



Board Initiation of Environmental Review

# GOLETA COMMUNITY PLAN UPDATE



# Recommendation

- Adopt Attachment 2, a resolution of the Board of Supervisors to:
  - Initiate environmental review for the Draft Goleta Valley Community Plan for Eastern Goleta Valley.
  - Include any Board-approved modifications to the project description.



# Draft Plan Summary

I

## **Introduction**

Background

Organization and Regulation

II

## **Community Development and Land Use**

Residential, Commercial/Mixed Use

Agriculture and Rural

III

## **Public Services and Facilities**

Parks, Recreation, Open Space, Water

Multi-Modal Transportation

IV

## **Environmental Resources and Constraints**

Air Quality, Climate Change, Habitat,

Visual Resources



# Background and Next Steps

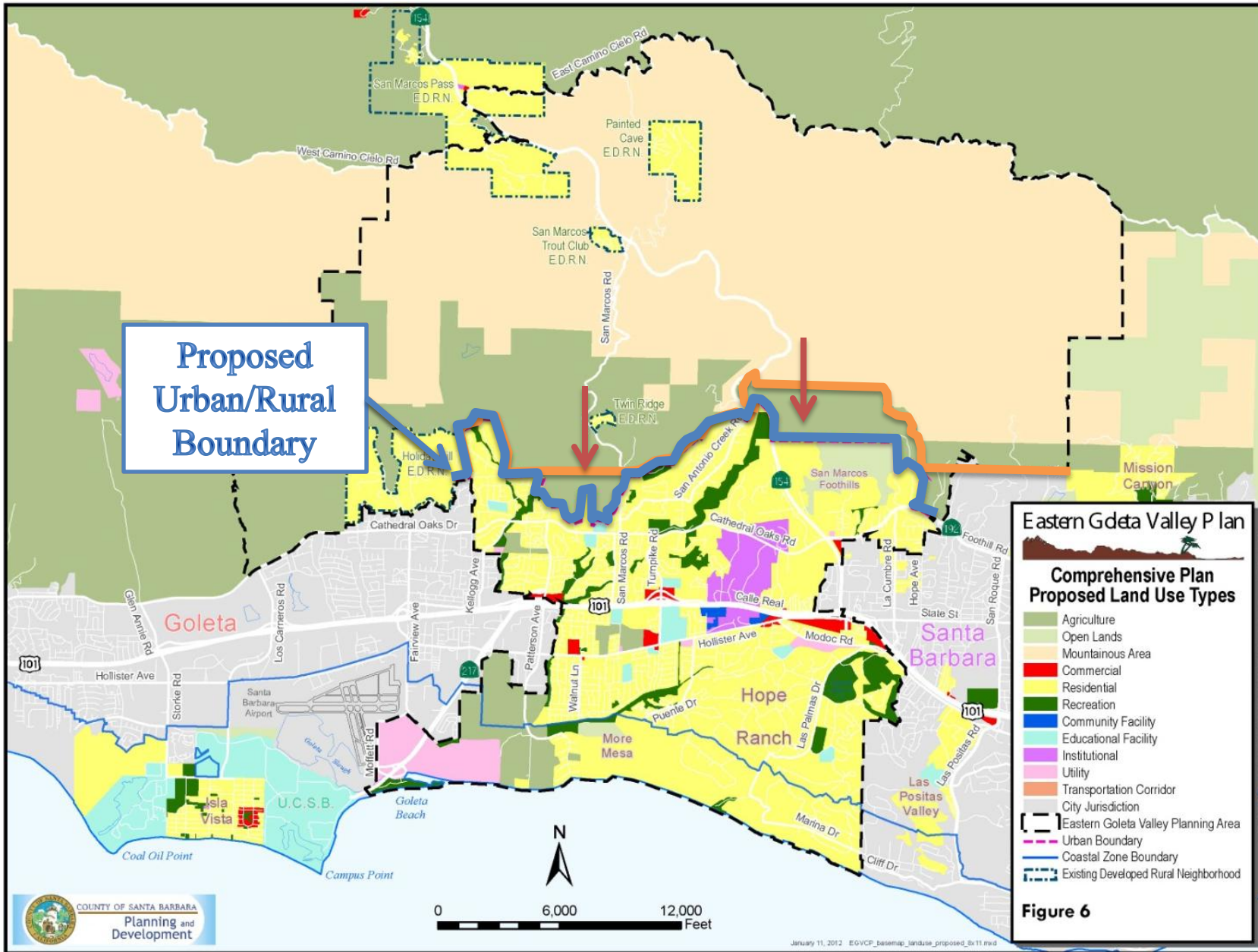
- 1993 - Goleta Community Plan
- 2002 - City of Goleta
- 2006 - Goleta Visioning
- 2008 - Goleta Valley Planning
- 2011 - Draft Updated Plan
- 2012 - Environmental Review
- 2013 - Adoption and Implementation
- 2014 - Coastal Commission Certification



# Significant Land Use Updates

- Urban/Rural Boundary Adjustment
- Residential Land Use and Zoning
- Urban Agricultural Areas

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**Figure 6**

# Housing & Program 1.3

- Program 1.3 of Housing Element:
  - Consider rezones on 20-30 acres within County
  - Sites approx. 2-10 acres in size
  - Site with effective density of 20 units per acre (UPA)





## RECOMMENDED RESIDENTIAL LAND USE CHANGE LOCATIONS IN URBAN AREA



# PC Recommended Urban Residential Land Use Changes

#	Location	(Net) & Gross Acres	Existing Land Use	Proposed Land Use
1	MTD	(10.2) of 17	A-I-5	PD-204
2	Tatum	(2.2) of 22	Res-3.3	PD-276
3	Carmella	1.1	Res-3.3	RES-20
4	Yee	1.73	Res-3.3	RES-20
5	Giorgi N.	1.53	Gen Comm	RES-20
6	Anderson	1	Gen Comm	RES-20
7	Caird (Triangle)	1	A-10	RES-8
8	State St.	71	Gen / Neigh Comm	Gen Comm
<b>TOTAL RESIDENTIAL AT EFFECTIVE 20 UPA=</b>				<b>28.41</b>
<b>TOTAL RESIDENTIAL CHANGE IN URBAN AREA =</b>				<b>111.41</b>

**20 UPA –  
 Housing Element  
 Implementation**

**8 UPA – Agricultural Housing  
 MU-EGV – Mixed Use Corridor**



# State HCD & Housing

- HCD Letter of Feb 13, 2012:
  - Concerns with proposed 20 units/acre
  - Rezones Must be Adopted by July 2012
- Modifications for Board-approval:
  - MTD:
    - 10.2 Acres: Land Use: Res-20 and Zoning: DR-20
    - 6.8 Acres: Land Use: A-I-5 and Zoning: Ag-I-5
  - Tatum Site:
    - 13.8 Acres: Land Use: Res-20 and Zoning: DR-20
    - 9.2 Acres: Land Use: Res 0.33 and Zoning: 10-E-1



# State HCD & Housing

- No change in total 20 UPA unit count recommended by Planning Commission.
- Studying 20 UPA in the EIR is not a commitment to rezone properties.

# Staff Modifications to Urban Residential Land Use Changes

#	Location	(Net) & Gross Acres	Existing Land Use	Proposed Land Use
1	MTD	(10.2) of 17	A-I-5	RES-20/A-I-5
2	Tatum	(2.8) of 22	Res-3.3	RES-20/10-E-1
3	Carmella	1.1	Res-3.3	RES-20
4	Yee	1.73	Res-3.3	RES-20
5	Giorgi N.	1.53	Gen Comm	RES-20
6	Anderson	1	Gen Comm	RES-20
7	Caird (Triangle)	6	A-I-10	RES-8
8	State St.	77	Gen/Neigh Comm	Gen Comm
<b>TOTAL RESIDENTIAL AT EFFECTIVE 20 UPA =</b>				<b>28.41</b>
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**20 UPA -  
 Housing Element  
 Implementation**

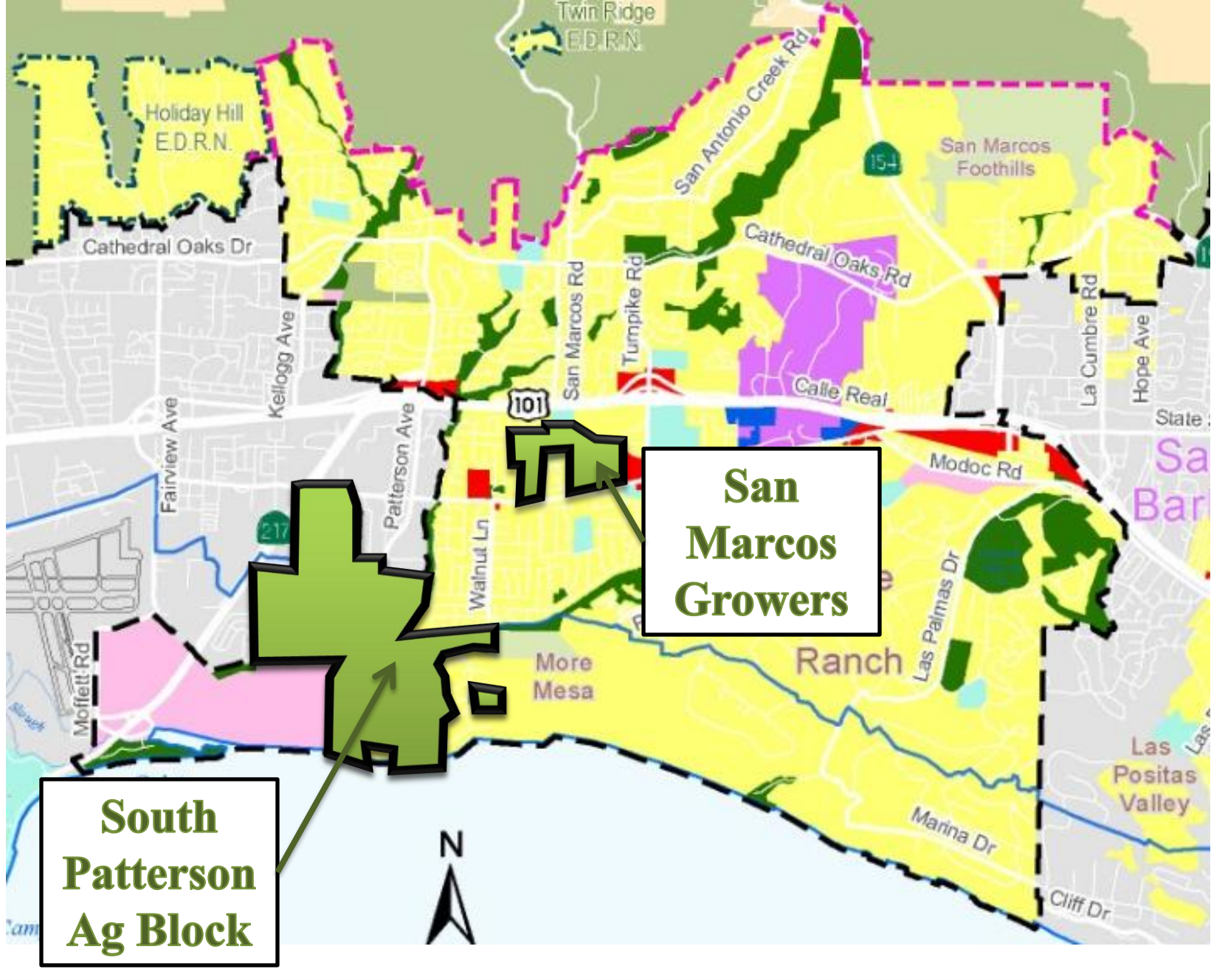




# Effect of Recommended All Residential Land Use Changes (+/-)

	Existing LU Map Buildout	Proposed LU Map	Difference
<b>Residential Units</b>			
Single Family	9,710	9,560	-148
Multi-Family	2,038	2,812	774
<b>Total Units</b>	<b>11,748</b>	<b>12,372</b>	<b>626</b>

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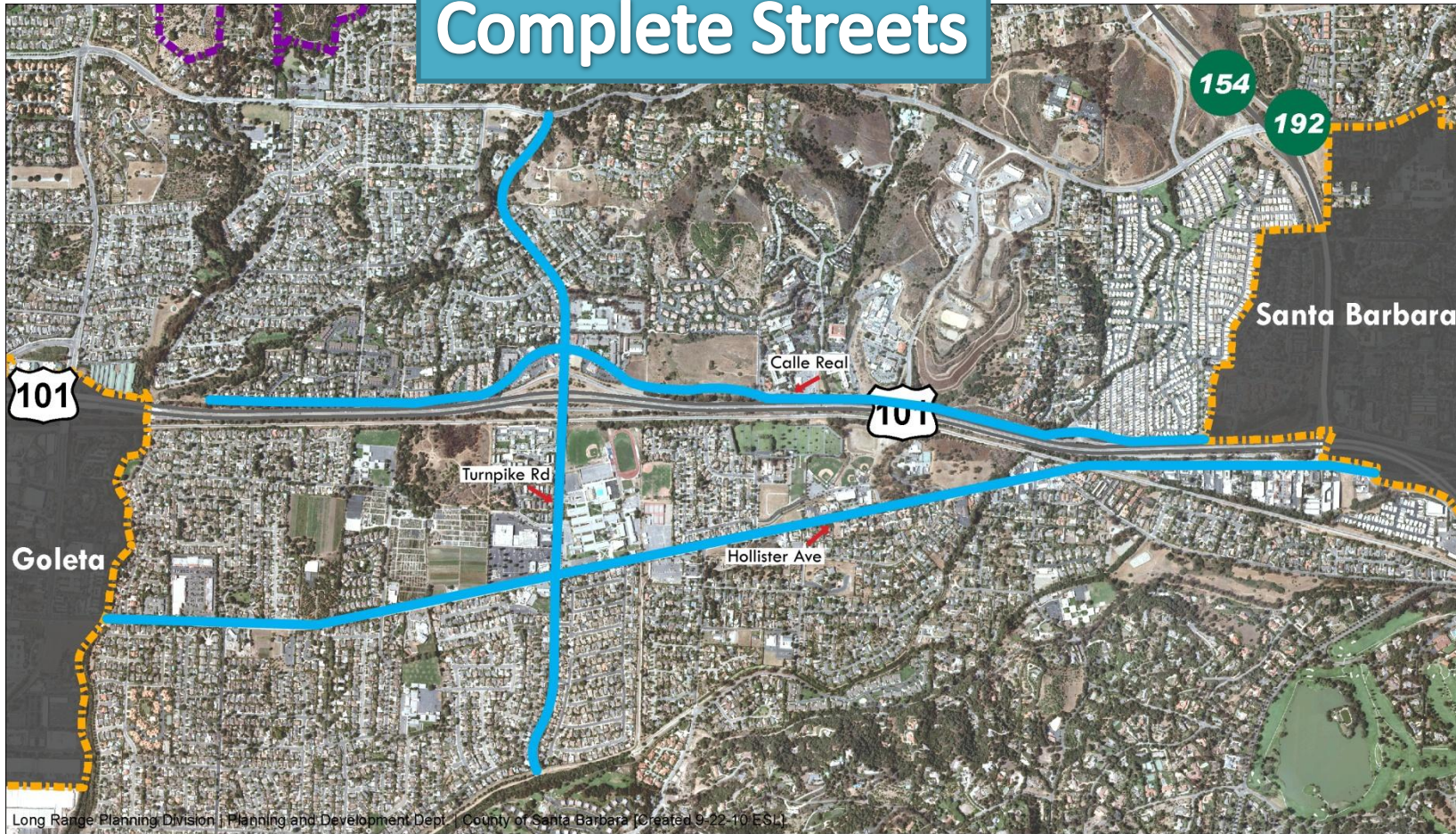




# Retained Urban Agriculture

	Acres	Land Use	Current Uses
South Patterson Ag Block	450	A-I-5 A-I-10	Greenhouses, Nurseries, Cut Flowers, Lemons, Row Crops, Residences
San Marcos Growers	51	A-I-5	Greenhouses, Nurseries, Row Crops, Avocados, Farm Stand, Residences
<b>TOTAL</b>	<b>501 acres</b>		

# Complete Streets



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## Eastern Goleta Valley: Priority Complete Streets Community Corridors

- Proposed Urban/Rural Boundary
- Eastern Goleta Valley Boundary

## Community Corridors

- Priority Complete Streets Improvements

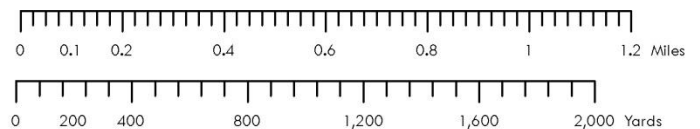


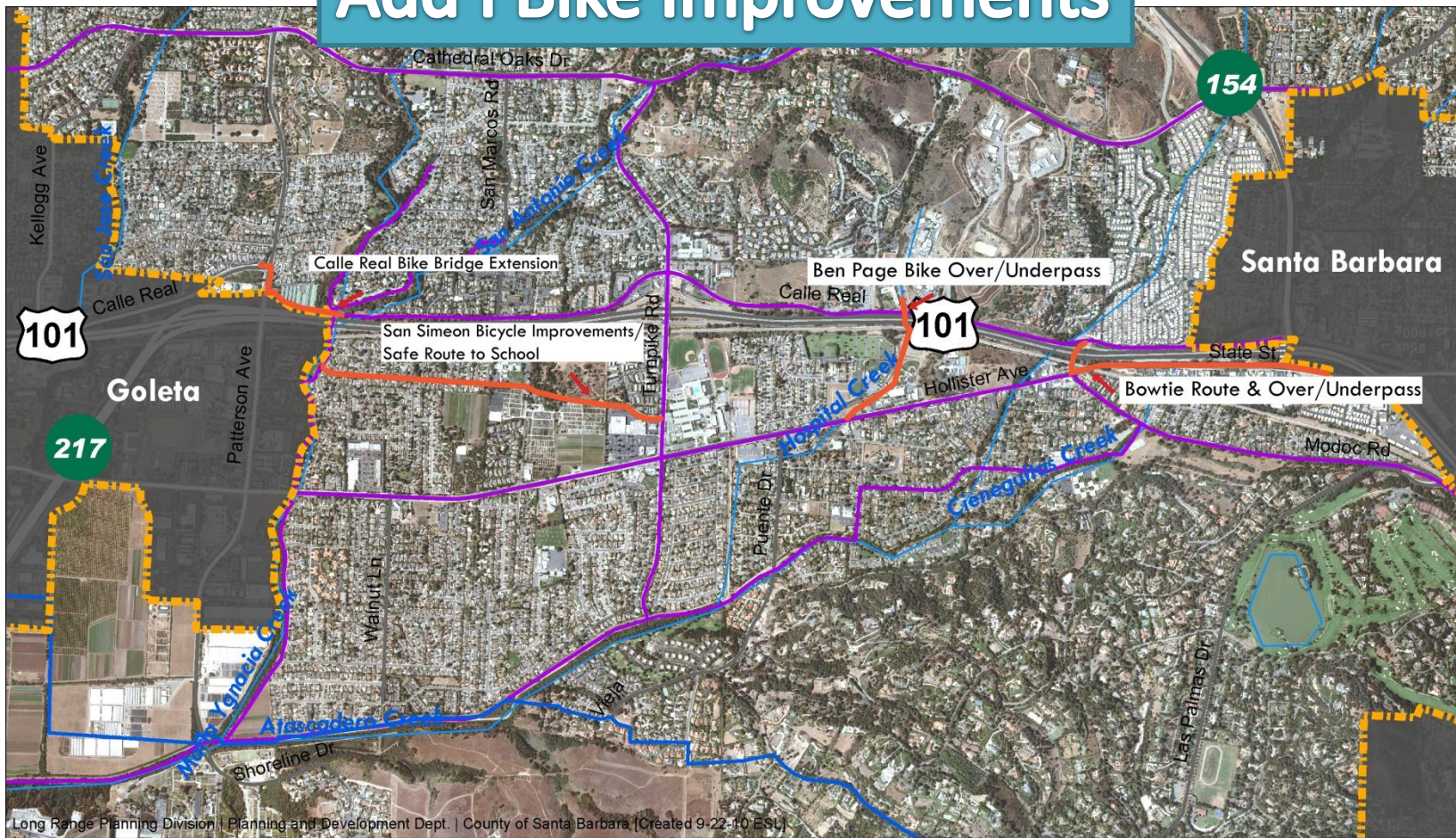
Figure 20







# Add'l Bike Improvements



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## Eastern Goleta Valley: Existing and Recommended Bicycle Improvements

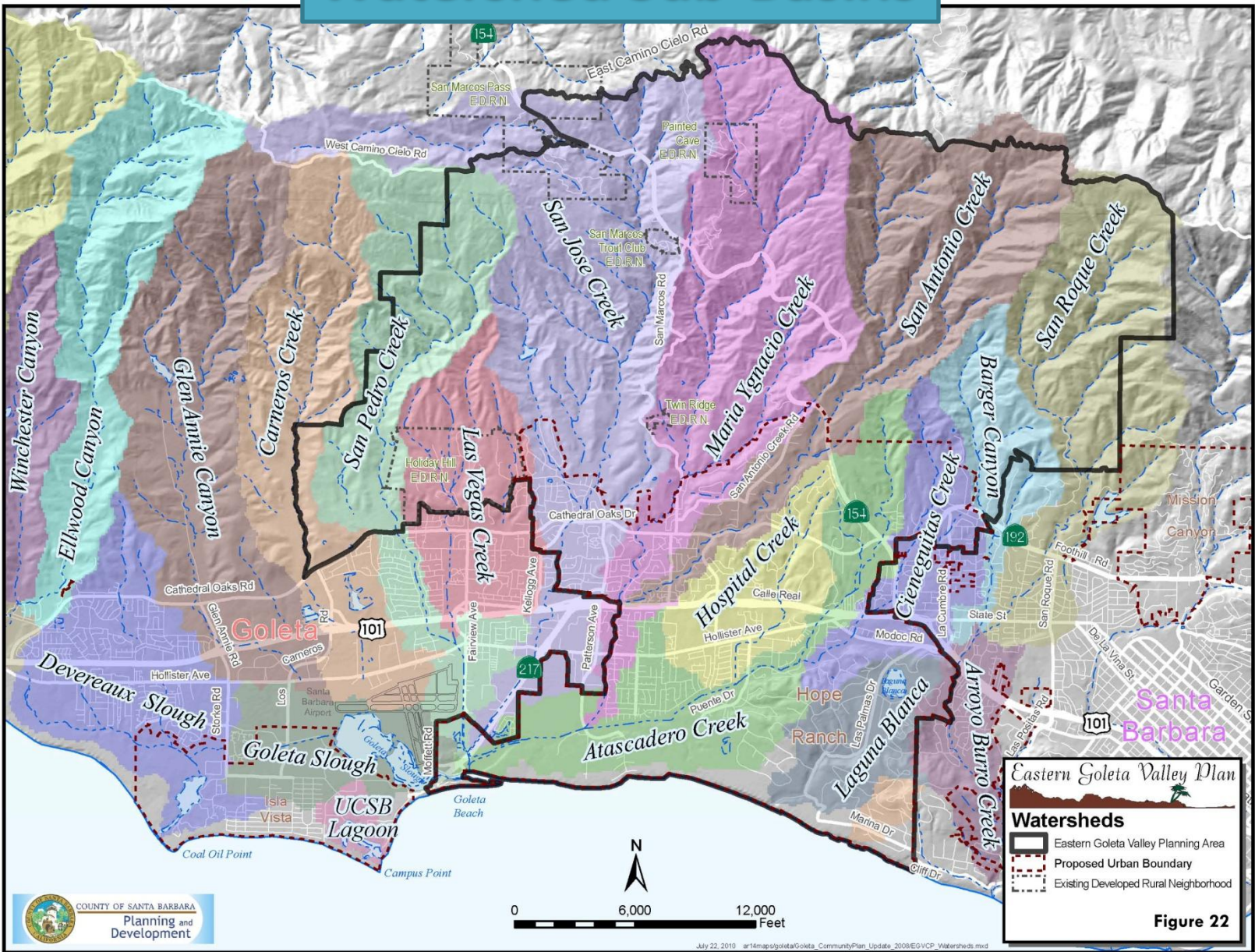
- Proposed Urban/Rural Boundary
- Eastern Goleta Valley Boundary
- Los Padres National Forest Boundary
- Coastal Zone

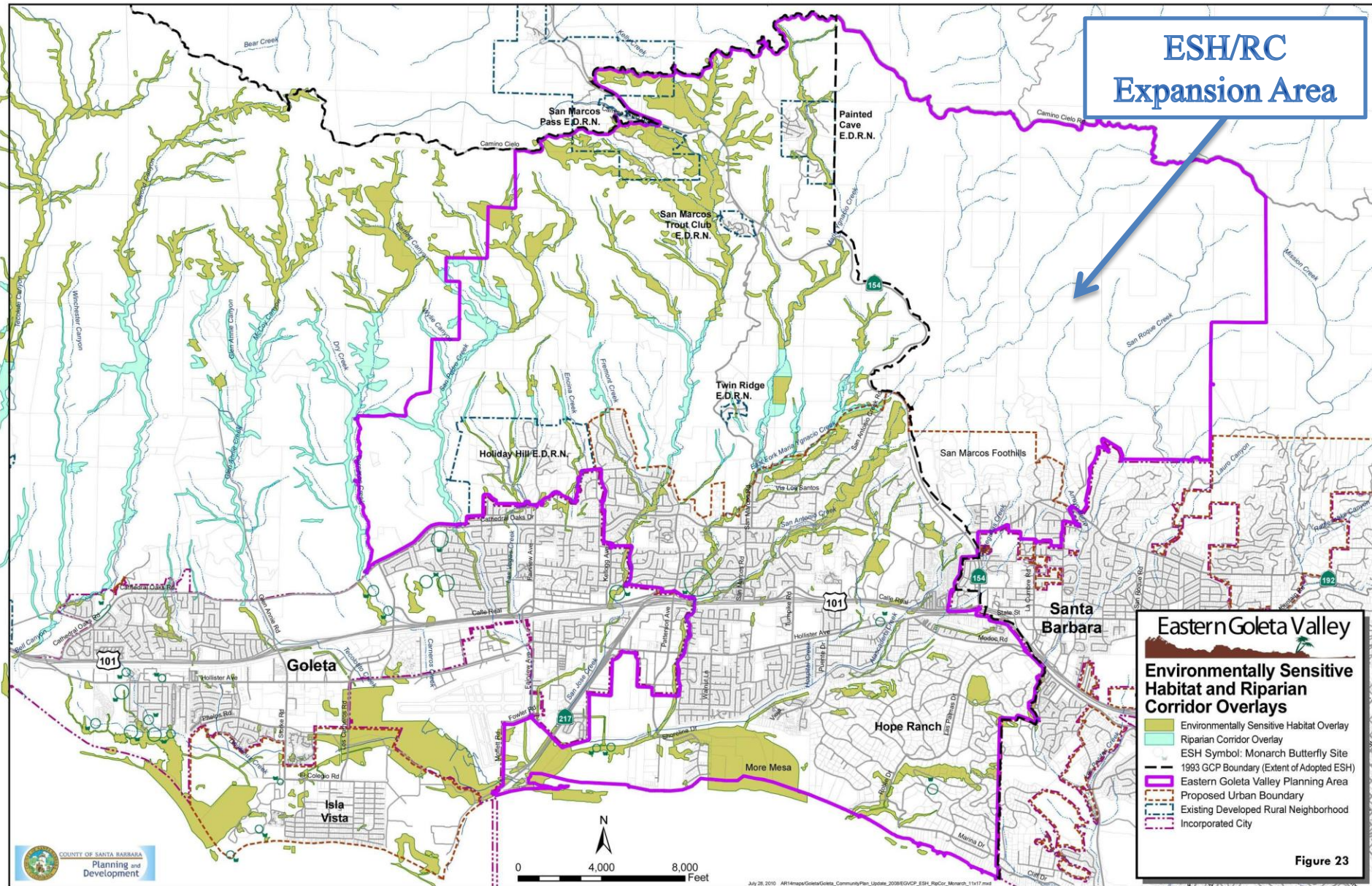
- Recommended Bicycle Connections and Improvements
- Existing Bikeways



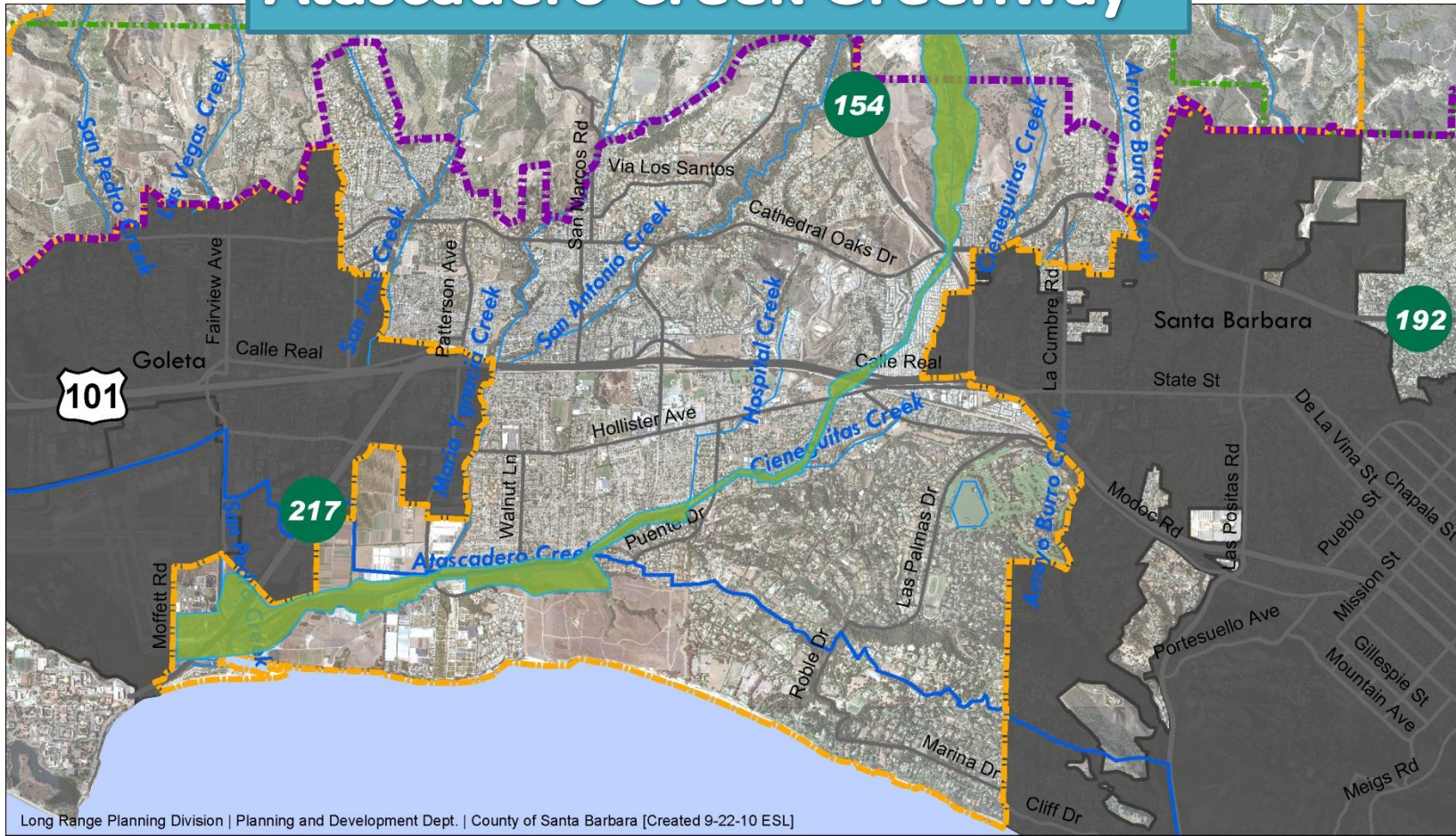
Figure 21

# Watershed Sub-Basins





# Atascadero Creek Greenway



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### Eastern Goleta Valley: Atascadero Creek Greenway and Wildlife Corridor

- - - Proposed Urban/Rural Boundary
- - - Eastern Goleta Valley Boundary
- - - Los Padres National Forest Boundary
- Coastal Zone

Greenway and Wildlife Corridor - Goleta Slough to San Marcos Foothills

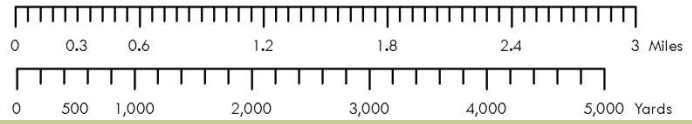
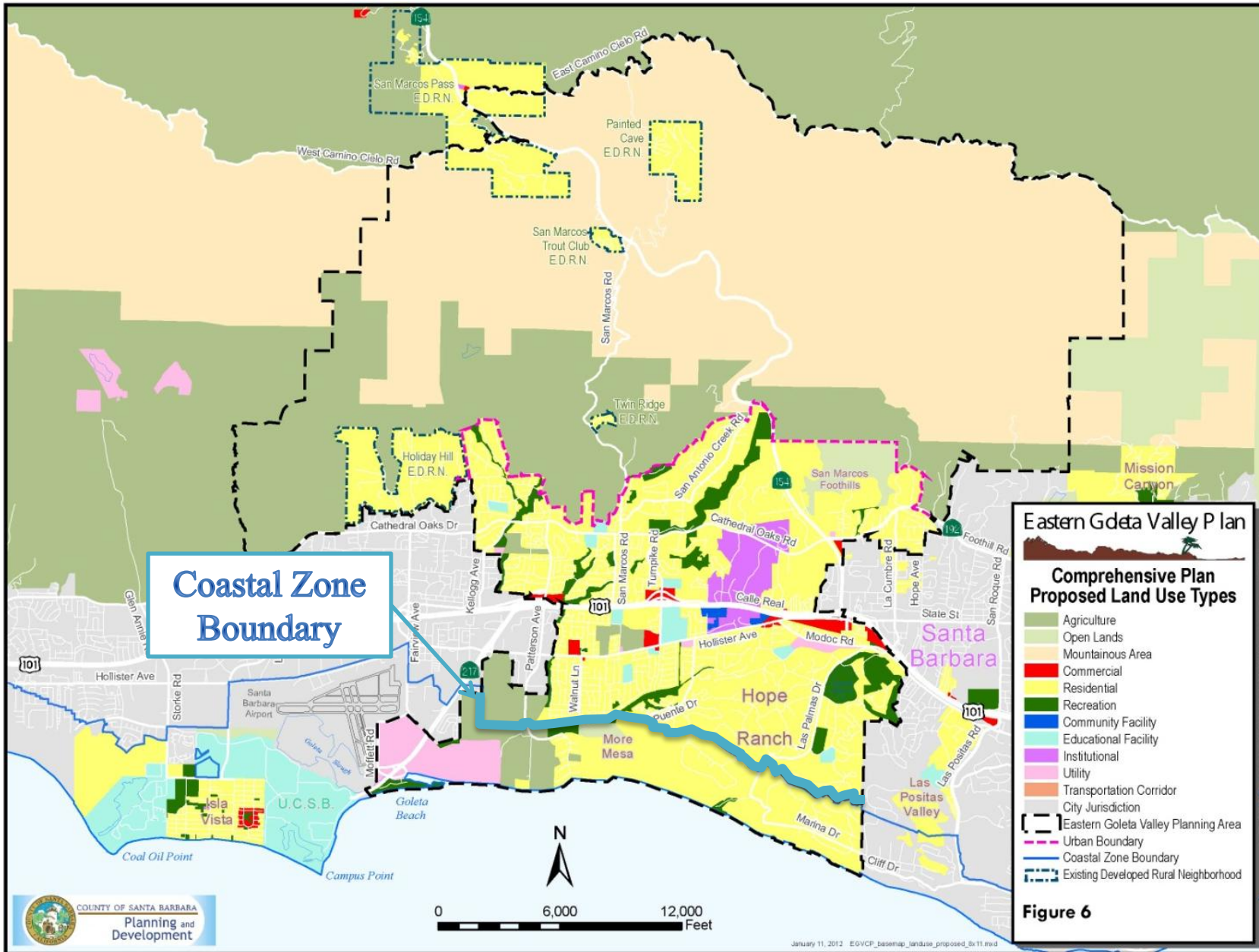


Figure 24



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**Figure 6**



# Coastal Zone Specific Policies

- Coastal Access and Parking
- ESH Overlay and Biological Resources
- Visual Resources
- Bluff Development and Erosion
- Runoff Contamination
- Agricultural Land Uses Retained

# Recommendation

- That the Board of Supervisors adopt Attachment 2 to the Board Letter, a resolution to initiate environmental review for the Draft Goleta Valley Community Plan for Eastern Goleta Valley.
- That the project description be modified as follows:
  - The MTD site be studied with a land use designation of Res-20 and a zoning of DR-20 on 10.2 acres and that the Ag land use designation and Ag 1-5 zoning be retained on the remaining 6.8 acres.
  - The Tatum site be studied with a land use designation of Res-20 and a zoning of DR-20 on 13.8 acres and a land use designation of Res 0.33 and a zoning of 10-E-1 on the remaining 9.2 acres.



Goleta Community Plan Update

**THANK YOU**