individual observed 1/96
Burrowing owl 4	Individual observed 12/95
Burrowing owl 5	Juvenile observed resting on pole 12/02
Cooper's hawk 1	Adult observed 8/02
Cooper's hawk 2	Juvenile observed 8/02
Cooper's hawk 3	Immature observed flying into private kitchen after a pigeon 5/02
Cooper's hawk 4	Individual observed flying west 11/95
Cooper's hawk 5	Individual observed flying east 12/95,
Cooper's hawk 6	Individual observed flying east 10/95
Cooper's hawk 7	Individual observed 12/95
Cooper's hawk 8	Approximate location of nesting area observed 08
Cooper's hawk 9	Singing pair observed 6/07
Grasshopper sparrow 1	Individual observed 6/07
Grasshopper sparrow 2	Individual observed 11/95
Great egret 1	Individual observed 12/95
Great egret 2	Individual observed 11/95
Great egret 3	Individual observed 11/95
Great egret 4	Individual observed 11/95
Loggerhead shrike 1	Observed 7/03
Loggerhead shrike 2	Individual observed sitting Jan 2003
Loggerhead shrike 3	Individual observed 1/03
Loggerhead shrike 4	Individual observed sitting 1/03
Loggerhead shrike 5	Individual observed sitting 11/02
Loggerhead shrike 6	Adult observed 10/02
Loggerhead shrike 7	Individual observed sitting 9/02
Loggerhead shrike 8	Individual observed sitting Sept 2002
Loggerhead shrike 9	2 individuals observed sitting 8/02
Loggerhead shrike 10	Individual observed 8/02,
Loggerhead shrike 11	Individual observed 8/02
Loggerhead shrike 12	Individual observed sitting 8/02,
Merlin 1	Individual observed flying east 10/95
Merlin 2	Individual observed flying west 10/95,
Merlin 3	Individual observed flying northwest 12/95,
Merlin 4	Individual observed flying 11/95
Merlin 5	Individual observed flying 11/95,
Merlin 6	Individual observed flying east 10/95 Male observed chasing a young white-tailed kite out of his hunting territory 12/02
Northern harrier 1	2 females observed hunting 12/02
Northern harrier 2	

Northern harrier 3	Individual observed hunting 12/02
Northern harrier 4	Female observed hunting 12/02
Northern harrier 5	2 females observed hunting 12/02
Northern harrier 6	Female observed hunting 11/02
Northern harrier 7	2 females observed hunting-one low, one high 11/02
Northern harrier 8	Female observed hunting 11/02
Northern harrier 9	Female observed hunting 12/02
Northern harrier 10	Female observed hunting 12/02
Northern harrier 11	2 adults observed hunting 12/02,
Northern harrier 12	Individual observed flying and hunting 11/02,
Northern harrier 13	2 adults observed hunting 10/02
Northern harrier 14	Female observed hunting 8/02
Northern harrier 15	Female observed 8/02
Northern harrier 16	Female observed 8/02
Northern harrier 17	Female observed 8/02,
Peregrine falcon	Individual observed flying east 7/04
Sharp-shinned hawk 1	Individual observed flying north 12/95
Sharp-shinned hawk 2	Individual observed flying north 11/95
Sharp-shinned hawk 3	Individual observed flying east 10/95
Short-eared owl 1	Adult observed hunting and perching 2/03
Short-eared owl 2	Observed 1/03
	Individual observed flying south and west to bluff
Short-eared owl 3	1/03
Short-eared owl 4	Observed 1/03
Short-eared owl 5	Individual observed hunting at dusk 1/03
	Individual observed hunting and flying low over
Short-eared owl 6	meadow 1/03
Short-eared owl 7	Individual observed hunting 1/03
	Individual observed flying out of ravine area by
Short-eared owl 8	cattails 12/02
Short-eared owl 9	Individual observed hunting 12/02
Short-eared owl 10	Individual observed 4/03
	Approximate location of 4 individuals observed
Southwestern pond turtle 1	during 1977-79 survey and 1 individual in 2008
Southwestern pond turtle 2	Observed 1977-79 survey
Southwestern pond turtle 3	Observed 1977-79 survey
	Approximate location of nesting observed in bluff
White-throated swift 1	face in 2008
White-throated swift 2	Individual observed 4/03,

Appendix B

Recreation Survey

Final Usage Survey Analysis

The More Mesa Preservation Coalition would like to offer our heartfelt thanks to all those members of the community who took the time to complete the More Mesa Usage Survey. Without their help, this report would not exist. THANK YOU!

Summary

The results of the More Mesa Usage Survey, as contained in this report, are yet another example of how much More Mesa means to the Santa Barbara Community. It clearly demonstrates the breath and depth of usage by our residents. People of all ages use this land, and have enjoyed it for decades. They use it every day of the week, during all hours of the day, and for myriad forms of recreation. More Mesa is truly an "open space", not because of any designation, but because it invites every member of the community to participate in its wonders.

Collection Techniques: Results described below are based on data from three hundred and five (305) users of More Mesa. Data were collected during the period between August 2004 and March 2007. Early respondents were solicited on More Mesa and completed a hard copy of the survey (Included in this Appendix), while the other half of the responses were obtained by creating a feature on our web site, <http://www.moremesa.org>, that allowed for electronic submittal. All responses were subsequently recorded into a spread sheet and analyzed from that data base.

Categories: The survey focused on respondents' demographics, usage patterns and forms of recreation on More Mesa. We asked respondents:

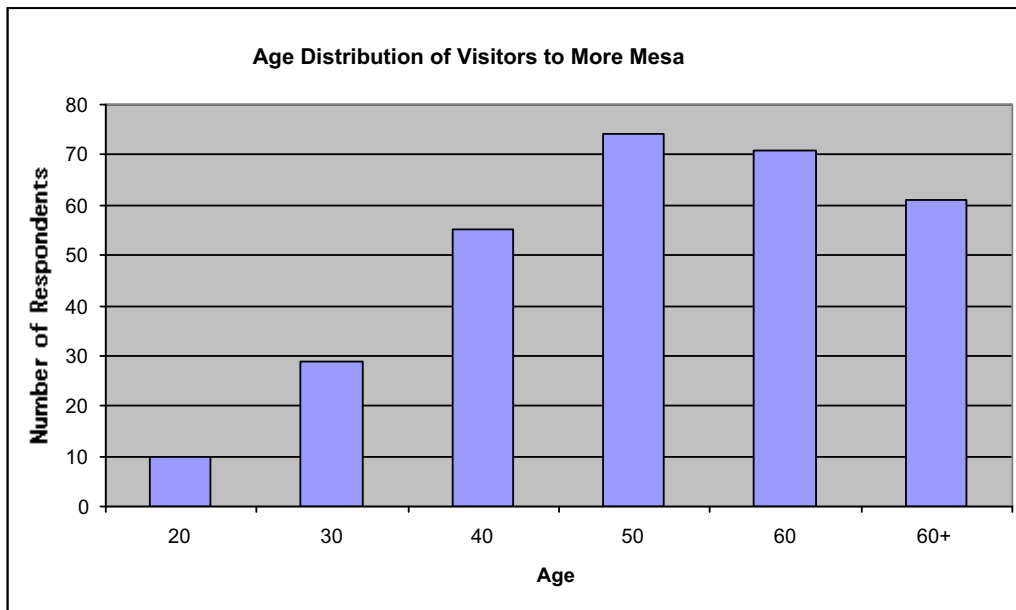
- Their age (within a decade)
- How many years have they been using More Mesa
- Whether they come to More Mesa on weekdays, weekends or both
- What part of the day do they come to More Mesa
- Number of visits per month
- How much time is spent on More Mesa during each visit
- In what ways do they recreate on More Mesa
- Any additional comments

Results of analysis of the data for each category are shown in the following pages.

MORE MESA IS USED BY PEOPLE OF ALL AGES

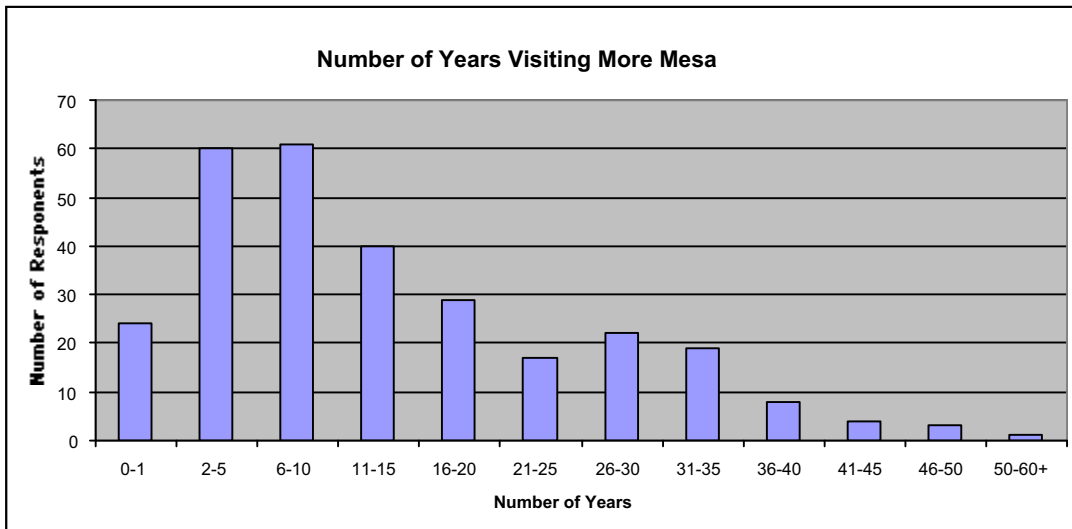
Age Distribution: The age distribution of the 300 respondents who answered this question is shown below.

Under 20	20-29	30-39	40-49	50-60	Over 60
10	29	55	74	71	61



**SOME MEMBERS OF OUR COMMUNITY HAVE
BEEN USING MORE MESA FOR
MORE THAN HALF A CENTURY**

Years Visiting More Mesa: The combined total of years visiting More Mesa, for the 299 people who answered this question, is 4407 years. **This is an average of 14.7 years per person.** Details are shown below.



MOST PEOPLE USE MORE MESA THROUGHOUT THE ENTIRE WEEK

Visitation by Weekday or Weekend:

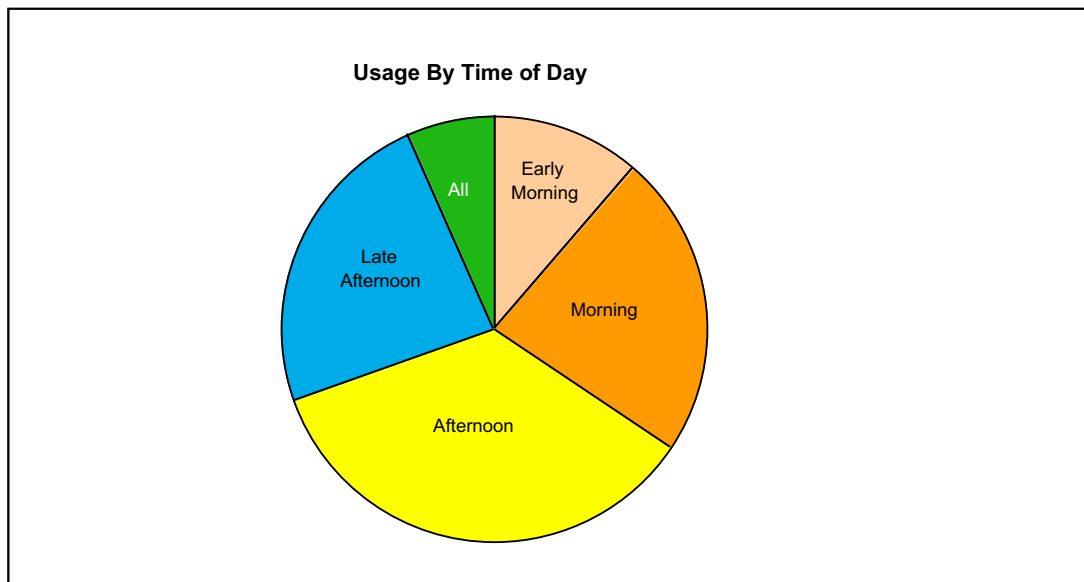
- Only on **weekend: 25%**
- Only on **weekdays: 5%**
- Both **weekend and weekdays: 68%**

MORE MESA IS ENJOYED BY OUR COMMUNITY ANY TIME OF DAY

Time of Day:

Time of Day	Number of People	% of 341 Responses
Early Morning	40	17
Morning	77	33
Afternoon	120	52
Late Afternoon	79	34
All Times	25	11

Respondents were asked to indicate all times of day that applied. Therefore, there were more than 305 replies to this question.



PEOPLE COME TO MORE MESA OVER AND OVER AGAIN

Visits/Month: While respondents reported enjoying More Mesa in a range between once every other month and 30 times a month, most reported multiple visits per week. The total number of visits to More Mesa, by the 297 respondents to this question, was 2523. **This is an average of 8.4 times per month.**

PEOPLE COME TO MORE MESA FOR HOURS AT A TIME

Time Spent on More Mesa: For the 296 people who answered this question:

- Thirty nine (39), or 13%, spent less than 1 hour
- One hundred sixty three (163), or 55%, spent between one and two hours:
- Ninety four (94), or 31% spent more than two hours.

THIS LAND ALLOWS PEOPLE TO EXPRESS THEMSELVES IN SO MANY WAYS

Recreational Activities on More Mesa: Respondents were asked to indicate all recreational activities that applied. Therefore, there are more than 305 replies to this question

Recreational Activity	Number of Responses	% of Total Responses
Hiking	187	81
Beach	154	67
Dog Walking	74	32
Running	69	30
Bird Watching	49	21
Biking	38	16
Other	23	10
Equestrian	19	8
Educational	11	5
Gliding/Soaring	5	2

See aerial map below



THIS LAND ALLOWS PEOPLE TO EXPRESS THEMSELVES IN SO MANY WAYS

Comments: This section allowed respondents to comment on any aspect of More Mesa. Most comments focused on how much More Mesa meant to the person completing the survey. Some of these comments can be found at:
http://www.moremesa.org/mesa_people_input.html

Prepared By: Valerie Olson
 More Mesa Preservation Coalition
 May 2007

MORE MESA USAGE SURVEY - HARD COPY

Date: _____

Many of us are acutely aware of how very important More Mesa is to our community. However, we need statistics, based on actual data, to send the most powerful messages about how much we care about More Mesa. For this reason, we are asking you to take a moment to complete the survey below and get it back to us. Thank you so much for your time, your interest and for caring about More Mesa.

More Mesa Preservation Coalition

- **Age:** (a) Under 20 _____ (b) 21-30 _____ (c) 31-40 _____ (d) 41-50 _____
(e) 51-60 _____ (f) Over 60 _____
- **How long have you been enjoying More Mesa?** _____ yrs
- **When do you usually visit?**
(a) Weekends? _____ (b) Weekdays? _____ (c) Both _____
- **How many times a month do you come to More Mesa?** _____
- **On average, how long do you spend there?**
(a) less than 1 hour _____ (b) 1-2 hours _____ (c) more than 2 hours _____
- **What kinds of activities do you enjoy there** (check all that apply)?
(a) Walking/hiking _____ (b) Running _____ (c) Beach _____
(b) (d) Walking dog _____ (e) Bird Watching _____ (f) Horseback riding _____
(c) (g) Hang gliding _____ (h) Other _____

Name (Optional): _____

Contact us at moremesa@mindspring.com if you are interested in the results of this survey, or would like to in being kept informed about issues concerning More Mesa.

THANKS FOR YOUR HELP!

Appendix C

Goleta Community Plan: More Mesa Development Standards

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

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sandy beaches and the Pacific Ocean to the south, estate residential to the east and mixed residential and agriculture to the west. The site contains numerous trails which receive extensive passive recreational use from hikers, cyclists, equestrians, beach users and at times by off-road vehicles.

As discussed in the 1982 LCP and in The Biological Evaluation of More Mesa (1982), the site contains a variety of habitats, which individually qualify as environmentally sensitive habitats (ESH) under LCP guidelines and were so designated during certification of the County's LCP. These include all major wetlands, oak woodlands and the roosting/nesting site(s) for the Black Shouldered Kite. In addition to these habitats, the majority of the grasslands onsite serve as both active foraging grounds and buffer areas for four sensitive species of raptors. These include the Kite, Northern Harrier, Burrowing and Short Eared Owls, along with a wide variety of other wildlife. Based upon the conclusions of this 1982 study and the endorsement of the State Department of Fish and Game and the Coastal Commission (7/10/82), the site functions as an interrelated ecosystem with approximately 246 acres now designated with an ESH Overlay. Further, a wide variety of other wildlife utilize the site, which is part of an ecosystem of regional importance, especially given its proximity to, and interrelationship with the Atascadero Creek ecosystem (91-EIR-13).

In order to maintain consistency with LCP policies and to promote an environmentally sound design for the site, development standards are included which recognize that these constraints limit the development potential of the site to areas primarily located outside of designated ESH areas. Further, the intensity of such development must be consistent with the long term protection of the site's biological and aesthetic character. Given these constraints, the following development standards require that the developable area of the site be limited to approximately 40 acres at the eastern end of the site (Figure 10), and that such development be limited to about 2 units per developable acre (70 units).

Development Standards

Policy LUDS-GV-1: With the exception of the County owned parcel (APN 65-320-04) which shall be designated Open Lands and zoned Recreation (REC), the More Mesa site (APN 65-320-01,02,07 through 10) shall be designated PD-70 and zoned PRD-70 and shall comply with the following development standards for any proposed development on the site:

DevStd LUDS-GV-1.1: No applications for development shall be accepted prior to approval of a Specific Plan for the entire site. A Specific Plan shall be prepared for the entire site (currently including APNs 65-320-01,02,07 through 10) which incorporates all of the

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conditions listed below and conforms to all other policies of the land use plan. The specific plan shall show the location of roads and structures and indicate the amount and location of open space for habitat preservation and public recreation. Any parcels within the More Mesa site purchased subsequent to the adoption of this Community Plan by the County or other public/private agencies for the purposes of resource /open space protection shall be excluded from the boundaries of the Specific Plan. All new development shall be confined to the buffer areas on the eastern side of the site indicated as being acceptable for development on Figure 10 of the Community Plan, with the exception of minor public improvements such as trails, signs and restrooms. Any high density development shall be clustered toward the north end of the developable area, with lower density development toward the south.

DevStd LUDS-GV-1.2:

Prior to accepting any increase in the developable area depicted on Figure 10, or any increase in the number of allowable units over 70 to 100, the County Resource Management Department, in consultation with the site's property owner, the State Department of Fish and Game and California Coastal Commission, shall prepare a new study on the site's biological sensitivity to review the extent of the environmentally sensitive habitat designation for the site, the extent of developable area relative to biological resources, and the site's relative importance to the related open lands within the Atascadero Creek ecosystem. The study shall provide recommendations to protect ESH areas from the adverse effects of development, including identification of all areas that shall not be disturbed, buffer areas to protect all ESH areas from uses on the site and other appropriate methods to avoid disturbance to sensitive resources. This study shall include a recommendation on areas to be subject to development, potential numbers of units, and those areas to be preserved as permanent open space.

The property owner shall be responsible for funding the entire cost of undertaking this study, although County RMD should assist in obtaining any available grants to help offset costs. During preparation of this study, County RMD shall consult with the property owner, State Department of Fish and Game and Coastal Commission at the following stages:

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1. Prior to the request for proposals and during the selection of the consultants to be retained for the preparation of the study, focusing on study scope, methodology and costs.
2. At the "kick-off" meeting for initiation of the study and at key points during the preparation of the study.
3. During the review of the administrative draft, draft and final document stages of study preparation. Public review and/or hearings on the scope of the study and its eventual findings shall be conducted.

The final document shall contain a summary of the issues raised during preparation, particularly an outline of any disagreements between experts. The results of this study shall be subject to review and approval by the County Planning Commission, Board of Supervisors and Coastal Commission.

DevStd LUDS-GV-1.3:

Concurrent with the preparation of the environmental document for the Specific Plan for residential development on the site, the applicant shall fund the preparation of a habitat protection and management plan to be prepared under the direction of RMD in consultation with appropriate agencies. This plan shall provide recommendations on methods for the long term management and enhancement of the site's open space and environmentally sensitive areas emphasizing programs to reduce or eliminate the impacts of the project on the site's ESH areas and sensitive species as identified through the environmental and development review process. Preparation of this plan shall be coordinated with and account for any similar efforts on adjacent parcels owned by public agencies or private organizations.

DevStd LUDS-GV-1.4:

A minimum of 20% of the site shall be dedicated to the County or another appropriate public agency and/or private organization to be set aside for public use. The majority of the dedicated area shall be located adjacent to and include the dry sandy beach, and shall include a minimum 100 foot undeveloped bluff top public open space area and should also include areas adjacent to public access from the nearest public road(s).

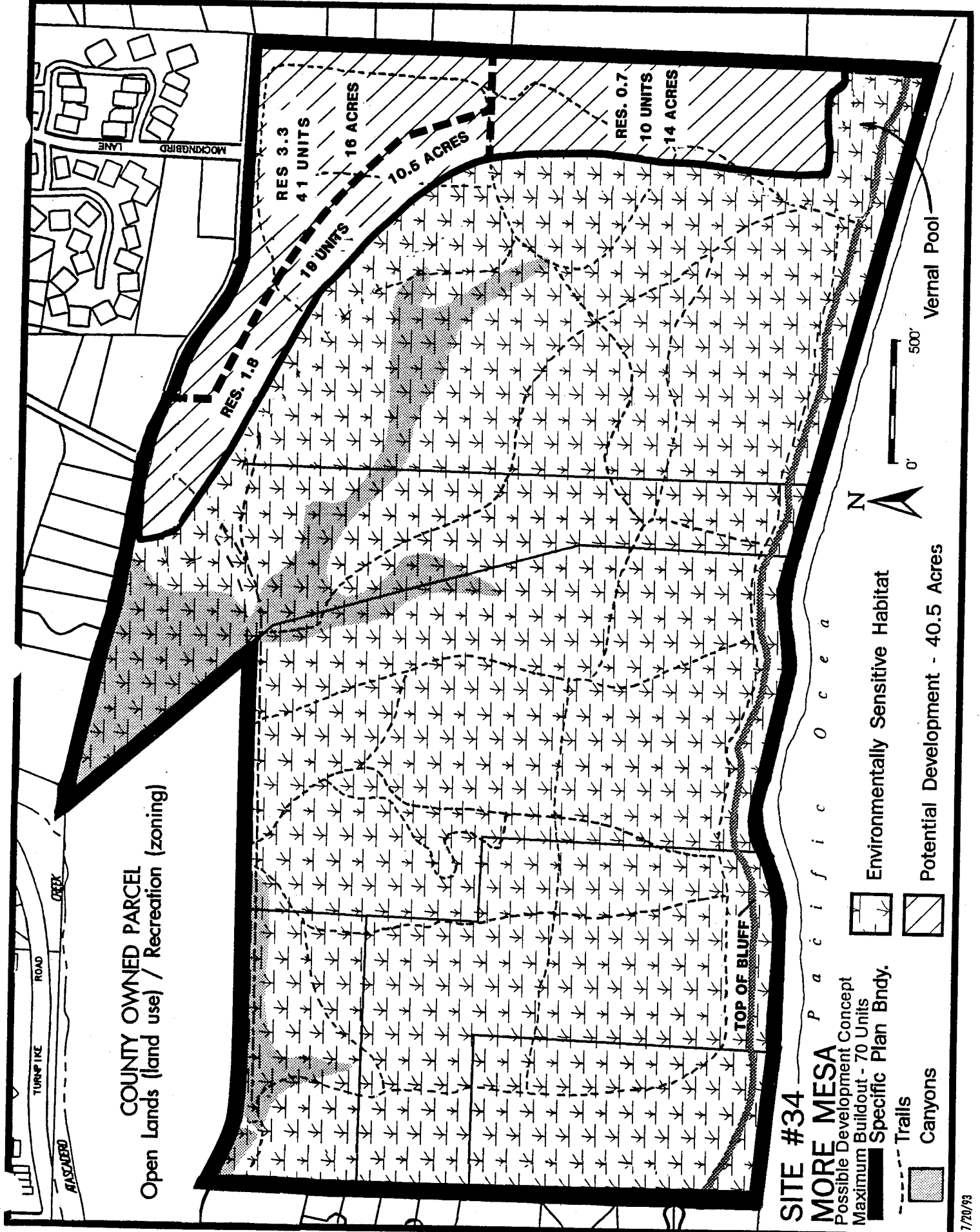


Figure 10

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DevStd LUDS-GV-1.5:

New development onsite shall be designed to accommodate maximum public access to the site and beach with appropriate public improvements, consistent with protection of ESH areas, maintenance of reasonable privacy for new residents of the site and retention of the open undeveloped character of the site. All access improvements shall be coordinated with those on any adjacent County owned land or trail system. Such access and improvements, to be provided by the developer(s) of the site, shall include the following:

1. A minimum of one public access road, sited and designed to minimize disruption of the site's natural features and aesthetic qualities. This road or another public road shall form the western perimeter of the developable area, in order to provide a clear delineation between future developed areas and open space.

2. Parking for a total of 300 cars, inclusive of existing parking on public roads within 100 yards of trailheads leading to the site, parking available on the new access road(s) and within a gravel/unpaved lot(s) designed to hold 100 cars. Areas of parking along new public street(s) shall be sited to minimize disruption for new residents while providing adequate space to meet the 300 car total. New parking areas shall be dispersed into a minimum of two, but preferably three new lots located toward the northern end of the property.

3. An informal trail system aligned as closely as possible with the existing, primary historic trails shall provide access from both the site's east and west ends, and include stairway(s) to the beach, bluff top path(s), and accommodations for pedestrians, bikers and equestrians. The primary access trail from the east shall be realigned to the western boundary of the developable area in order to provide separation between public and private uses. All trails shall be sited and designed to maintain the natural character of the trails.

4. Public restrooms, informal picnic/seating areas, bicycle racks and directional and interpretive signage as deemed appropriate by the County.

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- DevStd LUDS-GV-1.6:** Prior to issuance of a CDP, the applicant(s) shall file a performance security with the County sufficient to cover the cost of all public improvements and mitigations described above, and the maintenance of such improvements for a period of at least 5 years. The total amount of this performance security shall be determined by the County Public Works Department in consultation with the Parks Department and RMD.
- DevStd LUDS-GV-1.7:** Development shall be clustered to minimize disruption of significant views from areas of high public use, and shall be located outside of all designated or potential Environmentally Sensitive Habitat areas.
- DevStd LUDS-GV-1.8:** All development on the site, including trails and roads, shall be sited and designed to avoid areas used for nesting and roosting by the Black-Shouldered Kites and other sensitive species as identified by the More Mesa Habitat Study.
- DevStd LUDS-GV-1.9:** To the maximum extent feasible, vegetation consisting of drought tolerant native species shall be used for landscaping to screen development from public use areas and to create buffers from ESH areas. Landscaping shall be designed to complement, enhance and restore native habitats onsite. As part of this buffer, a belt of native (e.g.: oaks, Sycamores, willows) and non-native trees (e.g.: Monterey Cypress, Eucalyptus) shall be planted along the perimeter of the developable area and access road.
- DevStd LUDS-GV-1.10:** Natural building materials and colors compatible with the surrounding terrain shall be used on exterior surfaces of all structures, including water tanks and fences. The applicant shall submit architectural drawings of the project for review and approval by the BAR, concurrently with the submittal of grading plans to RMD.
- DevStd LUDS-GV-1.11:** Emergency access for the Fire Department shall be provided between development on this site and Via Roblada.
- DevStd LUDS-GV-1.12:** All development shall be sited to preserve land use compatibility between the clustered medium density development at More Mesa and the existing lower density

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development at adjacent Hope Ranch Park. Therefore, a landscaped buffer of a minimum of 50 feet shall be required between Hope Ranch Park and this clustered development in order to ensure required land use compatibility.

DEVEREUX SLOUGH ECOLOGICAL SYSTEM OVERVIEW

The Devereux Ecological System is unique among the three major estuaries on the South Coast of Santa Barbara in that a large portion of its watershed in the areas immediately adjacent to the Slough remain in a relatively undeveloped state. The continuum of undeveloped land in this area (see Figures 11, 12, 13) not only provides a buffer for the Slough from surrounding uses, but provides important habitat for species utilizing the Slough itself. The maintenance of the various undeveloped wetland and upland habitats within the Slough's drainage area greatly enhances the wildlife diversity within the ecosystem and provides foraging areas, roosting and/or nesting sites and cover for species that are either wholly or partially dependent upon the Slough.

The relatively undeveloped block of land surrounding the Slough consists of about 800 acres of coastal open space which extends from the high density neighborhoods of Isla Vista on the east to Sand Piper golf course on the west. This area is notable for the panoramic views of the Pacific Ocean and beaches provided from undeveloped bluffs and often unobstructed views of the Santa Ynez Mountains to the north. The natural resources of the site contribute to the highly scenic quality of the GPA, with the cypress studded headlands of Coal Oil Point, expanses of beaches and the rolling dunes, groves of trees and the Slough and bluffs all contributing to the vicinity's natural beauty. The public accesses this area from an extensive network of trails extending from Isla Vista to Hollister Avenue.

The three major components of these open lands surrounding the Slough are comprised of the University's West Campus, the University Exchange Corporation's West Devereux property (including the Ocean Meadows Golf Course) and the Ellwood-Beach/Santa Barbara Shores properties owned by Southwest Diversified and the County. As part of its Long Range Development Plan, the University approved the construction of substantial amounts of new housing and other facilities on the West Campus, while attempting to provide open space, setbacks and other measures to protect the integrity of the Slough's ecosystem. The development standards outlined below for the West Devereux and Ellwood-Beach/Santa Barbara Shores sites attempt to similarly balance development of these sites with protection of the open space and habitat values which make this estuary unique among those remaining on the South Coast.

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West Devereux Specific Plan Area (#12 University Exchange)

The West Devereux Specific Plan Area is located southwest of the Storke Rd. and Phelps Rd. intersection. The site is comprised of two parcels (APN 73-090-10,50; 235.82 total acres) with ownership currently divided between the University Exchange Corp. (UEC), and Harris Sherline. The University of California is currently in escrow to purchase UEC's interest in these properties. Surrounding features include the Pacific Ocean to the south, UCSB's Devereux Slough Nature Preserve to the southeast, Storke Rd to the east, University Village subdivision to the north, and Ellwood Beach (Southwest Diversified parcel) to the west. Approximately 67 acres are currently developed as the Ocean Meadows Golf Course, and about 17 acres developed in existing facilities for oil processing and storage within a 40 acre area currently leased to Mobile Oil. The remaining undeveloped property consists of 7 noncontiguous areas ranging from 2.8 acres to 41.3 acres in size (Figure 11).

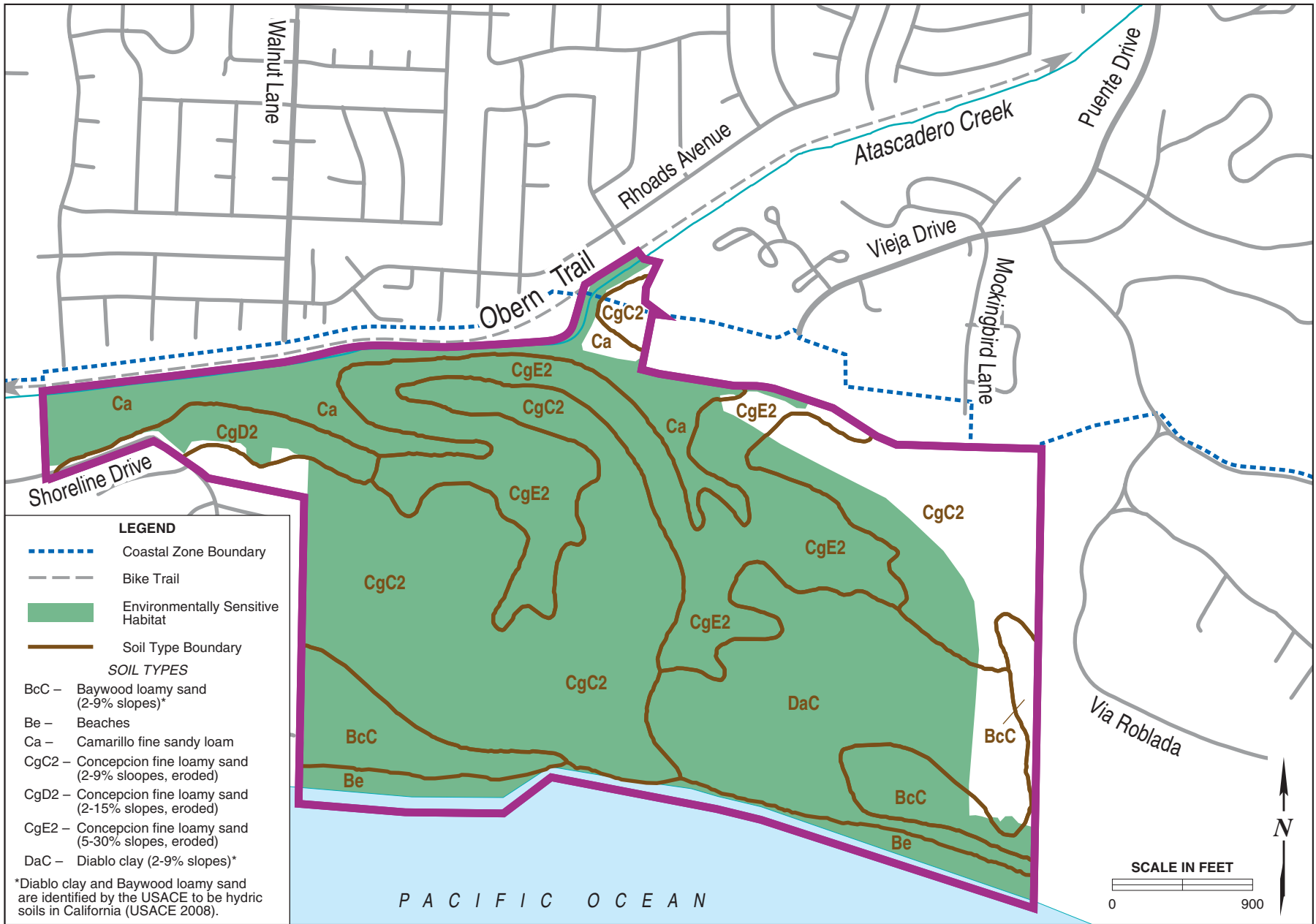
The undeveloped portions of the site are divided by topography and existing improvements into three fairly distinct areas. The first consists of a series of relatively undeveloped areas of land located adjacent to, and primarily north of the existing Golf Course, and in the southeast corner of the site, historically used for a driving range. These areas consist mainly of non-native grasslands frequently mowed or plowed, which are of low biological and scenic value (except for sections of Devereux Creek) and do not provide public access to the coast. These areas are generally the most suitable for residential development.

The second distinct area of the site contains the Ocean Meadows Golf Course which is bisected by the main branch of Devereux Creek and several of its tributaries. This golf course provides an important public recreational resource and open space area, and is generally of low biological sensitivity except for those areas within and immediately adjacent to Devereux Creek and Slough. With the exception of the sensitive areas noted above, this area is suitable for a continued or intensified high level of use.

Although the entire site lies within the Devereux Creek-Slough drainage and ecosystem, it is the roughly triangular area south of the golf course that contains the site's most environmentally sensitive areas. This third district area also provides substantial informal public access to and along the coast and contains the existing oil storage facilities. The majority of this area is either devoted to oil storage facilities and buffer, or contains coastal salt marsh/freshwater ponds, dune and back-dune habitats. It is also traversed by a number of existing trails. Sensitive species utilizing this area include: the Black Shouldered Kite, Northern Harrier, and historically, the burrowing owl.

Appendix D

Soil Survey



Mapped Soil Types at More Mesa

