



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Santa Barbara County Planning Commission

FROM: Matt Schneider, Deputy Director
Long Range Planning Division

DATE: July 14, 2015

RE: Eastern Goleta Valley Community Plan
County Planning Commission Hearing of July 22, 2015
Case Nos. 14GPA-00000-00018, 14GPA-00000-00019, 11ORD-00000-00015,
13ORD-00000-00011, 11RZN-00000-00002, and 15RZN-00000-00004

On June 17, 2015, the County Planning Commission held a hearing to consider making recommendations to the Board of Supervisors for the adoption of the Eastern Goleta Valley Community Plan (EGVCP). This memorandum responds to questions and provides additional information and clarifications requested by the Planning Commission at that hearing.

1. Property Owner Requested Changes

On June 17, 2015, the Planning Commission received testimony from property owners and/or their agents regarding four sites, requesting the consideration of alternative land use and zoning designations and a revision to policy language that would affect development of a specific site. The following responds to the Planning Commission's requests for additional information to address each of these requests.

MTD – Housing Opportunity Site 1 (APN 059-140-004, -005, -006)

The EGVCP proposes to change the land use designation of 10.2 acres of the 17-acre site from Agriculture to Residential-20, 20 units per acre, and apply the Design Residential zone, DR-20. The remaining 6.8 acres would remain Agriculture with AG-I-5 zoning. On June 17, 2015, the owner, MTD, requested that the remaining 6.8 acres be designated Residential and zoned 5-E-1. The proposed change would not result in an increase in land use density or increase the number of residential units that could be developed on the site. AG-I-5 allows one residential unit per 5 acres, as does 5-E-1.

Following consultation with MTD staff, County staff suggests an alternative residential zone, Design Residential (DR-0.2), as these 6.8 acres would be located between the 10.2 acres to be

zoned DR-20, and a 1.4-acre parcel also zoned DR-20 and owned by MTD. DR-0.2 allows one residential unit per 5 acres but may allow for greater design flexibility should MTD decide to develop all of the parcels at one time. The proposal to convert the remaining 6.8 acres from an agricultural use to a residential use can be supported for the following reasons:

1. The property has not been farmed for approximately 15 years.
2. The draft plan forwarded by the Planning Commission to the Board of Supervisors for initiation proposed to convert the entire site from agriculture to residential and designate all 17 acres as Planned Residential Development with a maximum of 204 units (PRD-204). The “split” zoning was proposed at the Board of Supervisors hearing to be consistent with County Housing Element Program 1.3 in response to comments received from the State Department of Housing and Community Development.
3. The Draft Final Environmental Impact Report (FEIR) analyzed the impacts to agricultural resources that would result from conversion of the entire 17-acre site to residential uses and concluded that impacts would be less than significant (Class III). Of note, under an evaluation of the existing site for agricultural viability using the County’s weighted point system (*Environmental Thresholds and Guidelines Manual*), the site received a score of 52 points, below the County’s 60-point screening threshold (FEIR page 4.4-37 and Appendix E). The weighted point system provides an initial assessment of the potential for a project to impact agricultural resources. It assigns relative values to particular physical characteristics of a site’s agricultural productivity (e.g., soil type, water supply). Where the points total 60 or more, a site is considered potentially physically viable for agriculture and more analysis is required to determine the level of impact. When the points total below 60 points, as in this case, a site is not considered viable for agriculture and a project’s impact is considered less than significant (Class III).
4. The EIR also analyzed the potential impacts to biological resources resulting from conversion of the entire site to residential uses. The EIR concluded that impacts would be significant and unavoidable (Class I) due to the potential for impacts to various identified resources and a lack of any specific development proposal and design (FEIR p. 4.6-54, -57, -60, -61, -66, -69, -73, and -75). Changing the land use from Agriculture to Residential for the remaining 6.8 acres would not change this conclusion as each designation would allow only one residential unit for the 6.8 acres.
5. Existing surrounding uses include a multifamily apartment complex and a vacant parcel to the west (zoned DR-20), multifamily residential development to the north (zoned DR-7 and DR-12.3), and County administrative buildings to the east (zoned Recreation but with a land use designation of Institutional/Government Facility). The surrounding uses combined with the designation of two-thirds of the MTD site as DR-20 further limits the potential for a viable agricultural operation on the remaining 6.8 acres.

After reviewing these options, Steve Maas, Manager of Government Relations and Compliance at MTD contacted Planning and Development (P&D) and indicated a preliminary preference for the DR-0.2 zoning (personal communication June 26, 2015). Therefore, staff recommends the remaining 6.8 acres be zoned DR-0.2 with a corresponding Residential land use designation.

Tatum – Housing Opportunity Site 2 (APN 065-040-026)

The agent for the property owner requested that *Policy LUR-EGV-2.5* be revised to provide greater flexibility for locating future development on the site than would be provided by the proposed zoning boundaries. The agent submitted suggested language. Staff reviewed the language and recognizes that a more flexible boundary could facilitate better site design and protection of onsite biological resources. Staff recommends the following revisions to the policy below:

Policy LUR-EGV-2.5: MTD and Tatum/School District: The MTD properties (APNs 059-140-004, -005, -006), located at 4678 Calle Real/149 North San Antonio Road, and the Tatum/Santa Barbara School District property (APN 065-040-026), located at 4750 Hollister Avenue shall receive land use designations appropriate for Residential Neighborhood Development ~~provided residential land uses are consistent with this Plan.~~ The boundaries of these designations and associated zone districts may be modified as part of a General Plan Amendment, Rezone, and Development Plan application provided the total acreage associated with the designations does not change and the modification furthers the objectives of this policy. A Development Plan for these properties, respectively, shall: ...

This policy change would also affect the MTD site, which would benefit as much from the change as would the Tatum site.

Anderson – Housing Opportunity Site 8 (APN 061-110-014)

Jim Slaughter, agent for the owner, Cynthia Anderson, objected to the proposed combination of Mixed Use and DR-20 for the 1.71-acre Anderson property on State Street. Staff reviewed these comments and additional information presented to P&D in a Pre-Application (14PRE-00000-00010) filed in November 2014 and met with Mr. Slaughter on June 25, 2015. Constraints to development exist on the site, of which staff and the Goleta Valley Planning Advisory Committee (GVPAC) were likely unaware when developing the proposed “split” land use and zoning designations for the site. These include soil contamination, property encroachments, and a sewer line and easement that bisect the property. Based on this information staff recommends that the entire property be zoned Mixed Use, eliminating the “split” zoning and the proposed DR-20 zone of the southern 0.71 acre. The agent indicated that removal of the DR-20 zone is preferred. Rezoning the entire site Mixed Use would reduce the potential residential buildout on this site by 14 units. Potential environmental impacts as a result of the change would be negligible as the reduced potential residential buildout would balance potential increases in commercial square footage under the Mixed Use zone.

Sulzbach (APN 077-030-004)

The Sulzbach property is a 46.77-acre parcel currently located within the Holiday Hill Existing Developed Rural Neighborhood (EDRN) and zoned AG-I-5 (5-acre minimum lot size). The EGVCP proposes to remove the Sulzbach property from the EDRN and rezone it AG-II-40. The purpose of the change is to strengthen the Rural Area boundary and enhance protection of agricultural resources by reducing the possibility of parcelization of a productive agricultural site.

At the June 17 hearing, the owner requested that the property remain within the EDRN and retain the current AG-I-5 zoning. The Planning Commission discussed conceptual support for the request, and continued further discussion to provide the public with an opportunity to comment on the request. The Planning Commission directed staff to provide the boundaries and acreages of the surrounding properties. The attached map provides the requested information (Attachment A).

The owner's request does not warrant additional environmental review at this time because the request would retain the current zoning adopted as part of the 1993 Goleta Community Plan. The EIR analyzes the potential environmental effects of EGVCP-proposed changes in density, land use, and/or zoning. The EIR is a program environmental document that analyzes the potential environmental effects of the proposed community plan, including overall buildout under the plan. As a result, it generally analyzes effects on a regional rather than a parcel-by-parcel level. Exceptions include the housing opportunity sites. Maintaining the existing land use density and zoning designation on the Sulzbach property does not fall within this scale of development and, therefore, does not currently require site-specific analysis.

At approximately 47 acres in size, the Sulzbach property could be subdivided under the current land use density (A-I-5) and zoning (AG-I-5) (5-acre minimum lot size) to create 9 lots. Any proposal to subdivide the property would require additional environmental review to analyze site-specific effects that were not analyzed in the EGVCP EIR. Land Use Development Policy 2 of the Land Use Element states:

The densities specified in the Land Use Plan are maximums and may be reduced if it is determined that such reduction is warranted by conditions specifically applicable to a site, such as topography, geologic or flood hazards, habitat areas, or steep slopes. ...

Thus, there is no guarantee of approval of a subdivision at the maximum density. Ultimately, a lower density and fewer lots could result based on analysis of a specific subdivision proposal and its associated environmental analysis of site-specific conditions, including agricultural, biological, cultural, visual, or other environmental resources.

2. Questions and Clarifications

At the hearing on June 17, 2015, the Planning Commission requested additional information to clarify various policies and development standards, including potential revisions to certain policies.

Creek/Riparian Habitat Setback (Buffer) for Urban Area

In response to a request from the Environmental Defense Center (EDC) and the Urban Creeks Council (UCC), the Planning Commission directed staff to study the potential for increasing the setback from creeks and riparian habitats (i.e., riparian Environmentally Sensitive Habitat (ESH)) in the Urban Area to a setback similar to that of the City of Goleta (100 feet from top-of-bank or edge of riparian habitat, allowing an increase or decrease on a case-by-case basis).

Currently, EGVCP *Policy ECO-EGV-5.5* proposes a 50-foot minimum buffer (i.e., setback) within the Urban Area and EDRNs measured from top-of-bank or edge of riparian vegetation, whichever is further. This policy continues the existing 50-foot setback within the Urban Area. EGVCP *DevStd ECO-EGV-5D* allows adjustment of the minimum setback upward or downward on a case-by-case basis and states that the setback shall not preclude reasonable use of a parcel. The policy includes several criteria for consideration when deciding whether to adjust the setback. The 50-foot setback from creeks and riparian habitat is the County's standard setback within the Urban Area of Coastal Zone and in Urban Areas and EDRNs throughout the County where community plans have been adopted. The development standard allowing flexibility in adjusting the width of setback is also typically applied throughout the County.

Staff reviewed the City of Goleta's creek setback policy (Attachment B) and consulted with Anne Wells, Advance Planning Manager at the City of Goleta regarding implementation of the policy (June 26, 2015, personal communication). Although the policy sets the standard setback at 100 feet, it allows adjustments on a case-by-case basis. Since Goleta's General Plan was adopted, only one of seven projects involving creek setbacks was approved with a setback of 100 feet or greater. The setback for one project was established as a range from 50 feet to 360 feet, three setbacks were established at 50 feet, one setback was established at 25 feet, and one project encroached into the setback as it was a roadway extension with no feasible alternative location.

The City of Santa Barbara Environmental Resources Element Action ER21.1 recommends a minimum setback for new structures of 25 feet from top-of-bank. The City's Zoning Ordinance establishes a minimum setback of 25 feet from top-of-bank along Mission Creek; setbacks from other creeks are determined on a case-by-case basis.

Within the County's jurisdiction in the Eastern Goleta Valley, land use densities adjacent to creeks and riparian ESH are high and parcels are small. There are few parcels adjacent to a creek with development or redevelopment potential where an increased setback could potentially reduce impacts to creeks, water quality, or jurisdictional wetlands. Most parcels abutting creeks in the Urban Area are developed with single-family residential subdivisions with most lots

ranging in size from 7,000 to 20,000 square feet. Larger parcels (e.g., one-acre) are located in the urban foothills. Four parcels are agricultural parcels within the urban South Patterson Agricultural Block.

Approximately 1,000 existing parcels in the Urban Area are affected by the current 50-foot setback. If the creek setback in the Urban Area is increased to 100 feet, approximately 500 additional properties would be affected. Most of these parcels are developed with single family residences. At 50 feet, the current creek setback typically affects the rear yards of existing residences. Thus, the majority of existing residences are conforming structures (i.e., they conform to ESH setbacks). At 100 feet, the setback would affect a significantly larger area of these parcels, creating nonconforming residential structures. In some cases, an increase of the creek setback to 100 feet would affect parcels on the opposite side of a roadway located between the creek and the residential parcel.

Based on the existing development patterns in the Urban Area, the proposed increased setback would provide negligible additional protection of creeks and riparian habitats, or reduce impacts to jurisdictional wetlands and waters (Impact BIO-4). The primary result of the change would be additional time during application review of dwelling additions and rebuilds to address nonconforming structure regulations and to determine how much to adjust the setback to allow reasonable use. Therefore, staff does not recommend the proposed change to Urban Area creek/ESH setbacks.

Environmentally Sensitive Habitat Mapping

In response to a request from the EDC, the Planning Commission directed staff to study:

- The feasibility of adding a disclaimer to the ESH/Riparian Corridor (RC) Overlay Map.
- The EDC's proposed language for updating the ESH/RC Overlay Map.

Regarding the first request, EGVCP *Policy ECO-EGV-5.4*, as revised by Mitigation Measure MM-BIO-1, identifies 15 biological resources and habitats as Environmentally Sensitive Habitats and states they shall be designated on the ESH/RC Overlay Map. The policy also includes the following disclaimer:

... Note: The scale of the overlay map precludes complete accuracy in the mapping of habitat areas. In some cases, the precise location of habitat areas is not known and is therefore not mapped. In addition, the migration of species or the discovery of new habitats may result in the designation of new areas, or site-specific reviews may indicate different habitat designations. ...

The purpose of the disclaimer is to notify applicants and staff that not all habitats can be accurately mapped, which is why the EGVCP includes policies referencing the identification of habitat during site-specific surveys and requires ESH protection whenever the habitat is identified. Although future efforts to update the ESH map may result in better information given

new technological advances, unless a biologist maps the precise boundaries of a habitat based on field work, no ESH mapping effort can provide 100% accuracy and site-specific assessments will be required. Boundaries can change over time due to changing conditions (such as rainfall amounts), which render mapping imprecise and transitory.

Therefore, staff recommends adding a disclaimer to the ESH/RC Overlay Map (Figure 22 of the EGVCP as well as the official ESH/RC Overlay Map that will be adopted with the General Plan and Zoning Map Amendments). Staff proposes the following language:

The extent of ESH and RC habitats depicted on the map is approximate and based on known resources at the time of adoption of the map. In some cases, the precise location of habitat areas is not known (e.g., isolated wetlands, vernal pools, native grasslands) and is therefore not mapped. In addition, chaparral, which covers most of the Rural Area that is not in agricultural production, and other identified ESHs may not be shown on this map. Before removing vegetation or beginning any activity that requires a permit, including removal of chaparral or other ESHs, which might require a permit absent any proposed development, please consult the EGVCP and Planning and Development staff and/or have an onsite survey completed by a qualified biologist.

Regarding the second request, staff does not recommend setting a specific deadline for completing ESH mapping given funding and staffing constraints that must be addressed by the Board of Supervisors. However, staff recommends that *Program ECO-EGV-5C* be revised as follows to take advantage of opportunities to complete mapping:

***Program ECO-EGV-5C:** The County shall periodically review and update ~~the extent of the ESH/RC overlays~~ Overlay Map as needed to incorporate any and all new data; and include all habitats identified by Policy ECO-EGV-5.4 to the maximum extent feasible. The County shall pursue grants and other funding opportunities and collaborate with third parties, such as UCSB, California Department of Fish and Wildlife, and the Land Trust of Santa Barbara County, to coordinate habitat mapping efforts and maximize funding opportunities. ~~This is~~ Periodic updates are important since the scale of the overlay maps precludes complete accuracy in the mapping of habitat areas and, in some cases, the precise location and extent of ESH/RC areas are not known until new data becomes available. In addition, the migration of species or discovery of habitats may result in the designation of additional areas.*

Trails

The Planning Commission directed staff to review the proposed EGVCP trails policies and actions in concert with past letters from the Santa Barbara County Trails Council (Trails Council) to the GVPAC (2009 and 2011, Attachment C) and consider whether any suggestions within these letters could be incorporated. The Planning Commission also directed staff to return with

revised language for *Action PRT-EGV-5B* to address the development of incentives for trail acquisition. Staff recommends the following revisions to *Action PRT-TGV-5B* to address this request.

Action PRT-EGV-5B: *The County shall ~~R~~review, address, and revise the Goleta Trails Implementation Study. In addition to any revisions necessary to update information contained in the current document, the revised implementation study shall investigate additional opportunities to add proposed trail corridors to the PRT map. The revised implementation study shall study and recommend to the Board of Supervisors incentives to encourage property owners to dedicate trail easements as determined to be feasible. The study shall consider opportunities to develop incentives appropriate for various project types, including General Plan Amendments, Rezones, Conditional Use Permits and subdivisions. Incentives may include but are not limited to: tax reductions, benefit assessment districts, priority processing of applications, Development Impact Mitigation Fee discounts, and where appropriate, limited increases in development where consistent with resource protection and applicable general plan policies (e.g., additional parcels or residential units).*

The 2011 Trails Council letter recognizes that several suggestions of its 2009 letter were incorporated into the plan. For example, the PRT map (Figure 16, formerly Figure 25) has been updated providing better information regarding existing and proposed trails, parks, and open space, along with road and creek names for better orientation. The EGVCP also added a policy specifically protecting the visual character and aesthetics of existing and proposed trails (*Policy PRT-EGV-6.4*) to complement *Policy VIS-EGV-1.5* which requires high quality design of projects when they would be highly visible from public places, including trails.

Staff also recommends that the following existing policies be revised to enhance opportunities for trail planning, acquisition, and protection. The proposed changes are derived from suggestions of the 2011 Trails Council letter and would clarify policy direction for future efforts to acquire and protect trail easements.

Policy PRT-EGV-5.2: *The County shall ~~foster and support~~ efforts of private community trail organizations in the planning, design, construction and maintenance of trails in Eastern Goleta Valley, and/or efforts to establish a Goleta Trails Foundation. County support may include, but is not limited to: coordinating volunteer efforts, acting as liaison between volunteer groups and County Parks Division, providing information ~~of~~ and/or coordinating grant opportunities, ~~facilitating~~ required permits, and ~~facilitating~~ communication between ~~their organization and other~~ various trail organizations.*

Policy PRT-EGV-5.3: *The County Parks Division, ~~or~~ and any group pursuing implementation of the trail system, shall refer to the PRT policies of this EGVCP,*

Figure 16, the PRT maps, the EGVCP EIR, and the Goleta Trails Implementation Study, together with its trail siting and design guidelines, to generally guide trail siting, acquisition, and implementation.

Policy PRT-EGV-5.10: *The County shall actively pursue acquisition of public trails through exactions as part of development agreements and permitting, through negotiation with property owners for purchase or other transaction, through exchange for surplus County property as available, ~~and/or~~ through acceptance of gifts and other voluntary dedications of easements, and/or through the use of incentives as developed through the revised Goleta Trails Implementation Study.*

Water Resources

The Planning Commission requested additional information regarding water resources, including whether there would be adequate water supply for the proposed Mixed Use zone. Throughout the EGVCP planning process, P&D has coordinated with the local water providers, the Goleta Water District (GWD) and the La Cumbre Mutual Water Company (LCMWC).

Although the GWD has indicated that it has the water supply to serve buildout of the EGVCP, the Draft FEIR identifies a significant and unavoidable cumulative impact to water supply due to uncertainties in supply during unprecedented multiple dry years. Notice of Availability of the public review period of the DEIR was provided to both providers but P&D received comments only from the GWD. The GWD did not identify flaws in the analysis or recommend mitigation.

The EGVCP includes many policies to minimize water use with future development. New developments under the provisions of the EGVCP will not occur all at once and Policy WAT-EGV-1.3 requires a determination by the water providers that sufficient long-term water is available to serve the proposed development. Although the Mixed Use zone proposed for the Hollister Avenue-State Street commercial corridor would allow more residential uses than would be allowed under the General Commercial and Retail Commercial zones, the Mixed Use zone allows flexibility of use. Development in this area would occur over many years and the final uses and densities would depend upon the types of developments proposed, approved and constructed. As required by Policy WAT-EGV-1.3, to be approved and constructed, each individual project would require a determination before approval that adequate water is available to serve the project. Thus, approved development under the Mixed Use zone would have adequate water supply.

More Mesa Subsequent Environmental Review

In response to a request from Valerie Olson, the Planning Commission directed staff to review the information presented in the Draft FEIR regarding More Mesa. Specifically, the Planning Commission asked whether the More Mesa discussion could be deleted from the Draft FEIR and if future development on the site would rely solely on the analysis of the FEIR.

First, the Draft FEIR mentions More Mesa at least 44 times. More Mesa is a component of the EGVCP, which includes a policy and development standards to guide future development of the site, protect biological and visual resources, and provide coastal access. It is a substantive part of the EGVCP project description and inclusion of More Mesa in the FEIR is appropriate.

Therefore, staff does not recommend deleting from the Draft FEIR any references to More Mesa.

Second, the Draft FEIR analyzed the impacts of proposed land use density and zoning changes and the theoretical buildout of the plan. Site-specific analyses were conducted only for the housing opportunity sites and were not completed for property where the land use and zoning designations would remain unchanged. Regarding More Mesa, the EGVCP does not propose any changes: the land use and zoning designations, policy, and development standards were carried over from the 1993 Goleta Community Plan. Thus, the analysis focused on the theoretical buildout under the current land use designations, policy and development standards. For More Mesa, more detailed environmental review would be required when a specific development proposal is submitted.

Section 1.5 of the Draft FEIR explains the process and approach for using a program EIR with a community plan (CEQA Guidelines Section 15168). It also summarizes how the program EIR may be used with later activities. Any future subdivision and development at More Mesa would require environmental review to analyze any environmental impacts that would result from a specific development proposal. A more detailed impact analysis in the EGVCP program EIR would be speculative without a specific development proposal. Therefore, future development at More Mesa could not rely solely on the FEIR for the EGVCP.

Secondary Access and Chaparral Protection

The Planning Commission raised a concern regarding possible conflicts between policies that promote fire access roads and the protection of chaparral, which would be designated ESH with adoption of the EGVCP. This question appears to address two provisions regarding access for fire protection.

First, *Policy FIRE-EGV-2.3* states secondary access shall be a consideration in the location and design of development and requires it for discretionary development unless waived by the County Fire Department. Implementation of community plans often require the balancing of policies. As with most policies, this policy would be addressed on a case-by-case basis. Whether any habitat issues would arise depends upon the location of proposed development and any proposed access. The first step would involve study of a proposal and its site to determine if a location could be found that would not require secondary access. If the secondary access is required, the development, including access, would be reviewed to reduce impacts on chaparral ESH. Mitigation measures, including habitat restoration, may also be required as the final step in the process.

Second, *Policy FIRE-EGV-2.4* states that additional rural fire access routes that increase accessibility to rural areas in the event of wildfire should be considered. This policy, along with

Policy FIRE-EGV-2.5, provides direction to the County to consider the development of reasonable fire access roads to improve response to wildfires. As with individual development projects, any effort undertaken by the County to develop fire access roads would need to study the location and design of such roads in a manner that would minimize impacts to chaparral ESH and mitigate impacts, if necessary.

Well-Drilling Noise

The Planning Commission requested information on existing noise regulations that apply to drilling of new wells. It also asked whether any new regulations are warranted. The drilling of water wells is exempt from Land Use Permits in the Inland Area of the County if the well would serve only one domestic, commercial, industrial, or recreational connection (County LUDC Subsection 35.20.040.B.2.k). Wells for agricultural water systems are also exempt if located in zones that do not require a Development Plan. When an activity is exempt, P&D does not have the ability to apply noise reducing or other conditions of approval.

Separate from P&D permit requirements, the Environmental Health Services Division (EHS) of the Public Health Department requires a ministerial permit for the siting and construction (i.e., drilling) of all wells. However, the State regulations do not allow EHS discretion to apply conditions of approval such as measures to reduce noise generated by the construction of a well.

However, the drilling of wells in the Inland Area that would serve more than one connection and any well within the Coastal Zone require permits (LUDC Subsection 35.23.030-Tables 2-7, 2-8 and 2-9, and Article II Section 35-169.2.1). Therefore, when approving a permit for a well, P&D may apply a standard condition to mitigate the noise effects of the drilling operation on surrounding properties. The standard condition, ***Noise-04 Equipment Shielding-Construction***, requires the shielding of stationary construction equipment that generates noise exceeding 65 dBA at the project boundaries. This condition would be applied consistent with EGVCP DevStd N-EGV-1E. Therefore, staff does not recommend any changes to the EGVCP.

Outdoor Lighting Regulations

Development standard VIS-EGV-1O directs the County to revise the LUDC and Article II such that the outdoor lighting regulations, currently applicable to the Santa Ynez Valley, Mission Canyon, and Summerland plan areas, would apply to the EGVCP plan area. These outdoor lighting regulations would not supersede the development standards of the EGVCP. Rather, they would provide complementary protection of the night sky, including prohibitions of certain light fixtures and limitations on light usage between 9:00 p.m. and sunrise. Thus, they are consistent with and complement the EGVCP's development standards VIS-EGV-1H through -1N. A project with outdoor lighting must comply with the standards of both the EGVCP and the outdoor lighting regulations of the zoning ordinances.

Cavaletto Rural Property (APN 067-010-011, -012 and 069-020-007)

The Planning Commission asked staff to provide an exhibit depicting the location of the Cavaletto rural property (Attachment D). The Cavaletto family owns three adjacent parcels

totaling approximately 90 acres in the Rural Area. They are located north of Cathedral Oaks Road and just northeast of North Patterson Avenue.

3. Minor Edits and Errata

Findings and Statement of Overriding Considerations

Under Section 3.0 of the Findings and Statement of Overriding Considerations, the findings erroneously refer to the MMRP as being found in Chapter 8 of the EIR. The MMRP is found in Chapter 10 of the EIR. In addition, minor edits are proposed to the Statement of Overriding Considerations to reflect the recommended change of land use and zoning for the Anderson property (housing opportunity site 8). The revised findings are included as Attachment E to this staff memo.

Draft Final Environmental Impact Report

Staff has identified typographic errors and other errata since release of the Draft FEIR. These errata are included as Attachment F of this staff memo. Staff also noted that the Mitigation Monitoring and Reporting Program (MMRP) attached to the staff report for the June 17, 2015 hearing was not updated to reflect staff's recommendation for Alternative E. The MMRP has been revised to reflect Alternative E (Attachment G of this staff memo). Finally, should the Planning Commission recommend any or all of the changes to the EGVCP discussed in this memo, staff will prepare a revision letter to the Draft FEIR to address the recommended changes to the EGVCP. The revision letter will be added to the Draft FEIR when it is forwarded to the Board of Supervisors with the Planning Commission's recommendation.

Eastern Goleta Valley Community Plan

The Planning Commission requested several minor edits and additions to the Cultural Resources (history and archaeology) and Visual Resources chapters of the EGVCP. It also directed staff to add the four historic resources tables from Section 4.8 of the EIR into a new appendix to the EGVCP. In addition, staff recommends adding language to *DevStd FIRE-EGV-1C* to refer to the California Invasive Plant Council's listing of invasive non-native species when identifying non-native plant species for removal. The additional language is consistent with a revision made to the Draft FEIR following a comment from the County Fire Department. The proposed edits are included as Attachment H of this staff memo.

Resolutions and Ordinance Amendments

Staff corrected several typographic errors in the adopting resolutions and ordinance amendments. The corrections have been included in Attachments I and I-1 through I-6 of this memo.

4. Recommendation and Procedures

Follow the procedures outlined below and recommend that the Board of Supervisors approve Case Nos. 14GPA-00000-00018, 14GPA-00000-00019, 11ORD-00000-00015, 13ORD-00000-00011, 11RZN-00000-00002, and 15RZN-00000-00004, based upon the project's consistency

with the Comprehensive Plan, including the Local Coastal Program, and based on the ability to make the required findings, including CEQA findings. The County Planning Commission's motion should include the following:

1. Make the findings for approval in Attachment E of the staff memo dated July 14, 2015, including CEQA findings, and recommend that the Board of Supervisors make the appropriate findings for approval of the proposed general plan amendments, ordinance amendments, and zoning map amendments.
2. Recommend that the Board of Supervisors certify the Eastern Goleta Valley Community Plan Final Environmental Impact Report (County Environmental Document No. 14EIR-00000-00005, State Clearinghouse No. 2012091048) (Attachment C of the staff report dated June 10, 2015), including Draft FEIR Errata (Attachment F of the staff memo dated July 14, 2015) and the EIR Revision Letter to be drafted by staff, and adopt the Mitigation Monitoring and Reporting Program (Attachment G of the staff memo dated July 14, 2015).
3. Approve and adopt a Resolution (Attachment I of the staff memo dated July 14, 2015) to recommend that the Board of Supervisors adopt the Eastern Goleta Valley Community Plan as revised by the Planning Commission on July 22, 2015 by taking the following actions:
 - A. Approve and adopt a Resolution amending the text and maps of the Land Use Element (Case No. 14GPA-00000-00019) of the Santa Barbara County Comprehensive Plan (Attachment I-1), including revised land use designations as revised by the Planning Commission on July 22, 2015;
 - B. Approve and adopt an Ordinance amending the zoning regulations of the County Land Use and Development Code (Case No. 11ORD-00000-00015), Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment I-2);
 - C. Approve and adopt an Ordinance amending and adding new zones and overlay zones to the County Zoning Map (Case No. 11RZN-00000-00002) of the County Land Use and Development Code (Attachment I-3), including revised zoning designations as revised by the Planning Commission on July 22, 2015;
 - D. Approve and adopt a Resolution amending the text and maps of the Coastal Land Use Plan (Case No. 14GPA-00000-00018) of the Santa Barbara County Local Coastal Program (Attachment I-4);
 - E. Approve and adopt an Ordinance amending the zoning regulations of the Article II Coastal Zoning Ordinance (Case No. 13ORD-00000-00011) of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment I-5); and

Eastern Goleta Valley Community Plan

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Hearing Date: July 22, 2015

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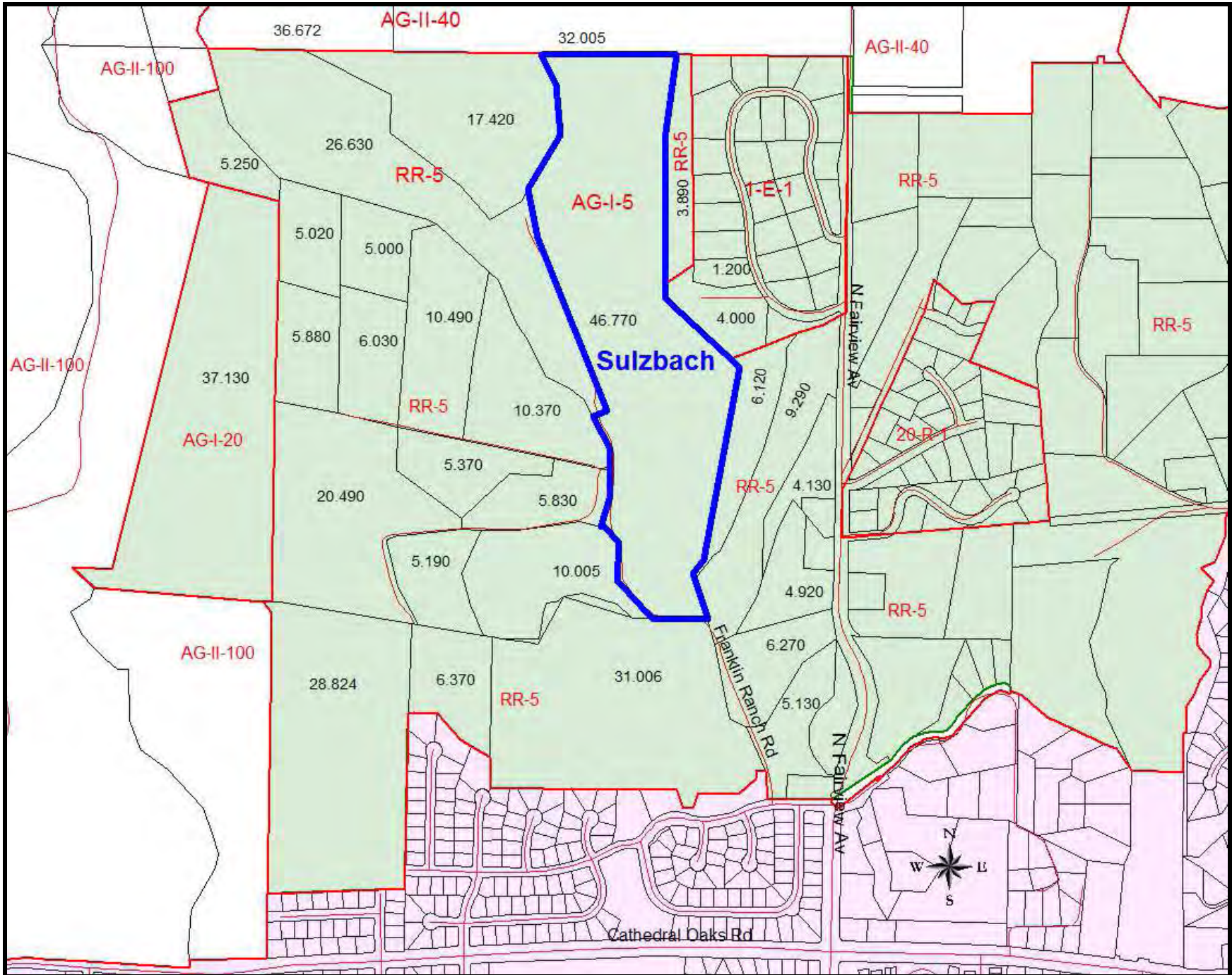
- F. Approve and adopt an Ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code by amending the existing Goleta Community Plan Zoning South map, the Goleta Community Plan Zoning Overlay map, and the Goleta Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays South map and adopting the new Eastern Goleta Valley Community Plan Zoning map, the Eastern Goleta Valley Community Plan Zoning Overlay map, and the Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays map (Case No. 15RZN-00000-00004) (Attachment I-6).

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings.

5. Attachments

- A. Sulzbach Property and Vicinity Map
- B. City of Goleta Creek Setback Policy
- C. Letters from the Santa Barbara Trails Council to GVPAC dated August, 19, 2009 and July 3, 2011
- D. Cavaletto Property
- E. Findings (including CEQA Findings and Statement of Overriding Considerations)
- F. Draft FEIR Errata
- G. Revised Mitigation Monitoring and Reporting Program
- H. EGVCP Minor Edits
- I. Planning Commission Resolution
 - I-1. Board of Supervisors Resolution Amending the Land Use Element (Case No. 14GPA-00000-00019)
 - I-2. Board of Supervisors Ordinance Amending the County Land Use and Development Code (Case No. 11ORD-00000-00015)
 - I-3. Board of Supervisors Ordinance Amending the County Zoning Map (Case No. 11RZN-00000-00002)
 - I-4. Board of Supervisors Resolution Amending the Coastal Land Use Element (Case No. 14GPA-00000-00018)
 - I-5. Board of Supervisors Ordinance Amending the Article II Coastal Zoning Ordinance (Case No. 13ORD-00000-00011)
 - I-6. Board of Supervisors Ordinance Amending the Goleta Community Plan Zoning South map, the Goleta Community Plan Zoning Overlay map, and the Goleta Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays South map and adopting the Eastern Goleta Valley Community Plan Zoning map, the Eastern Goleta Valley Community Plan Zoning Overlay map, and the Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays map (Case No. 15RZN-00000-00004)

ATTACHMENT A – Sulzbach Property and Vicinity Map




and shall be undertaken in a manner that minimizes adverse impacts to the ESHAs.

- d. Weed abatement and brush-clearing activities for fire safety purposes shall be the minimum that is necessary to accomplish the intended purpose. Techniques shall be limited to mowing and other low-impact methods such as hand crews for brushing, tarping, and hot water/foam for weed control. Disking shall be prohibited.
- e. Where there are feasible alternatives, existing sewer lines and other utilities that are located within an ESHA shall be taken out of service, abandoned in place, and replaced by facilities located outside the ESHA to avoid degradation of the ESHA resources, which could be caused by pipeline rupture or leakage and by routine maintenance practices such as clearing of vegetation.
- f. Removal of nonnative invasive plant species within ESHAs may be allowed and encouraged, unless the nonnatives contribute to habitat values.
- g. The following flood management activities may be allowed in creek and creek protection areas: desilting, obstruction clearance, minor vegetation removal, and similar flood management methods.

Policy CE 2: Protection of Creeks and Riparian Areas [GP/CP]

Objective: *Enhance, maintain, and restore the biological integrity of creek courses and their associated wetlands and riparian habitats as important natural features of Goleta's landscape.*

CE 2.1 Designation of Protected Creeks. [GP/CP] The provisions of this policy shall apply to creeks shown in Figure 4-1. These watercourses and their associated riparian areas are defined as ESHAs. They serve as habitat for fish and wildlife, provide wildlife movement corridors, provide for the flow of stormwater runoff and floodwaters, and furnish open space and passive recreational areas for city residents.

 **CE 2.2 Streamside Protection Areas. [GP/CP]** A streamside protection area (SPA) is hereby established along both sides of the creeks identified in Figure 4-1. The purpose of the designation shall be to preserve the SPA in a natural state in order to protect the associated riparian habitats and ecosystems. The SPA shall include the creek channel, wetlands and/or riparian vegetation related to the creek hydrology, and an adjacent upland buffer area. The width of the SPA upland buffer shall be as follows:

- a. The SPA upland buffer shall be 100 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of wetlands and/or riparian vegetation, whichever is greater. The City may consider increasing or decreasing the width of the SPA upland buffer on a case-by-case basis at the time of environmental review. The City may allow portions of a SPA upland buffer to be less than 100 feet wide, but not less than 25 feet wide, based on a site specific assessment if (1) there is no feasible alternative siting for development that will avoid the SPA upland buffer; and (2) the project's impacts will not have significant adverse effects on streamside vegetation or the biotic quality of the stream.
- b. If the provisions above would result in any legal parcel created prior to the date of this plan being made unusable in its entirety for any purpose allowed by the land-use plan, exceptions to the foregoing may be made to allow a reasonable

economic use of the parcel, subject to approval of a conditional use permit.
(Amended by Reso. 09-30, 5/19/09 and Reso. 09-59, 11/17/09)

- CE 2.3 Allowable Uses and Activities in Streamside Protection Areas. [GP/CP]** The following compatible land uses and activities may be allowed in SPAs, subject to all other policies of this plan, including those requiring avoidance or mitigation of impacts:
- a. Agricultural operations, provided they are compatible with preservation of riparian resources.
 - b. Fencing and other access barriers along property boundaries and along SPA boundaries.
 - c. Maintenance of existing roads, driveways, utilities, structures, and drainage improvements.
 - d. Construction of public road crossings and utilities, provided that there is no feasible, less environmentally damaging alternative.
 - e. Construction and maintenance of foot trails, bicycle paths, and similar low-impact facilities for public access.
 - f. Resource restoration or enhancement projects.
 - g. Nature education and research activities.
 - h. Low-impact interpretive and public access signage.
 - i. Other such Public Works projects as identified in the Capital Improvement Plan, only where there are no feasible, less environmentally damaging alternatives.
(Amended by Reso. 09-59, 11/17/09)
- CE 2.4 Dedication of Easements or Other Property Interests. [GP/CP]** In new subdivisions of land, SPAs shall not be included in developable lots but shall be within a separate parcel or parcels, unless the subdivider demonstrates that it is not feasible to create a separate open space lot for the SPA. An easement or deed restriction limiting the uses allowed on the open space lot to those set forth in CE 2.3 shall be required. Dedication of the open space lot or easement area to the City or a nonprofit land trust is encouraged.
- CE 2.5 Maintenance of Creeks as Natural Drainage Systems. [GP/CP]** Creek banks, creek channels, and associated riparian areas shall be maintained or restored to their natural condition wherever such conditions or opportunities exist. Creeks carry a significant amount of Goleta's stormwater flows. The following standards shall apply:
- a. The capacity of natural drainage courses shall not be diminished by development or other activities.
 - b. Drainage controls and improvements shall be accomplished with the minimum vegetation removal and disruption of the creek and riparian ecosystem that is necessary to accomplish the drainage objective.
 - c. Measures to stabilize creek banks, improve flow capacity, and reduce flooding are allowed but shall not include installation of new concrete channels, culverts, or pipes except at street crossings, unless it is demonstrated that there is no feasible alternative for improving capacity.



Santa Barbara County Trails Council

P.O. Box 22352, Santa Barbara CA 93121 • www.sbtrails.org

August 19, 2009

Valerie Olson, Chair
Goleta Advisory Committee
Santa Barbara County
105 East Anapamu Street
Santa Barbara, Ca, 93101

Re: Goleta Community Plan Update; Trails System Expansion

Dear Chair Olson and members of the Advisory Committee:

The Santa Barbara County Trails Council ("Trails Council") is a broad based trails advocacy group consisting of hikers, equestrians and mountain bikers. The Trails Council was formed in 1969 to advocate for planning and construction of new trails and to help organize work parties to maintain existing trails. Over the last 40 years, the Trails Council has worked cooperatively with the local, state and federal agencies to develop improve and maintain the County's trails system.

The Trails Council is aware that the County is currently updating the Goleta Community Plan, which will guide growth, development and public infrastructure for the area stretching roughly from the City of Santa Barbara, west Santa Barbara foothills and Hope Ranch west to Patterson Avenue and from the Pacific north into the Santa Ynez Mountains. The Trails Council is familiar with the existing trails component of the Goleta Community Plan adopted in 1993 and the status of major trials proposals in the planning area.

As you may be aware, the Community Plan and follow-up Goleta Trails Plan acknowledge that Goleta is underserved by foothill recreational trails and that residents have lost both formal (i.e. San Antonio Creek Trail) and informal foothill trail access that they enjoyed in the 1960s and 1970s. In adoption of these plans, the County acknowledged the importance of expanding the Community's trails system. However, completion of such trails can be difficult and little progress has been made implementing the County's 1993 vision for providing new foothill trail access.

The Trails Council respectfully request that your committee work with staff of the County Parks Department and Office of Long Range Planning to ensure that planning for new trails and implementation of existing trails is a priority of the new Goleta Community Plan. To ease review of this matter, we have attached a map which depicts existing proposed trails and potential new routes. Acquiring easements and developing trails will require creativity and persistence from County staff. In particular, we believe that County staff should pursue the following:

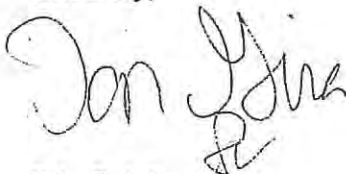
1. **New Policy Framework:** The County's existing policies for trail acquisition are passive and have not produced any new significant trails in the Goleta foothills since the adoption of the Goleta Community Plan 16 years ago. We urge the Committee to identify and consider new policies and actions to spur trail development in the foothills and elsewhere. These could include a policy that requires County consideration and exaction of appropriate trails as part of any rezones, especially from agriculture to other zones. Another policy which directs the County to consider incentives to encourage property owner dedication and construction of trails may be appropriate.
2. **Interagency Cooperation:** The Committee should request that County staff work cooperatively with the cities of Goleta and Santa Barbara and the Forest Service to expand the foothill trails system in areas where jurisdictions overlap. For the City of Santa Barbara, this could involve lands within its sphere of influence such as the San Marcos Foothills property or the San Antonio Creek Watershed. For the City of Goleta, this may involve foothill areas adjacent to the lower reaches of the Slippery Rock Trail. This would require funding for staff time and as such the Committee should recommend that it be a priority for inclusion in the County's next Five Year work Program for the office of Long Range Planning.
3. **Cooperation with Property Owners:** The Trails Council believes that implementation of major new foothill trails will require the active cooperation of foothill ranchers and property owners. In some instances, this may require the County exploring new options to actually acquire and build trails. For example, the County may want to consider discussing limited development of foothill properties in exchange for obtaining easements for new trails. The Trails Council would support the County considering such limited new developments that are consistent with existing zoning or considering limited rezones as part of the Community Plan update, consistent with protection of important resources, in order to obtain the needed trail easements. In either case, the Trails Council urges that the County actively reach out to property owners along currently proposed or potential future trail easements to assess property owner goals and interest in providing new trails in exchange for such limited development. Only with such active outreach will it be possible to obtain easements to support new trails.
4. **Proposed San Antonio Creek Trail:** Tucker's Grove Park currently provides trail access along the lower reaches of San Antonio Creek while the Arroyo Burro trail links to the higher Forest Service owned portion of the watershed. However, the Tuckers Grove Trail formerly extended under Highway 154 across private ranch lands through the San Antonio Creek watershed to Camino Cielo and is still shown on the County's adopted Parks Recreation and Trails Maps. While the current property owner cooperatively provides limited (primarily equestrian) access upon written request, this historic public trail access was closed in the 1980s after prolonged litigation. We believe that work with the existing landowner(s) along this proposed trail is an essential element of obtaining this trail easement and urge the County to reach out to these owners early in the plan update process. Again, this may require review of these ranches' existing land use and zoning designations to provide incentives for provision of trail access.

5. **Potential San Marcos Foothills Trails and Connectors:** The County now owns 200 acres of the San Marco Foothills property which provides an extensive existing informal trail network along existing dirt roads. The Trails Council is currently assisting County Parks with planning a new trail system for this County Park. In addition, this 200 acre park immediately abuts the private ranch lands along San Antonio Creek to the west which may offer the potential of future connectivity between this property and a future San Antonio Creek Trail System. Additional options may exist for linking the San Marcos Foothills park land to the Arroyo Burro Trails System to the east. The Trails council urges that the Committee explore these options.
6. **Proposed Slippery Rock Trail:** The proposed Slippery Rock Trail was the proposed centerpiece of a new foothill trails system in Goleta. Implementation of this historic trail will require the cooperation of the owners of a number of smaller (5-20 acre) parcels along the border of the City of Goleta as well as the owners of larger ranches to the north. We believe that work with the existing landowner(s) along this proposed trail is an essential element of obtaining this trail easement and urge the County to reach out to these owners early in the plan update process. This may entail the County considering limited development options in this area in exchange for obtaining needed easements. This may require consideration of rezones as part of this community plan update. For example, where areas along the trail corridor are currently zoned for ten acre minimum parcel size, the Committee could consider an upzone to five acre minimum if portions of this trail are dedicated and developed.
7. **Maria Ygnacia Creek:** This watershed is currently developed with a mix of ranchettes, equestrian properties and limited agricultural uses and is designated for both agricultural use and other open lands. During the last Goleta Community Plan update, a number of property owners approached the County to consider limited ranchettes type subdivisions (5-20 acre parcels) in exchange for expanded trail access. Because these proposals were raised very late in the process, the County elected not to act upon them. The Trails Council believes that the County should work cooperatively with property owners in this area to review options for expanding the trails system. In particular, the lower reaches of this watershed between the east and west forks of Maria Ygnacia Creek may offer the opportunity for property owner support for creation of an equestrian only trail network. Such an equestrian only system may reduce property owner opposition to new public trails and offer a safe haven for equestrians displaced from other foothill trails due to user conflicts. We urge the County to explore options for creating a trail net work in this watershed through outreach to and cooperation with property owners.
8. **Potential Windy Gap/ West Fork San Antonio Creek Trail:** Up until the mid 1980s, the public enjoyed trail access into the beautiful West Fork of San Antonio Creek via a trailhead off on Hwy 154. However, this trail access was closed. The new Windy Gap fuel break may offer an opportunity to resurrect access to this watershed through a connection to the currently proposed San Antonio Creek Trail. We urge the Committee to consider this option.

9. **New Urban Trails and Neighborhood Connections:** The County should consider provision of new trails and connections to existing trails as part of any rezones or major new developments in the urban area. This would be important for development of major properties such as the 300 acre County campus along Calle Real and Cathedral Oaks and adjacent properties such as the 17 acre MTD agricultural area or the St. Vincent's properties to the east. In addition, the County should consider adoption of a policy requiring consideration of providing neighborhood connections to existing and proposed trails as part of development of properties along trail corridors.
10. **Protection of Trail Aesthetics:** The County's existing policy framework is silent on protection of views from existing and proposed trail corridors. The County should consider adoption of a new policy which requires consideration of measures to protect the aesthetic character of existing and proposed trails as part of any new development projects along or adjacent to trail corridors.
11. **Coordination with the County Riding Hiking Trails Advisory Committee:** We believe that this County advisory body could be of assistance to your committee in Trail planning issues and staff should consult with CRHATAC of options for new trails plans and polices and bring such recommendations back to your Committee for review.

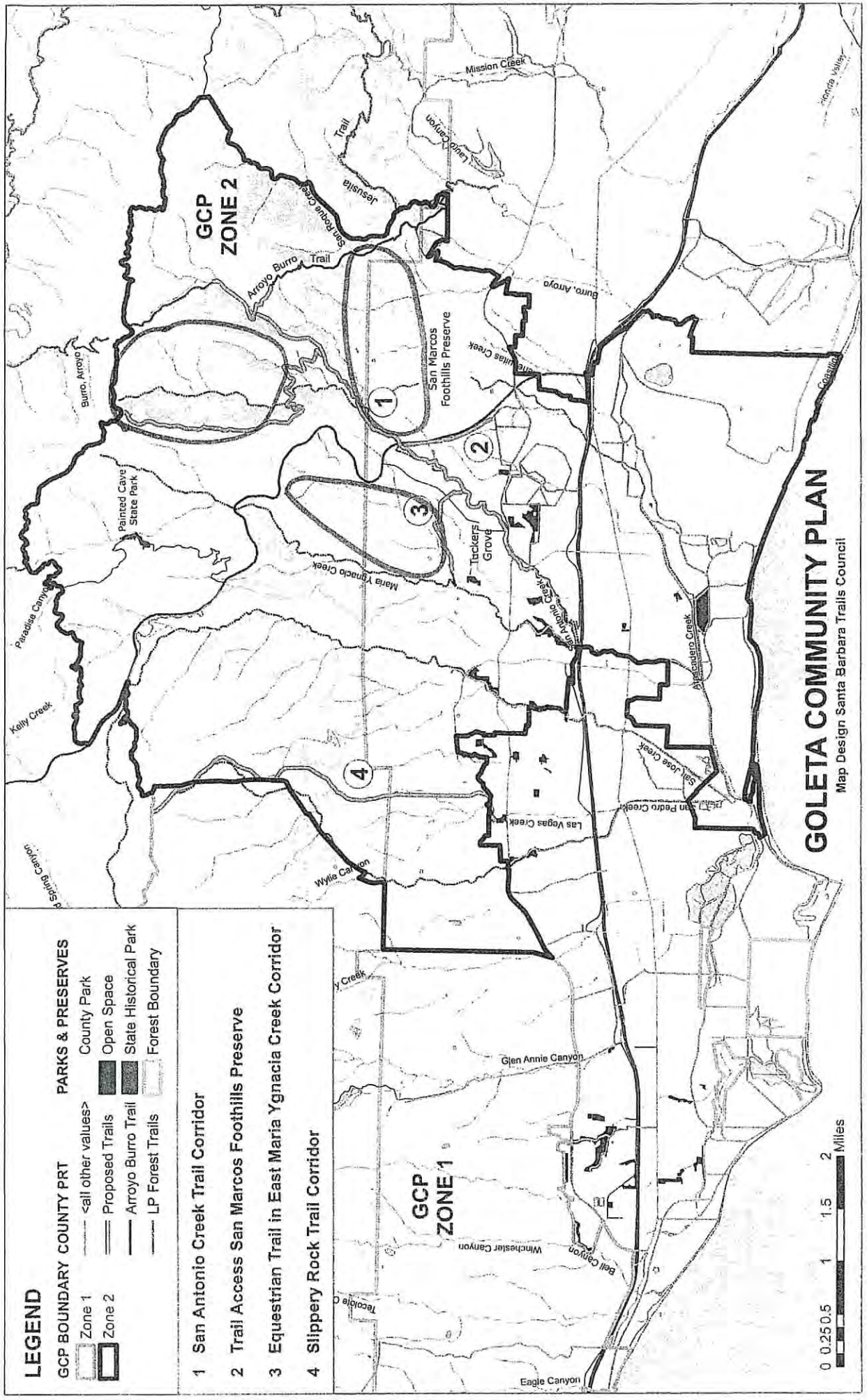
Thank you for considering this input. The Trails Council hopes that the County can utilize this new Goleta Community Plan update to jump start efforts to expand the community's trails system. The Trails Council is ready and willing to assist the County in these trail planning efforts and plans to actively participate in the update of the Goleta Community Plan. We look forward to working cooperatively with the Committee and County staff to explore these issues.

Sincerely,



Otis Calef
President

- cc. Claude Garcia-Celay
County Parks Department
Derek Johnson, Deputy Director
Office of Long Range Planning
Peter Imhoff, Supervising Planner
Office of Long Range Planning



LEGEND

- | | | | | | |
|--|--------------|--|--------------------|--|-----------------------|
| | GCP BOUNDARY | | COUNTY PRT | | PARKS & PRESERVES |
| | Zone 1 | | <all other values> | | County Park |
| | Zone 2 | | Proposed Trails | | Open Space |
| | | | Arroyo Burro Trail | | State Historical Park |
| | | | LP Forest Trails | | Forest Boundary |

- 1 San Antonio Creek Trail Corridor
- 2 Trail Access San Marcos Foothills Preserve
- 3 Equestrian Trail in East Maria Ygnacia Creek Corridor
- 4 Slippery Rock Trail Corridor

GOLETA COMMUNITY PLAN

Map Design: Santa Barbara Trails Council





Santa Barbara County Trails Council

July 3, 2011

Ms. Valerie Olson, Chair
Goleta Valley Planning Advisory Committee
123 East Anapamu Street
Santa Barbara, CA 93101

Re: Initiation Draft Goleta Valley Community Plan

Dear Ms. Olson,

The Santa Barbara Trails Council (Trails Council) is a broad based trails advocacy group consisting of hikers, equestrians and mountain bikers. The Trails Council was formed in 1967 to advocate for planning and construction of new trails and to help organize work parties to maintain existing trails. The Trails Council Board of Directors includes members with substantial expertise in trail planning, design and construction. The Trails Council is currently involved in trails design and construction projects in the City of Goleta, on the Gaviota Coast and in both the Santa Barbara and Carpinteria foothills. One of our goals is to help provide the citizens of the Goleta Valley with a high quality urban and rural trail network. Over the last 40 years, the Trails Council has worked cooperatively with the County on planning for, improving and maintaining the County's trail system and hopes that the County will maintain its historic commitment to providing a high quality trails system.

The Trails Council would like to commend the Goleta Valley Planning Advisory Committee (GVPAC) and Planning and Development (P&D) staff for their hard work on the Initiation Draft East Goleta Community Plan. We are also thankful that some of the Trails council early comments were incorporated into this Initiation Draft Plan. We understand that many long hours of effort went into the drafting of this plan.

The Trails Council has prepared a series of comments on the initiation draft trails section of this plan as detailed in the attachment. These comments focus on three areas:

1. Include Limited Additional Background Information on Trail Issues: Community plan text and discussion provides important background information to support the plan's policy recommendations. Such text has historically been read by County staff and decision-makers in conjunction with the policies to help provide direction for policy implementation. The plan currently provides only very limited contextual background for trails. The Trails Council has suggested some modest text additions to provide basic information on trails and to help support trail acquisition and development policies. Long after the current County staff has departed the P&D and GVPAC members are no longer closely involved with such matters, such text will be critical in informing the



Santa Barbara County Trails Council

- public, property owners, future County staff and decision-makers over the context of the policy recommendations.
2. Proposed Trail Map Additions: The Trails Council recommends changes to the base map, depiction of additional trails and some minor corrections. Even for those very familiar with the geography of the Goleta Valley, the current map is difficult to use; labeling of basic physical features (e.g., roads, creeks) would greatly help orientation. The Trails Council also strongly recommends inclusion of both additional clearly mapped trails and trail opportunity areas as explained in the attachment.
 3. Proposed Policy additions/ Amendments: The Trails Council has included in number of recommended new policies and adjustments to currently proposed policies. Although the 1995 Goleta Trails implementation Study and 1993 Community Plan addressed trail issues, after 18 years it is clear that those policies and proposals have not resulted in substantial expansion of the community's trail network. Provision of foothill trails has been particularly challenging. Therefore, the Trail council believes that a strong policy context, including both clear mandates and meaningful incentives, is essential if real progress is to be made on expanding the community's trail network.

We hope that these comments will be useful to the GVPAC, County staff and the decision-makers when considering the Initiation Draft Community Plan. The Trails Council greatly appreciates the efforts of the GVPAC and P&D staff on this issue. We look forward to working cooperatively with you all as this project advances through the process.

Sincerely,

Dan Gira, Vice President
Santa Barbara County Trails Council

- cc. Jeff Hunt, Director, Long Range Planning Division
Erika Leachman, Senior Planner
Janet Wolf, 2nd District Supervisor
Cecilia Brown, 2nd District Planning Commissioner
Brian Roney, Parks Director
Claude Garciacelay, Parks Planner

Attachment 1

Santa Barbara Trails Council Technical Comments

Initiation Draft Goleta Valley Community Plan

Existing Recreational Resources: Pages 105-106; Trails Discussion: This discussion appears to provide an initial overview of some of the trail planning issues facing Goleta. However, the subsection is identified as "Existing Recreational Resources". We recommend that this discussion be amended as set forth further below and moved to a new "Trails Planning and Acquisition Issues". This discussion should be replaced by brief summary of key existing trail systems along the following lines:

Existing Major Trails (Suggested Replacement Text): The eastern Goleta Valley contains a number of important existing trails. These include:

Obern Trail: This Class I bike trail with limited onroad segments and segments of parallel pedestrian paths is heavily used by cyclist, runners, pedestrian and occasional equestrians and runs for approximately 4 miles generally along Atascadero Creek connecting Modoc Road with Goleta Beach and UCSB.

Maria Ygnacia Creek Trail: This Class I bike trail receives moderate use by cyclist, runners and pedestrians and extends runs for approximately 3 miles along Maria Ygnacia Creek and connects areas north of US Hwy 101 and Hollister Avenue via an underpass with the Obern Trail.

County Campus Trail System: Approximately 3 miles of offroad hiking trails straddle the hills on both sides of Hospital Creek and provides access to steep undeveloped lands with excellent ocean and mountain views in the lower foothills.

More Mesa/ Atascadero Creek Trails System: Over 2 miles of offroad trails traverse the County's 35 acre More Mesa Park and 20 acres of Flood Control District land along Atascadero Creek, connecting to unauthorized trails and a major coastal access point on privately owned lands on More Mesa.

Tuckers Grove: This 1.5 mile long trail traverses oak woodlands alongside San Antonio Creek in Tuckers Grove County Park. The trail connects with the Via Chaparral on and offroad trail and the San Marcos Foothills Preserve.

San Marcos Foothills Preserve: Approximately 4 miles of trails traverse the ridges, mesas and canyon headwaters of Atascadero and Cieneguitas Creeks on this 200 acre reserve.

Rational for Adding Additional Discussion: The current initiation draft plan provides almost no information on existing key trail systems. This lack of information does not provide futures users of the Community Plan with sufficient information to understand existing trail resources. The 16 year old Goleta Trails Implementation Study provides useful information, but is not readily available to readers of the Community Plan and in any case, the trail system has evolved over the last 16 years. Some contextual information will improve the usefulness of this section to future readers.

Trail Planning and Acquisition Issues (Suggested Additional Text): Hiking, biking, walking and running are very popular activities in Santa Barbara County. The eastern Goleta Valley has an excellent "backbone system" of Class I bike trails along Atascadero, Maria Ygnacia and San

Antonio Creeks and a network of urban area trails on the County Campus and More Mesa. However, the connectivity this system could be improved by linking the San Antonio Creek bike trail with the Tuckers Grove Park and the County Campus Trail System and by linking County Campus trails with those on the San Marcos Foothills Preserve. Additional major opportunities for urban trails include the expansion of the More Mesa Trail system and provision of coastal access if More Mesa is developed or acquired by the public. Should the San Marcos Hollister or South Patterson Agricultural Blocks ever be proposed for non agricultural development, these areas could also provide important urban area trail links.

The most challenging trail planning issue in the eastern Goleta Valley is how to provide a network of foothill trails such as those found in Santa Barbara or Montecito. Since the closure of the San Antonio Creek Trail in the 1980s, there are no public foothill trails to provide access through the foothills and into Los Padres National Forest (LPNF) in the entire Goleta Valley. The Slippery Rock and Fremont Trails once provided historic access, but have long since been closed. However, acquiring and developing the currently proposed alignment of the Slippery rock Trail faces major challenges related to existing private property issues. The planned San Antonio Creek Trail continues to present a major opportunity for provision of access into the foothills and to LPNF if and when properties along this proposed trail develop (e.g., 3m Ranch), and may also offer opportunities for connectivity with the San Marcos Foothills Preserve. Because of the prevalence of equestrian uses, the Maria Ygnacia Creek watershed may offer opportunity for creation of an equestrian only trail system. To address these challenges, this Plan provides for consideration of additional foothill trail opportunities (refer to Figure 25) and includes policies to exact trails where possible and provides incentives for dedication of trails.

Rational for Additional Language: The above discussion is intended to supplement or replace existing text on pages 105-106. This discussion will help frame and support the planned future trails depicted Figure 25 and the proposed policies and provide a linkage between proposed policies and Figure 25.

Proposed Changes/ Additions to Figure 25: The Trails Council request the following changes to Figure 25:

Base Map: Label major roads and physical features to provide some orientation for users (i.e., similar to Figure 24). Add and label all major creeks and to help with foothill trails planning, add a color code all lands currently owned by LPNF or the Bureau of Land Management. Label major existing parks (e.g., Tuckers Grove, San Marcos Foothills Preserve, More Mesa) and trails (as discussed above) or key to numbers in legend.

Additional Proposed Offroad Trails: Please amend Figure 25 to depict the following trails:

- Historic alignment of the Slippery Rock Trail as depicted on the County's original 1980 Parks Recreation and Trails Map. Given the difficulties facing acquisition of the currently proposed alignment and the exemption of this trail corridor from County Agricultural Element policies, the Trails Council believes it should be depicted on this map and labeled "Historic Slippery Rock Trail Alignment".
- Windy Gap Trail and Maria Ygnacia Equestrian Trails should either be shown as lines on the map, or if insufficient information is available at this stage to support such lines, depicted as opportunity areas by dotted lines around the watershed and appropriately labeled. It is important for users of this Community Plan to have a more precise idea of

where these trails may be planned for rather than rely on an undefined policy reference only as set forth in Policy PRT-EGV-5.7.

- Maria Ygnacia Creek Trail connection to Cathedral Oaks Road should be shown on the map as an important connection if or when the Christmas Tree Farm is rezoned from agriculture and approved for development.
- The potential for connectivity of trails on the San Marcos Foothills Preserve with the proposed San Antonio Creek Trail should be depicted on this figure.
- Change the Modoc Road Open Space and More Mesa Park and Flood Control Trails to "Existing Offroad Trails" where these trails currently exist.

Rational for Recommended Changes to Figure 25: Figure 25 will become the primary reference point for future users of this Community Plan, including the public, property owners, County staff and decision-makers when considering future trails planning issues. It should provide a complete easy to use base map that clearly depicts both key physical and trail features. For example, reference to a potential Maria Ygnacia Creek equestrian trail of windy gap trail are difficult to understand without showing where the creek or windy gap is and at least the concept under consideration (i.e., dotted lines around approximate location). Maps of such a previously proposed equestrian trail system in Maria Ygnacia Creek watershed may exist in County archives. Depiction of the historic Slippery Rock Trail alignment may allow its exaction as subdivisions along this alignment are proposed.

Proposed Policy Amendments/ Additions: The Trails Council recommends the following additions and changes to enhance the County ability to create a high quality urban and rural trail system in the eastern Goleta Valley:

Amend Policy PRT-EGV-5.2 as follows: The County shall foster and support the work of private community trail organizations for the planning, design, construction and maintenance of trails in the Goleta Valley. This should include facilitation of any required permits, coordination on grants, fostering trail volunteers, provision of available staff time and County equipment to assist in such projects and other efforts to provide new trails and maintain the existing system. The County may also foster creation of a Goleta Trails Foundation to fulfill this roll.

Rational for Change: Establishment of a Goleta Trails Foundation may be a worthy idea and can be pursued if and when area residents determine this is a community goal. However, trails planning should not be left just to a future foundation that may or may not be created. Because of declining County Parks Department budgets it is clear that development of new trails and maintenance of the existing system will require efforts by both the County and community organizations. Based on Trails Council experience with developing other trails projects, it is important that adopted policy recognize the important role of such community organizations and provide at least general direction on how the County will facilitate such work.

Amend Policy PRT-EGV-5.3 as follows: The County Parks Department or other groups pursuing implementation of the trails systems shall refer to Figure 25 and the text and policies of this Community Plan for guidance and direction. Additional information may also be found in the Goleta Trails implementation Study and Implementation Guidelines, the EIR on this Community Plan and the County's PRT Maps.

Rational for Change: The Community Plan should be the primary guiding document for implementing new trails in the eastern Goleta Valley and thus the background discussion, maps and policies should be as complete as possible. The Community Plan EIR will hopefully identify

impacts, mitigation measures and other information that should be considered as part of trails planning and design. While a useful background document, the Goleta Trails Implementation Study is already 16 years old and does not address a number of the trails proposals currently under consideration or that may arise in the future.

Amend Policy PRT-EGV-5.4 as follows: The County shall consider development of trails on public lands wherever feasible. Where trail corridors cross both public and private lands, primary consideration should be given to siting the trail on public land, consistent with appropriate resource protection, sound trail design practices and provision of trail amenities such as views and natural beauty.

Rational for Change: This policy as currently proposed does not reflect the trails currently proposed on Figure 25 or those additions suggested by the Trails Council as many or most of these proposed trails cross both private and public land. The revisions are intended to maintain an emphasis on using public land where feasible and appropriate, but also note that other factors are important as well.

Amend Policy PRT-EGV-5.9 as follows: a. The County shall review all General Plan Amendments, Rezones and Conditional Use Permits for opportunities for provision of trail corridors, connectors and trail heads and shall require easements for provision of such facilities consistent with those depicted on Figure 25 and with the intent of policies PRT-EGV-5.1, 5.7 and 5.8 and the discussion in the Trail Planning and Acquisition Opportunities section. Trail siting and design shall be coordinated with the County Riding and Hiking Trails Advisory Committee (CRAHTAC), the property owner and community organizations. Where appropriate and roughly proportional to the scale of the project, the County should also require such projects to fund construction of the trail and associated facilities (e.g., bridges, parking, etc.).

b. For other discretionary permits (e.g. tract maps, development plans), the County shall require dedication of new trails as depicted on Figure 25, the PRT Maps or as set forth in Policies PRT-EGV 5.7 and 5.8 and as consistent with other applicable Comprehensive Plan policies. Trail siting and design shall be coordinated with the CRAHTAC, the property owner and community organizations.

c. At the earliest feasible time in the development process (e.g., pre-application), all projects that involve existing or proposed trail corridors or present the opportunity for creation of such corridors shall be forwarded to CRAHTAC for review and comment.

Rational for Change: The County retains significantly expanded powers of exaction when considering legislative acts and conditionally permitted uses, including broad ability to require provision of trail easements and in some case trail construction. Because these powers are much broader than under standard permits such as tract maps, the Trails Council recommends separation of these types of permits to make clear that a higher standard will be applied to such actions. This policy would ensure that all such projects are reviewed for provision of public trails and related facilities consistent with the Goals and Polices of this Community Plan. As currently worded, Policy PRT-EGV-5.9 does not clearly mandate exaction of trails but appears to authorize County staff to review the appropriateness of such trails; the policy needs to be strengthened if it is to be effective in exacting trails. This policy also relies too heavily on the outdated Goleta Trails implementation Study and the PRT Maps, which don't show many opportunities that may arise with a General Plan Amendment, Rezone or Conditional Use Permit such as change from agricultural to residential or commercial zoning or the construction of a hotel or guest ranch

under a CUP which may open up trail opportunities. These changes also make clear the County's ability to require construction of these facilities as appropriate. Subsection "C" has been added to ensure that CRAHTAC, the County's official trail advisory body, is involved early on in development review in order to prioritize trail planning considerations.

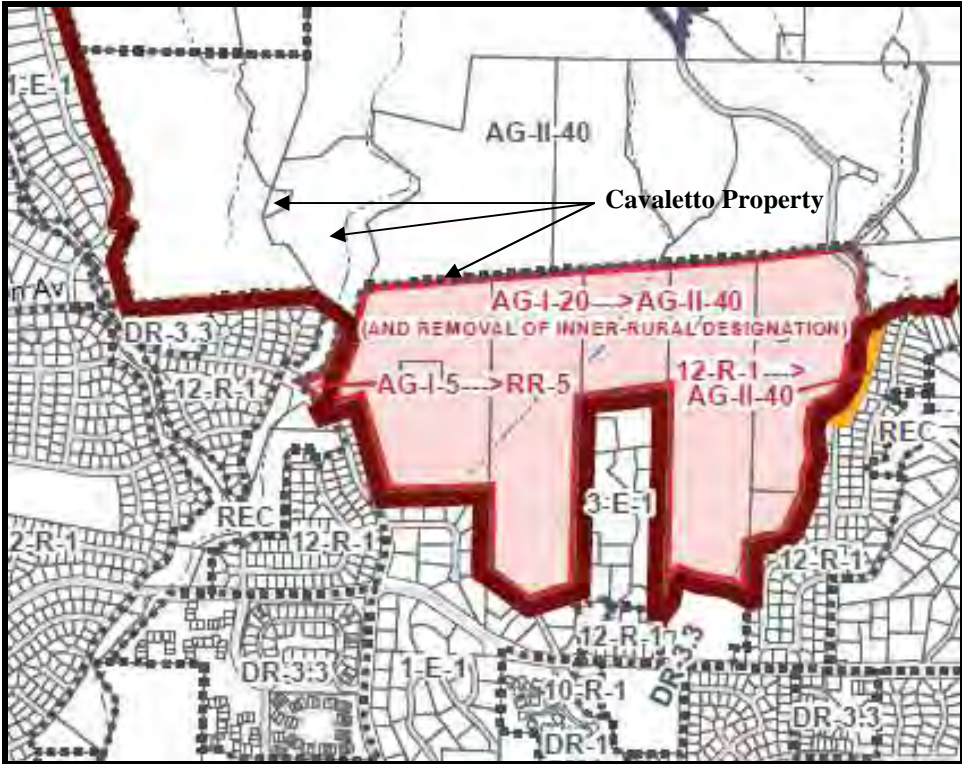
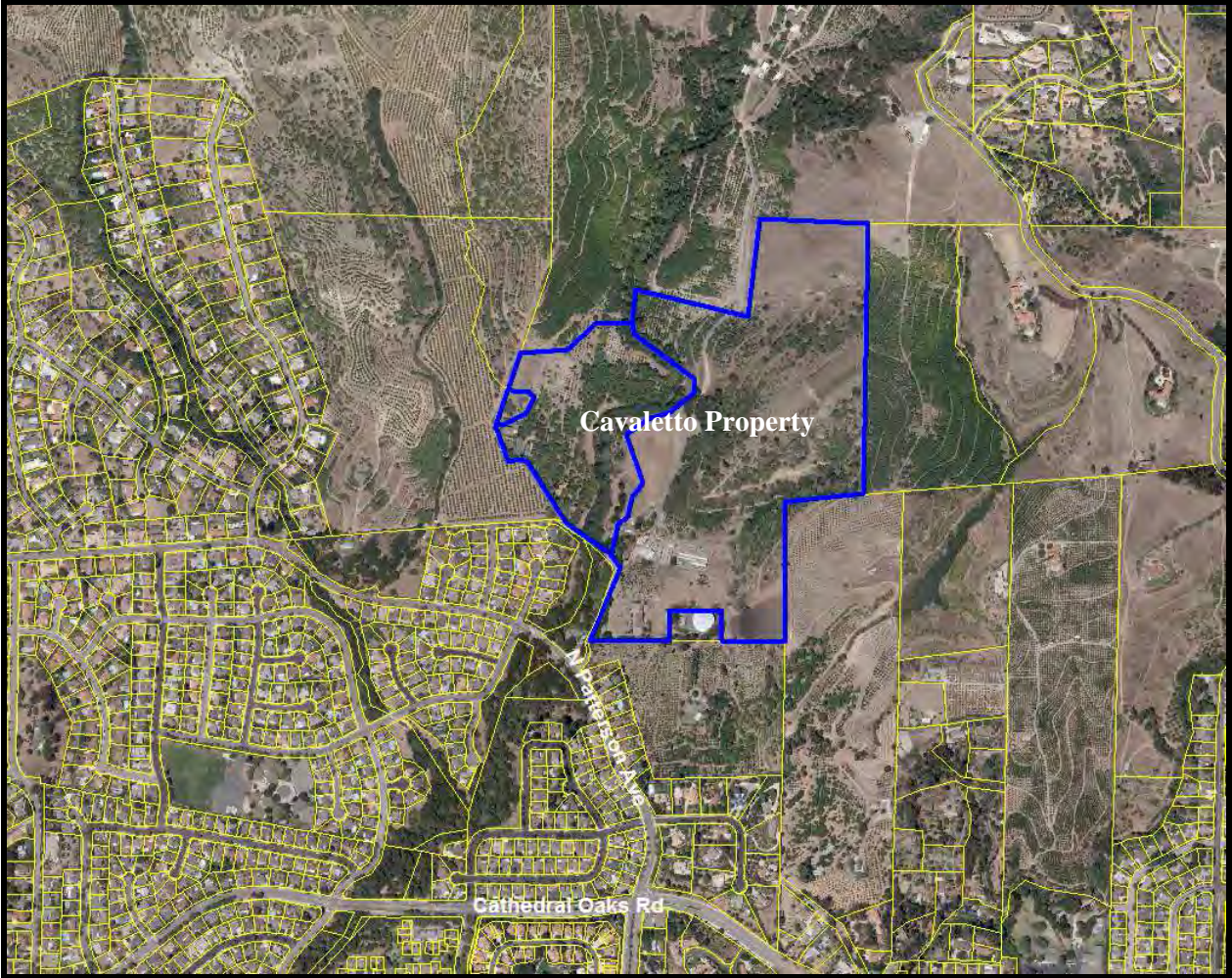
Add to Policy PRT-EGV-5.9 as follows: The County should also consider provision of incentives for projects that propose dedication of critical links along foothill trail corridors, including priority processing, development impact fee discounts and where appropriate, limited increases in development where consistent with resources protection and applicable general plan policies.

Rational for Change: If creation of a foothill trail system is an important goal for the community, then provision of additional meaningful incentives to property owners may be a necessary component in creation of such a system. In particular, given the lack of available public funding for easement acquisition and the opposition of some property owners to new trails, monetary incentives such as some potential for increased development rights and a priority for permit processing could provide a key tool in actually creating a foothill trail system. As worded above, this policy opens the door to considering such incentives, but leaves the authority with the County to determine if the trail corridor is a "critical link" and also mandates consideration of resources and policy issues.

Create new Policy PRT-EGV-6.6 as follows: The County shall protect public road Rights of Way (ROW) and other public property for use for trails and trail head parking. Prior to relinquishing any ROW or public property, the property shall be reviewed for use as a trail corridor or trailhead and, if determined appropriate, its use for trail facilities protected. All such ROW that supports trailhead parking or access shall be protected from encroachment (e.g., landscaping, fences, boulders). The County shall strive to maintain public parking within such ROW with parking restrictions imposed only where necessary to protect public health, safety and welfare.

Rational for Change: The County has in the past inadvertently surrendered ROW that has historically functioned as public trails; this has occurred in Summerland, Mission Canyon, Montecito, along the Gaviota Coast and near More Mesa. Property owners near trail heads often place landscaping or boulders within public ROW to increase privacy, limit parking near their homes or petition the County to post the area for no parking. The County does not always consider the impacts of such actions on trail users. This policy would ensure that trail users receive consideration as part of any such actions.

ATTACHMENT D – Cavaletto Property
(APN) 067-010-011, -012, and 069-020-007



ATTACHMENT E

Findings for Approval and Statement of Overriding Considerations Eastern Goleta Valley Community Plan

Case Nos. 14GPA-00000-00018, 14GPA-00000-00019, 11ORD-00000-00015,
13ORD-00000-00011, 11RZN-00000-00002, and 15RZN-00000-00004
14EIR-00000-00005

1.0 CEQA FINDINGS

1.1 FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTIONS 15090 AND 15091:

1.1.1 CONSIDERATION OF THE ENVIRONMENTAL IMPACT REPORT

The Final Environmental Impact Report (Final EIR) (14EIR-00000-00005) was presented to the Planning Commission and all voting members of the Planning Commission have reviewed and considered the information contained in the Final EIR and its appendices prior to approving the project. In addition, all voting members of the Planning Commission have reviewed and considered testimony and additional information presented at or prior to its public hearings. The Final EIR reflects the independent judgment and analysis of the Planning Commission and is adequate for this project.

1.1.2 FULL DISCLOSURE

The Planning Commission finds and certifies that the Final EIR (14EIR-00000-00005) and its appendices constitute a complete, accurate, adequate and good faith effort at full disclosure under CEQA. The Planning Commission further finds and certifies that the Final EIR has been completed in compliance with CEQA.

1.1.3 LOCATION OF RECORD OF PROCEEDINGS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Clerk of the Planning Commission located at 105 East Anapamu Street, Santa Barbara, CA 93101.

1.1.4 FINDINGS THAT A SIGNIFICANT IMPACT IS AVOIDED

Agricultural Resources

Impacts: The Final EIR identified one significant project-specific impact related to the direct conversion of prime agricultural land to non-agricultural use on housing opportunity site 6 (HOS 6), the South Patterson Triangle (Impact AG-1).

Mitigation: The selection and approval of Alternative E, the environmentally superior alternative, will eliminate the Class I impact to agricultural resources. Alternative E

would be the same as the EGVCP except that the land use designation and zoning of HOS 6 would remain Agriculture. Thus, future development will be reduced from 48 single-family residential units to one single-family residence, a net buildout reduction of 47 units. The remainder of the EGVCP will remain the same, including the revisions to the Urban/Rural boundary, addition of the Mixed Use zone, and all of the policies and development standards. The Final EIR identified mitigation (MM LU-1) to add a policy and two development standards to the EGVCP requiring additional measures and review for HOS 6 for consistency with the Airport Land Use Compatibility Plan and review by the Airport Land Use Commission, as the site is located within the Santa Barbara Airport approach zone. With selection and approval of Alternative E, the site will continue to be designated and used for agriculture, as it is today, and this mitigation will not be necessary.

Findings: The Planning Commission finds that there is no other feasible mitigation for the direct and permanent loss of prime agricultural soils that would result from the conversion of HOS 6 to a non-agricultural use. The Planning Commission finds that adoption of the EGVCP as revised by incorporation of the environmentally superior alternative (Alternative E) eliminates the Class I impact to agricultural resources.

1.1.5 FINDINGS THAT CERTAIN UNAVOIDABLE IMPACTS ARE MITIGATED TO THE MAXIMUM EXTENT FEASIBLE

The Final EIR (14EIR-00000-00005) and its appendices for the Eastern Goleta Valley Community Plan (EGVCP) identify 35 environmental impacts which cannot be fully mitigated and are therefore considered unavoidable (Class I). Those impact areas are: Transportation and Circulation; Aesthetics/Visual Resources; Air Quality and Greenhouse Gas Emissions; Biological Resources; Cultural Resources; Public Services and Facilities-Water Supply; and Parks, Recreation, and Trails. To the extent the impacts remain significant and unavoidable, such impacts are acceptable when weighed against the overriding social, economic, legal, technical, and other considerations set forth in the Statement of Overriding Considerations included herein. For each of these Class I impacts identified by the Final EIR, feasible changes or alterations have been required in, or incorporated into, the project which mitigate to the maximum extent feasible the environmental effects, as discussed below.

Transportation and Circulation

Impacts: The Final EIR determined that the EGVCP would contribute additional vehicle trips that would result in seven significant and unavoidable impacts: (1) the Hollister Avenue two-lane segments west of Nogal Drive and east of Modoc Road would exceed acceptable volume capacity standards (Impact TC-1); (2) the Highway 101 southbound ramp/Turnpike Road intersection would exceed the acceptable LOS D operating standard during the morning peak hour (Impact TC-2); (3) development of housing opportunity site 2 would significantly increase traffic volume contributing to cumulative impact to the Hollister Avenue two-lane segment west of Nogal Drive (Impact TC-10); (4)

development of housing opportunity site 7 would significantly increase traffic volume causing a project site-specific impact to the Hollister Avenue two-lane segment west of Nogal Drive (Impact TC-19); (5) development of housing opportunity site 7 would significantly increase traffic volume contributing to the cumulative impacts to the Hollister Avenue two-lane segment west of Nogal Drive and east of Modoc Road (Impact TC-20); (6) development of housing opportunity site 8 would significantly increase traffic volume causing a project site-specific impact to the Hollister Avenue two-lane segment west of Nogal Drive (Impact TC-21); and (7) development of housing opportunity site 8 would significantly increase traffic volume contributing to the cumulative impacts to the Hollister Avenue two-lane segment west of Nogal Drive and east of Modoc Road (Impact TC-22). The Final EIR also identified significant cumulative impacts on transportation and circulation associated with the impacted roadway segment and intersection identified in project-specific Impacts TC-1 and TC-2 when considered with cumulative development of projects located within the cities of Goleta and Santa Barbara.

Mitigation: Beyond the programmatic mitigation policies and development standards included in the EGVCP, which improve coordination between land use and transportation planning and promote alternative modes of transportation, the Final EIR identifies two measures to mitigate the identified Class I impacts. MM TC-1 proposes widening the two-lane segment of Hollister Avenue to four lanes, which will require the replacement of the railroad bridge over Hollister Avenue. MM TC-1 will mitigate Impacts TC-1, TC-10, TC-19, TC-20, TC-21, TC-22, and cumulative impacts to less than significant levels. The County Public Works Department has completed a Project Study Report and is moving forward with developing 65% engineering plans and an Environmental Impact Report for the Hollister Avenue-State Street Improvement Project, which will fulfill this mitigation measure. However, due to uncertainties regarding funding and timing of the improvements, the impact is considered significant and unavoidable. No other feasible mitigation measures are known which will further reduce impacts.

MM TC-2 proposes several options for addressing the impact to the Highway 101 southbound ramp/Turnpike Road intersection (Impact TC-2 and cumulative impacts to the intersection). MM TC-2 identifies several intersection improvements, any of which would reduce impacts at this intersection. All of the options discussed will mitigate the impact to less than significant levels. However, the intersection is a facility operated by the California Department of Transportation (Caltrans) and any improvements will require review, approval, and funding by Caltrans. Due to uncertainties regarding funding and timing of the identified improvements, the impact is considered significant and unavoidable. No other feasible mitigation measures are known that would further reduce impacts.

Findings: The Planning Commission finds that feasible mitigation measures have been identified in the Final EIR and adopted here, which lessen the significant environmental effects identified in the Final EIR to the maximum extent feasible. Nonetheless, the project's contribution to transportation and circulation impacts will remain significant

and unavoidable due to uncertainties in timing and funding of the needed improvements. In addition, as discussed further under Finding 1.1.7, the mitigation identified in MM TC-2 that could avoid or substantially lessen significant impacts is within the responsibility and jurisdiction of the California Department of Transportation (Caltrans) and not the County. The Planning Commission finds that residual significant impacts are acceptable due to the overriding considerations discussed within the Statement of Overriding Considerations.

Aesthetics/Visual Resources

Impacts: The Final EIR identified a cumulatively considerable contribution to visual character impacts as a result of the amount of development allowed under the EGVCP.

Mitigation: Beyond the existing policies in the Land Use Element and Coastal Land Use Plan of the Comprehensive Plan, the EGVCP includes a number of proposed policies and standards that will help preserve the visual character of the area. Required review and approval of project designs by the Board of Architectural Review will, in many cases, help ensure visually and aesthetically compatible development. Combined these policies will reduce cumulative impacts but not to a less than significant level. The potential for residual cumulative impacts on visual resources are considered significant and unavoidable because of the inability to completely address the scale, number, and location of all the potential development.

Findings: The Planning Commission finds that the policies and development standards in the EGVCP lessen the significant environmental effects identified in the Final EIR to the maximum extent feasible but that no additional feasible mitigation measures have been identified to reduce the impacts to less than significant levels. Thus, residual impacts to aesthetics/visual resources remain significant and unavoidable. Therefore, the Planning Commission finds the EGVCP's residual impacts are acceptable due to the overriding considerations discussed in the Statement of Overriding Considerations.

Air Quality and Greenhouse Gas Emissions

Impacts: The Final EIR identified significant project-specific and cumulative impacts related to operational air quality criteria pollutant emissions associated with buildout of the Plan overall and with buildout of housing opportunity site 7 in particular (Impact AQ-2). Cumulative air quality impacts were also identified for construction emissions.

Mitigation: Beyond the programmatic mitigation policies and development standards included in the EGVCP, the Final EIR identifies one mitigation measure (MM AQ-1) that addresses operational criteria pollutant emissions, which creates two new development standards to promote alternative modes of transportation and reduce vehicle trips and total vehicle miles traveled. This mitigation measure was incorporated into the EGVCP. No other feasible mitigation measures are known which will further reduce impacts. However, the reductions obtained with this mitigation cannot be precisely defined.

Therefore, impacts to air quality will not be fully mitigated and will remain significant and unavoidable.

For cumulative impacts, no additional feasible mitigation measures were identified to reduce cumulative impacts below a level of significance. Construction and operational air quality impacts occurring in areas outside the Plan area are added to impacts expected within the Plan area. The combined effect of cumulative development is anticipated to result in significant and unavoidable cumulative impacts to air quality.

Findings: The Planning Commission finds that feasible mitigation measures have been identified in the Final EIR and adopted into the EGVCP which lessen the significant environmental effects identified in the Final EIR to the maximum extent feasible. However, even with these mitigation measures, impacts to air quality will remain significant and unavoidable. Therefore, the Planning Commission finds the EGVCP's residual impacts to air quality are acceptable due to the overriding considerations discussed in the Statement of Overriding Considerations.

Biological Resources

Impacts: The Final EIR identified significant project specific and cumulative impacts related to environmentally sensitive vegetation communities and habitat (Impact BIO-1), sensitive (i.e., special status) plant species and habitat (Impact BIO-2), sensitive (i.e., special status) animal species and habitat (Impact BIO-3), jurisdictional wetlands and waters (Impact BIO-4), and wildlife movement corridors (Impact BIO-5).

Mitigation: Beyond the programmatic mitigation policies and development standards included in the EGVCP, the Final EIR recommends four mitigation measures (MM BIO-1, MM BIO-2, MM BIO-3, and MM BIO-4), which amend one Plan policy and create several new development standards.

Impacts to environmentally sensitive vegetation communities and habitat (Impact BIO-1) are reduced by MM-BIO-1, which requires the following changes and additions to the EGVCP: (1) adds four new plant communities to the list of environmentally sensitive habitats (ESH) and clarifies what is meant by some vegetation types; (2) creates a new development standard for the Urban and Mountainous Areas and EDRNs directing County staff to determine presence of sensitive biological resources prior to approval of Land Use or Coastal Development Permits and determine whether a project will impact sensitive resources; (3) creates a new development standard for rural agricultural zones directing County staff to determine the presence/absence of sensitive biological resources prior to approval of Land Use or Coastal Development Permits and determine whether a project will impact sensitive resources; and (4) requires an amendment to the ESH-GOL provisions of the County Land Use Development Code to require a permit for the removal of 5,000 square feet or more of sensitive vegetation in the absence of other development proposals. These mitigation measures were incorporated into the EGVCP. No other feasible mitigation measures are known which will further reduce impacts.

Under a reasonable worst-case scenario of full Plan area buildout, impacts to sensitive plant species and habitat will not be fully mitigated and will remain significant and unavoidable.

Impacts to special status plant species and habitats (Impact BIO-2) are reduced as follows: (1) MM BIO-1 requires changes and additions to the EGVCP as discussed above; and (2) MM BIO-2 creates a new development standard that requires surveys for sensitive plant species when potentially suitable habitat is present on a project site. These mitigation measures were incorporated into the EGVCP. No other feasible mitigation measures are known which will further reduce impacts. Under a reasonable worst-case scenario of full Plan area buildout, impacts to special status plant species and habitats will not be fully mitigated and will remain significant and unavoidable.

Impacts to special status animal species and habitats (Impact BIO-3) are reduced as follows: (1) MM BIO-1 requires changes and additions to the EGVCP as discussed above; and (2) MM BIO-3 creates several new development standards that require surveys for sensitive animal species when potentially suitable habitat or critical habitat is present on a project site. The development standards under this mitigation also identify specific mitigation measures to protect identified species and direction regarding when to consult federal and/or state agencies. These mitigation measures were incorporated into the EGVCP. No other feasible mitigation measures are known which will further reduce impacts. Under a reasonable worst-case scenario of full Plan area buildout, impacts to special status animal species and habitats will not be fully mitigated and will remain significant and unavoidable.

Impacts to jurisdictional wetlands and waters (Impact BIO-4) are reduced as follows: (1) MM BIO-1 requires changes and additions to the EGVCP as discussed above; and (2) MM BIO-4 creates four new development standards that require formal wetland delineations, wetland and project design to prevent net loss of wetland functions and values, evidence of compliance with federal and state permit requirements, and salvaged soil and other materials from vernal pools to be used for pool restoration. These mitigation measures were incorporated into the EGVCP. No other feasible mitigation measures are known which will further reduce impacts. Under a reasonable worst-case scenario of full Plan area buildout, impacts to jurisdictional wetlands and waters will not be fully mitigated and will remain significant and unavoidable.

Impacts to wildlife movement corridors (Impact BIO-5) are reduced by MM BIO-1, which requires changes and additions to the EGVCP as discussed above. These mitigation measures were incorporated into the EGVCP. No other feasible mitigation measures are known which will further reduce impacts. Under a reasonable worst-case scenario of full Plan area buildout, impacts to wildlife movement corridors will not be fully mitigated and will remain significant and unavoidable.

For cumulative impacts, no additional feasible mitigation measures were identified to reduce cumulative impacts below a level of significance. Biological resources impacts

occurring in areas outside the Plan area are added to impacts expected in the Plan area. The combined effect of cumulative development is anticipated to result in significant and unavoidable cumulative impacts to biological resources.

Findings: The Planning Commission finds that feasible mitigation measures have been identified in the Final EIR and adopted into the EGVCP which lessen the significant environmental effects identified in the Final EIR to the maximum extent feasible. However, even with mitigation measures, impacts to biological resources will remain significant and unavoidable. Therefore, the Planning Commission finds the EGVCP's residual impacts to biological resources are acceptable due to the overriding considerations discussed in the Statement of Overriding Considerations.

Cultural Resources

Impacts: The Final EIR identified significant project-specific and cumulative impacts related to the potential for future development to impact unknown buried prehistoric archaeological resources and historical resources (Impact CR-1).

Mitigation: Beyond the existing policies in the Land Use Element and Coastal Land Use Plan of the Comprehensive Plan, and the programmatic mitigation policies and development standards included in the EGVCP, the Final EIR identifies one mitigation measure (MM CR-1) which will revise policies and development standards of the EGVCP and add a new objective, policy, and action to specifically address potential impacts to ethnic resources. These measures were incorporated in the final EGVCP. The potential for residual project-specific and cumulative impacts on subsurface archaeological resources and historic resources are considered significant and unavoidable because of the inability to completely avoid impacts on all archaeological sites and historic buildings and structures through project redesign or specifications.

Findings: The Planning Commission finds that feasible mitigation measures have been identified in the Final EIR and adopted into the EGVCP which lessen the significant environmental effects identified in the Final EIR to the maximum extent feasible. However, even with mitigation measures, residual impacts to unknown prehistoric and archaeological resources and historic resources remain significant and unavoidable. Therefore, the Planning Commission finds the EGVCP's residual impacts to cultural resources are acceptable due to the overriding considerations discussed in the Statement of Overriding Considerations.

Public Services and Facilities – Water Supply

Impacts: Although project-specific impacts associated with buildout of the Plan were found to be less than significant (Class III), the Final EIR identified a significant cumulative impact related to overall regional water supply associated with other growth in the region.

Mitigation: In addition to existing policies in the Conservation Element (Groundwater Resources section) of the Comprehensive Plan, the EGVCP includes 12 programmatic mitigation policies promoting the protection of an adequate water supply and the conservation of water resources. No other feasible mitigation measures are known that will reduce the cumulative impact to water supply below a level of significance. Due to the uncertainties associated with water deliveries and unprecedented multiple dry years, the cumulative impact of Plan area buildout to water supply will not be fully mitigated and will remain significant and unavoidable.

Findings: The Planning Commission finds that no feasible mitigation measures have been identified in the Final EIR or are known that reduce the project's contribution to cumulative impacts to water supply; therefore, impacts to water supply will remain significant and unavoidable. However, the Planning Commission finds the EGVCP's residual impacts to water supply are acceptable due to the overriding considerations discussed in the Statement of Overriding Considerations.

Parks, Recreation, and Trails

Impacts: The Final EIR identified significant project-specific and cumulative impacts related to adverse physical environmental effects resulting from the construction of additional, or expansion of existing, recreational facilities (Impact PR-2). The adverse effects resulting from this development include potential effects to agricultural, biological and cultural resources.

Mitigation: The EGVCP includes a number of programmatic policies and development standards that reduce the environmental effects of constructing new or expanding existing parks, trails, and other recreational facilities. In addition, Sections 4.1 through 4.12 of the Final EIR include other mitigation measures to mitigate buildout of the Plan, which will also mitigate impacts related to the construction or expansion of parks, trails, and other recreational facilities. Combined these measures will reduce project-specific and cumulative impacts but not to a less than significant level. Site designs and specific park, recreation, and trail projects are not proposed at this time, and it is unknown whether feasible on-site or off-site mitigation opportunities will be available at the time such projects are proposed. No other feasible mitigation measures are known which will further reduce impacts below a level of significance. Therefore, adverse impacts resulting from construction or expansion of recreational facilities will not be fully mitigated and will remain significant and unavoidable.

Findings: The Planning Commission finds that feasible mitigation measures have been identified in the Final EIR and adopted into the EGVCP which lessen the significant environmental effects identified in the Final EIR to the maximum extent feasible. However, even with mitigation measures, impacts resulting from construction or expansion of recreational facilities will remain significant and unavoidable. Therefore, the Planning Commission finds the EGVCP's residual impacts of parks, recreation, and

trails are acceptable due to the overriding considerations discussed in the Statement of Overriding Considerations.

1.1.6 FINDINGS THAT CERTAIN IMPACTS ARE MITIGATED TO INSIGNIFICANCE BY MITIGATION MEASURES

The Final EIR (14EIR-00000-00005) identified several subject areas for which the project is considered to cause or contribute to significant, but mitigable environmental impacts (Class II). For each of these Class II impacts identified by the Final EIR, feasible changes or alterations have been required in, or incorporated into, the project which avoid or mitigate to the maximum extent feasible the environmental effects, as discussed below.

Land Use and Planning

Impacts: The Final EIR identified potentially significant but mitigable project-specific impacts resulting from Plan buildout and rezones associated with: (1) land use compatibility (Impact LU-1); (2) construction-related compatibility impacts (Impact LU-2); and (3) with respect to housing opportunity site 6 the proposed high residential density could potentially conflict with the density limits of the Draft Airport Land Use Compatibility Plan (ALUCP) (one component of Impact LU-3).

Mitigation: Beyond the existing policies in the Land Use Element and Coastal Land Use Plan of the Comprehensive Plan, the EGVCP incorporates numerous programmatic policies and development standards that mitigate potentially significant impacts associated with land use compatibility impacts. In addition, the Final EIR identified mitigation MM LU-1 to address the potential conflict with the Draft ALUCP that would result from rezoning housing opportunity site 6. However, with selection and approval of Alternative E, the site will continue to be designated and used for agriculture, as it is today, and mitigation MM LU-1 will not be necessary.

Findings: The Planning Commission finds that the programmatic policies and development standards of the EGVCP will reduce impacts to a level of insignificance. Future development under the EGVCP must comply with these policies and development standards.

Aesthetics/Visual Resources

Impacts: The Final EIR identified potentially significant but mitigable project-specific impacts resulting from Plan rezones and buildout that could potentially change the visual character of the urban and coastal areas and housing opportunity sites (Impact VIS-1); mitigable project-specific and cumulative impacts to public scenic views, routes and gateways in the urban and coastal areas and housing opportunity sites (Impact VIS-2); and mitigable project-specific and cumulative impacts from increased light and glare (Impact VIS-3).

Mitigation: Beyond the existing policies in the Land Use Element and Coastal Land Use Plan of the Comprehensive Plan, and the Ridgeline and Hillside Development Guidelines in the Land Use and Development Code and Coastal Zoning Ordinance, the EGVCP incorporates numerous programmatic policies and development standards that mitigate potentially significant impacts to aesthetic/visual resources. In addition, the Final EIR identifies one measure to further mitigate potentially significant impacts. MM VIS-1 adds an additional development standard to the EGVCP directing the County to apply the outdoor lighting standards for the Santa Ynez Valley Community Plan area to the Eastern Goleta Valley Community Plan area. This measure was incorporated in the final EGVCP. The impacts will be less than significant with implementation of these mitigation measures.

Findings: The Planning Commission finds that MM VIS-1 mitigates or avoids significant effects on aesthetics/visual resources to a level of insignificance. Future development under the EGVCP shall comply with the above noted mitigation measures.

Agricultural Resources

Impacts: The Final EIR identified potentially significant but mitigable project-specific impacts as a result of potential land use incompatibility at the agricultural interface (Impact AG-2). The Final EIR also identified potentially significant but mitigable cumulative impacts.

Mitigation: Beyond the existing policies in the Land Use Element and Coastal Land Use Plan of the Comprehensive Plan, the EGVCP includes programmatic policies and development standards that mitigate buildout under the plan to a level of insignificance. The impacts to agricultural resources will be less than significant with implementation of the EGVCP programmatic measures.

Findings: The Planning Commission finds that the programmatic policies and development standards of the EGVCP will reduce impacts to a level of insignificance. Future development under the EGVCP shall comply with these policies and development standards.

Air Quality and Greenhouse Gas Emissions

Impacts: The Final EIR identified potentially significant but mitigable project-specific air quality impacts due to: (1) short-term construction activity, which would generate criteria pollutants (Impact AQ-2); (2) air contaminants associated with US Highway 101 and other land uses (Impact AQ-3); and (3) nuisance odors (Impact AQ-4).

Mitigation: Standard conditions included in the County's *Conditions of Approval and Mitigation Measures* (revised November 2014) to reduce construction-related emissions will apply to construction activity associated with Plan area buildout. These include measures to limit fugitive dust (PM₁₀). In addition, the EGVCP incorporates a number of

programmatic policies and development standards that mitigate potentially significant impacts. The Final EIR identifies two measures to further mitigate potentially significant impacts to air quality to less than significant levels. MM AQ-2 mitigates exposure of stationary sensitive receptors to air contaminants associated with other land uses and U.S. Highway 101 by adding two development standards to the EGVCP. One requires ventilation systems meeting identified minimum standards on residential development within 500 feet of Highway 101. The other requires air quality disclosure statements, also for residential development within 500 feet of Highway 101. MM AQ-3 adds two development standards to the EGVCP that prohibit wood-burning fireplaces and require the development and submittal of an Odor Abatement Plan. These measures were incorporated in the final EGVCP. The impacts will be less than significant with implementation of these mitigation measures.

Findings: The Planning Commission finds that MM AQ-2 and MM AQ-3 mitigate or avoid significant effects on air quality to a level of insignificance. Future development under the EGVCP shall comply with the above noted mitigation measure.

Biological Resources

Impacts: The Final EIR identified potentially significant but mitigable project-specific impacts to: (1) sensitive vegetation communities with implementation of the applicable EGVCP plan policies, programs, and standards (Impact BIO-1); (2) sensitive plant species with implementation of the applicable EGVCP plan policies, programs, and standards (Impact BIO-2); (3) sensitive wildlife species with implementation of the applicable EGVCP plan policies, programs, and standards (Impact BIO-3); (4) jurisdictional wetlands and waters with implementation of the applicable EGVCP plan policies, programs, and standards (Impact BIO-4); and (5) wildlife movement corridors with implementation of the applicable EGVCP plan policies, programs, and standards (Impact BIO-5).

Mitigation: Numerous policies and development standards of the EGVCP addressing biological resources avoid or lessen potential impacts on biological resources to a level of insignificance. In addition, the Final EIR identified two mitigation measures (MM BIO-1 and MM BIO-2) that will further reduce potentially significant impacts to a less than significant level. These measures were incorporated in the final EGVCP.

Findings: The Planning Commission finds that MM BIO-1 and MM BIO-2 avoid or lessen the identified significant effects on biological resources to a level of insignificance. Future development under the EGVCP shall comply with the above noted mitigation measures.

Flooding and Water Resources

Impacts: The Final EIR identified potentially significant but mitigable project-specific and cumulative impacts from Plan area buildout due to: (1) potentially exposing some

properties to flood hazards (Impact WR-1); (2) increases in impervious surfaces that could locally increase runoff and result in localized drainage problems (Impact WR-2); and (3) storm water quality impacts (Impact WR-3).

Mitigation: Beyond the existing policies in the Land Use Element and Coastal Land Use Plan of the Comprehensive Plan, the EGVCP includes programmatic policies and development standards that mitigate flooding and water resources impacts to a level of insignificance.

Findings: The Planning Commission finds that the programmatic policies and development standards of the EGVCP will reduce impacts to a level of insignificance. Future development under the EGVCP shall comply with these policies and development standards.

Cultural Resources

Impacts: The Final EIR identified potentially significant but mitigable impacts to prehistoric resources on all housing opportunity sites and potentially significant but mitigable impacts to historic resources on housing opportunity sites 3, 7, and 8 (Impact CR-1).

Mitigation: In addition to programmatic policies in the EGVCP, the Final EIR identified MM CR-1 which will revise policies and development standards of the EGVCP and add a new objective, policy, and action to specifically address potential impacts to ethnic resources. These policies were incorporated in the final EGVCP.

Findings: The Planning Commission finds that MM CR-1 will reduce impacts on cultural resources to a level of insignificance. Future development under the EGVCP shall comply with the above noted mitigation measures.

Public Facilities – Wildland Fire

Impacts: The Final EIR identified a potentially significant but mitigable project-specific impact due to buildout within the Rural Area (designated as a High Fire Hazard Severity Zone) which would expose people and property to significant risk of loss, injury, or death involving wildland fires (Impact SERV-2).

Mitigation: The EGVCP includes programmatic policies and development standards that mitigate impacts associated with wildland fires to a level of insignificance. The impacts to public facilities will be less than significant with implementation of the EGVCP programmatic measures.

Findings: The Planning Commission finds that the programmatic policies and development standards of the EGVCP will reduce impacts to a level of insignificance.

Future development under the EGVCP shall comply with these policies and development standards.

Noise

Impacts: The Final EIR identified potentially significant but mitigable project-specific and cumulative impacts from: (1) placing residences near noise sources including highways, airports, and commercial uses that may generate noise in excess of County thresholds (Impact NOS-1); and (2) exposure of existing sensitive receptors to construction-generated noise (Impact NOS-3).

Mitigation: In addition to programmatic policies in the EGVCP, the Final EIR identified two mitigation measures to further reduce potentially significant impacts to less than significant levels. MM NOS-1 adds development standards to the EGVCP to require site specific exterior acoustical studies to minimize exposure of residents to noise above County thresholds and to ensure that projects will not create stationary noise sources that will impact nearby sensitive receptors. MM NOS-2 adds development standards to the EGVCP to limit construction-generated noise. These policies were incorporated in the final EGVCP.

Findings: The Planning Commission finds that MM NOS-1 and MM NOS-2 and the programmatic policies and development standards of the EGVCP will reduce noise impacts to a level of insignificance. Future development under the EGVCP shall comply with these policies and development standards.

Geologic Hazards and Soils

Impacts: The Final EIR identified potentially significant but mitigable project-specific and cumulative impacts from: (1) exposure of structures to seismic hazards (Impact GEO-1); (2) soil erosion as a result of excessive grading (Impact GEO-2); and (3) unstable earth conditions such as landslides, expansive soils, and radon gas (Impact GEO-3).

Mitigation: In addition to policies in the Seismic Safety and Safety Element of the Comprehensive Plan and provisions in the County of Santa Barbara Building Code, the EGVCP includes programmatic policies and development standards that mitigate buildout under the EGVCP to a level of insignificance.

Findings: The Planning Commission finds that the programmatic policies and development standards of the EGVCP will reduce impacts to a level of insignificance. Future development under the EGVCP shall comply with these policies and development standards.

Hazardous Materials/Risk of Upset

Impacts: The Final EIR identified a potentially significant but mitigable project-specific impact associated with locating new residential development on housing opportunity sites 5, 6, 7 and 8, which have the potential for exposure to residual pesticides or herbicides from past agricultural practices or other hazardous materials on or adjacent to the site due to other past uses (Impact HAZ-1).

Mitigation: In addition to policies in the Hazardous Waste Element and the Seismic Safety and Safety Element of the Comprehensive Plan, the EGVCP includes a programmatic development standard to further mitigate impacts associated with hazardous materials to a level of insignificance.

Findings: The Planning Commission finds that implementation of the programmatic policies and development standards of the EGVCP will reduce impacts from hazardous materials/risk of upset to a level of insignificance. Future development under the EGVCP shall comply with these policies and development standards.

1.1.7 FINDINGS THAT MITIGATION OF CERTAIN IMPACTS IS WITHIN THE RESPONSIBILITY AND JURISDICTION OF ANOTHER PUBLIC AGENCY

Findings: The Planning Commission finds that changes or alterations to the project that could avoid or substantially lessen the following significant environmental impacts are within the responsibility and jurisdiction of California Department of Transportation (Caltrans) and not the County. Such changes can and should be adopted by the California Department of Transportation.

Impact: The Final EIR determined that the EGVCP would contribute additional vehicle trips that would result in a significant and unavoidable impact to the Highway 101 southbound ramp/Turnpike Road intersection: the Level of Service (LOS) would exceed the acceptable LOS D operating standard during the morning peak hour (Impact TC-2). The Final EIR also identified significant cumulative impacts on transportation and circulation associated with this impacted intersection when considered with cumulative development of projects located within the cities of Goleta and Santa Barbara.

Mitigation: MM TC-2 identifies several intersection improvements for addressing the impact to the Highway 101 southbound ramp/Turnpike Road intersection, any of which would reduce impacts at this intersection. All of the options will mitigate the impact to less than significant levels. However, the intersection is a facility operated by Caltrans and any improvements will require review, approval, and funding by Caltrans. Due to uncertainties regarding funding and timing of the identified improvements, the impact is considered significant and unavoidable.

1.1.8 FINDINGS THAT IDENTIFIED PROJECT ALTERNATIVES ARE NOT FEASIBLE

The Final EIR (14EIR-00000-00005) evaluated a no project alternative, a reduced growth alternative, and five housing opportunity site alternatives that consider reduced residential densities and two alternative housing opportunity sites as methods of reducing or eliminating potentially significant environmental impacts. The Planning Commission finds that six of the identified alternatives are infeasible for the reasons stated.

1. No Project Alternative

The No Project Alternative assumes that the existing 1993 Goleta Community Plan (GCP) is not updated and implementation of the 1993 policies and development standards would continue unchanged. The projected buildout under the 1993 GCP would result in less residential, commercial, and mixed residential/commercial development. No housing opportunity sites would be created nor would the Mixed Use zone be created for the Hollister Avenue – State Street commercial corridor. None of the policies, development standards, and actions of the EGVCP would be implemented and LUDC amendments would not be adopted.

The No Project Alternative would result in greater impacts on the following resources relative to the EGVCP, primarily due to the absence of new policies and development standards provided in the EGVCP that would provide additional resource protection than provided by the 1993 GCP:

- Land Use Compatibility
- Transportation and Circulation regarding bicycle facilities policies, programs and standards
- Aesthetics/Visual Resources
- Agricultural Resources
- Air Quality: Criteria Pollutants, Odors, Greenhouse Gas Emissions
- Biological Resources
- Flooding and Water Resources
- Cultural Resources
- Public Services: Emergency Response Plans and Wildland Fire
- Geologic Hazards and Soils
- Hazardous Materials/Risk of Upset

The No Project Alternative would result in similar impacts on the following resources relative to the EGVCP:

- Land Use Plan Consistency
- Air Quality: Plan Consistency

- Public Resources: Fire Protection, Law Enforcement, Library, Schools, Solid Waste, Water and Wastewater Facilities, Water Supplies, Wastewater Capacity
- Noise

The No Project Alternative would result in reduced impacts on the following resources relative to the EGVCP because less development would occur under this alternative:

- Land Use Construction-Related Compatibility
- Transportation and Circulation especially as the impacts related to development of housing opportunity sites
- Parks, Recreation, and Trails

The No Project Alternative fails to achieve several of the basic objectives of the project. It would not encourage an appropriate mix of commercial and residential infill or revitalize the Hollister Avenue – State Street commercial corridor with the adoption of the Mixed Use zone. It would not provide greater protection and enhancement of habitat areas and watersheds through new and enhanced policies and development standards protecting biological resources and the rezone of significant acreage in the rural mountains and foothills from outdated Ordinance 661 zones to Mountainous Area. It would not protect visual resources, cultural resources, or agricultural lands to the maximum extent feasible. Finally, the No Project Alternative would not ensure the transportation system is well-planned, with multi-modal access and well-designed urban areas that use land efficiently and maximize attractive and interconnected open spaces. Therefore, the Planning Commission finds that the project (as adopted incorporating Alternative E) is preferable to the No Project Alternative.

2. Reduced Growth Alternative

The Reduced Growth Alternative is similar in most respects to the EGVCP, and includes the revisions to the Urban/Rural boundary, addition of the Mixed Use zone, and all of the new policies and development standards. The difference is that the Reduced Growth Alternative would reduce the residential land use densities on all of the housing opportunity sites while maintaining commercial zoning on housing opportunity sites 5 and 7. The Reduced Growth Alternative would result in 522 fewer residential units and approximately 318,000 square feet of additional commercial development.

The Reduced Growth Alternative would reduce residential buildout. Thus, it would primarily result in similar impacts on the following resources relative to the EGVCP:

- Land Use: Plan Consistency
- Aesthetics/Visual Resources: Public Scenic Views, Light and Glare
- Air Quality: Plan Consistency, Odors, Greenhouse Gas Emissions
- Biological Resources
- Flooding and Water Resources

- Cultural Resources
- Public Services
- Noise
- Geologic Hazards and Soils
- Hazardous Materials/Risk of Upset
- Parks, Recreation, and Trails

However, transportation and circulation impacts to roadway segments and intersections would remain Class I and would be somewhat greater, primarily due to increased commercial buildout.

The Reduced Buildout Alternative would result in reduced impacts relative to the EGVCP on the following resources:

- Land Use Compatibility and Construction-Related Compatibility
- Aesthetics/Visual Resources: Visual Character Changes
- Agricultural Resources
- Air Quality: Sensitive Receptors

Although the Reduced Growth Alternative primarily results in similar environmental impacts and reduces some impacts relative to the project, the reduction would not be substantial enough to eliminate Class I impacts. Furthermore, Class I transportation impacts would be slightly greater with this alternative.

The Planning Commission finds that the Reduced Growth Alternative, by reducing allowable residential densities on housing opportunity sites and eliminating the Mixed Use zone, does not meet two basic objectives of the EGVCP. First, it does not provide appropriately designated land uses that encourage a variety of housing types and opportunities, including compatible affordable housing. Second, it does not revitalize the Hollister Avenue – State Street commercial corridor into a vibrant pedestrian oriented area with a mix of residential, commercial, and retail uses. Therefore, the Planning Commission finds that the project (as adopted incorporating Alternative E) is preferable to the Reduced Growth Alternative.

3. Alternative A: Housing Site A (Giorgi South Hollister) with Reduced Growth

Alternative A is similar in most respects to the EGVCP, and includes the revisions to the Urban/Rural boundary, addition of the Mixed Use zone, and all of the new policies and development standards. The difference is that Alternative A would reduce residential density on housing opportunity sites 1 and 2; development would be limited to three single-family dwellings and 75 single-family dwellings, respectively. The alternative would add a new housing opportunity site A at the Giorgi South Hollister parcel. Alternative A would locate increased residential density on the northern portion of site A, with up to 276 multifamily residential units and five single-family dwellings. Alternative

A would result in 129 fewer residential units compared to the project and the same amount of commercial development. Site A is 65 acres in size and in agricultural use (orchards). It is estimated that at least 14 acres would be converted from agricultural use to residential through this alternative.

Alternative A would result in greater impacts on the following resources relative to the EGVCP primarily due to the location of high density residential development on an actively farmed agricultural property, a site that adjoins and is visible from Hollister Avenue:

- Aesthetics/Visual Resources: Visual Character Changes and Public Scenic Views, Routes & Gateways
- Agricultural Resources

Alternative A would result in similar impacts on the following resources relative to the EGVCP:

- Land Use Compatibility
- Land Use Construction-Related Compatibility
- Land Use Plan Consistency
- Aesthetics/Visual Resources: Increased Light and Glare
- Air Quality
- Flooding and Water Resources
- Cultural Resources
- Public Services
- Noise
- Geologic Hazards and Soils
- Hazardous Materials/Risk of Upset
- Parks, Recreation, and Trails

Alternative A would result in reduced impacts on the following resources relative to the EGVCP because less development would occur under this alternative:

- Transportation and Circulation
- Biological Resources

Alternative A primarily results in similar environmental impacts and reduces some impacts to transportation and biological resources relative to the project by changing the location of future high density residential development from housing opportunity sites 1 and 2 to housing opportunity site A. However, the reduction would not be substantial enough to eliminate Class I impacts. In addition, site A, on Hollister Avenue, is more visible to the public, and development on this site would have greater visual impacts. Furthermore, a new Class I impact would result due to the permanent conversion of approximately 14 acres of actively-farmed prime soils with this alternative. Combined

with development of housing opportunity site 6, Alternative A would result in additional impacts to agricultural resources by increasing the conversion of urban agricultural lands. Therefore, the Planning Commission finds that the project (as adopted incorporating Alternative E) is preferable to Alternative A.

4. Alternative B: Housing Site B (Hodges/San Marcos Growers Parcel 1) with Reduced Growth

Alternative B is similar to the EGVCP, and includes the revisions to the Urban/Rural boundary, addition of the Mixed Use zone, and all of the new policies and development standards. The difference is that Alternative B would reduce residential density on housing opportunity sites 1 and 2; development would be limited to three single-family dwellings and 75 single-family dwellings, respectively. The alternative would add a new housing opportunity site B at the Hodges/San Marcos Growers Parcel 1. Alternative B would locate increased residential density on site B, with up to 276 multifamily residential units and two single-family dwellings. Alternative B would result in 131 fewer residential units compared to the project and the same amount of commercial development. Site B is 27 acres in size and in agricultural use (nursery and row crops). It is estimated that one-half to three-quarters of the site would be converted from agricultural use to residential as a part of this alternative.

Alternative B would result in greater impacts on the following resources relative to the EGVCP primarily due to the location of high density residential development on an actively farmed agricultural property that adjoins and is highly visible from Hollister Avenue:

- Aesthetics/Visual Resources: Visual Character Changes and Public Scenic Views, Routes & Gateways
- Agricultural Resources

Alternative B would result in similar impacts on the following resources relative to the EGVCP:

- Land Use Construction-Related Compatibility
- Land Use Plan Consistency
- Aesthetics/Visual Resources: Increased Light and Glare
- Air Quality: Plan Consistency, Sensitive Receptors, Odors, GHG Emissions
- Biological Resources
- Flooding and Water Resources
- Cultural Resources
- Public Services
- Noise
- Geologic Hazards and Soils
- Hazardous Materials/Risk of Upset

- Parks, Recreation, and Trails

Alternative B would result in reduced impacts on the following resources relative to the EGVCP because less development would occur under this alternative:

- Land Use Compatibility
- Transportation and Circulation
- Air Quality: Criteria Pollutants

Alternative B primarily results in similar environmental impacts and reduces some impacts to transportation, land use compatibility, and air quality to the project by changing the location of future high density residential development from housing opportunity sites 1 and 2 to housing opportunity site B. However, the reduction would not be substantial enough to eliminate Class I impacts. In addition, site B, on Hollister Avenue, is more visible to the public, and development on this site would have greater visual impacts. Furthermore, a new Class I impact would result due to the permanent conversion of this actively-farmed property. Approximately 14 to 20 acres of the 27-acre site, which includes prime soils, would be needed to support the residential density proposed by this alternative. Combined with development of housing opportunity site 6, Alternative B would result in additional impacts to agricultural resources by increasing the conversion of urban agricultural lands. Therefore, the Planning Commission finds that the project (as adopted incorporating Alternative E) is preferable to Alternative B.

5. Alternative C: Housing Site A (Giorgi South Hollister) with Site 2 (Tatum/Santa Barbara High School)

Alternative C is similar to the EGVCP, and includes the revisions to the Urban/Rural boundary, addition of the Mixed Use zone, and all of the new policies and development standards. The difference is that Alternative C would reduce residential density on housing opportunity sites 1 and 2 and add housing opportunity site A. Development on housing opportunity site 1 would be reduced from 204 multifamily units to three single-family dwellings. Development on housing opportunity site 2 would be reduced from 276 multifamily dwelling units to 204 multifamily units. Alternative C would add a new housing opportunity site A at the Giorgi/South Hollister parcel with up to 276 multifamily residential units and five single-family dwellings. Alternative C would result in a net increase of one additional residential unit compared to the project and the same amount of commercial development. Site A is 65 acres in size and in agricultural use (orchards). It is estimated that approximately 14 acres of the site would be converted from agricultural use to residential as a part of this alternative.

Alternative C would result in greater impacts on the following resources relative to the EGVCP primarily due to high density residential development on an actively farmed agricultural property that adjoins and is highly visible from Hollister Avenue:

- Aesthetics/Visual Resources: Visual Character Changes and Public Scenic Views, Routes and Gateways
- Agricultural Resources

Alternative C would result in similar impacts on the following resources relative to the EGVCP:

- Land Use Compatibility
- Land Use Construction-Related Compatibility
- Land Use Plan Consistency
- Transportation and Circulation: Plan Wide Roadways, Specific Roadway, Specific Intersections, 20-Year Buildout Roadway, 20-Year Buildout Intersections
- Aesthetics/Visual Resources: Increased Light and Glare
- Air Quality
- Biological Resources: Wildlife Movement Corridors, Adopted Conservation Plans
- Flooding and Water Resources
- Cultural Resources
- Public Services
- Noise
- Geologic Hazards and Soils
- Hazardous Materials/Risk of Upset
- Parks, Recreation, and Trails

Alternative C would result in reduced impacts on the following resources relative to the EGVCP because less development would occur under this alternative:

- Transportation and Circulation: Plan Wide Intersections
- Biological Resources: Sensitive Vegetation Communities, Sensitive Plant and Wildlife Species, Jurisdictional Wetlands and Waters

Alternative C primarily results in similar environmental impacts overall and reduces some impacts to transportation and biological resources relative to the project by changing the location of future high density residential development from housing opportunity site 1 to housing opportunity site A. However, the reduction would not be substantial enough to eliminate Class I impacts. In addition, site A, on Hollister Avenue, is more visible to the public, and development on this site would have greater visual impacts. Furthermore, a new Class I impact would result due to the permanent conversion of approximately 14 acres of actively-farmed prime soils with this alternative. Combined with development of housing opportunity site 6, Alternative C would result in additional impacts to agricultural resources by increasing the conversion of urban agricultural lands. Therefore, the Planning Commission finds that the project (as adopted incorporating Alternative E) is preferable to Alternative C.

6. Alternative D: Housing Site B (Hodges/San Marcos Growers Parcel 1) with MTD

Alternative D is similar to the EGVCP, and includes the revisions to the Urban/Rural boundary, addition of the Mixed Use zone, and all of the new policies and development standards. The difference is that Alternative D would reduce residential density on housing opportunity site 2. Development on housing opportunity site 1 would remain the same as with the Plan (204 multifamily units and one single family dwelling unit). Development on housing opportunity site 2 would be reduced from 276 multifamily dwelling units to 75 single-family dwelling units. The alternative would add new housing opportunity site B at Hodges/San Marcos Growers Parcel 1, shifting the planned residential density from site 2. Alternative D would allow up to 276 multifamily residential units and two single family dwellings on site B. Alternative D would result in 71 additional residential units compared to the project and the same amount of commercial development. Site B is 27 acres in size and in agricultural use (nursery and row crops). It is estimated that one-half to three-quarters of the site would be converted from agricultural use to residential as a part of this alternative.

Alternative D would result in greater impacts on the following resources relative to the EGVCP primarily due to the location of high density residential development on an actively farmed agricultural property that adjoins and is highly visible from Hollister Avenue:

- Aesthetics/Visual Resources: Visual Character Changes and Public Scenic Views, Routes & Gateways
- Transportation and Circulation: Plan Wide Roadways, Specific Roadway, Specific Intersections, 20-Year Buildout Roadway, 20-Year Buildout Intersections
- Agricultural Resources: Direct Conversion of Prime Agricultural Land

Alternative D would result in similar impacts on the following resources relative to the EGVCP:

- Land Use Compatibility
- Land Use Construction-Related Compatibility
- Land Use Plan Consistency
- Aesthetics/Visual Resources: Increased Light and Glare
- Air Quality
- Biological Resources
- Flooding and Water Resources
- Cultural Resources
- Public Services
- Noise
- Geologic Hazards and Soils

- Hazardous Materials/Risk of Upset
- Parks, Recreation, and Trails

Alternative D primarily results in similar environmental impacts overall. However, site B, on Hollister Avenue, is more visible to the public, and development on this site would have greater visual impacts than the project. Furthermore, a new Class I impact would result due to the permanent conversion of this actively-farmed property. Approximately 14 to 20 acres of the 27-acre site, which includes prime soils, would be needed to support the residential density proposed by this alternative. Combined with development of housing opportunity site 6, Alternative D would result in additional impacts to agricultural resources by increasing the conversion of urban agricultural lands. Therefore, the Planning Commission finds that the project (as adopted incorporating Alternative E) is preferable to Alternative D.

2.0 STATEMENT OF OVERRIDING CONSIDERATIONS

The Eastern Goleta Valley Community Plan (EGVCP), incorporated herein by reference, contains a set of goals, policies, development standards, and actions that apply to the Eastern Goleta Valley Plan area. The EGVCP is part of, and consistent with, the County Comprehensive Plan, including the Coastal Land Use Plan. However, the EGVCP is tailored to a smaller geographical area and generally provides greater environmental and other benefits to the Eastern Goleta Valley Plan area as compared to the County Comprehensive Plan.

The Final EIR (14EIR-00000-00005) for the EGVCP, incorporating Alternative E, states that the project will have unavoidable adverse environmental effects on Aesthetics/Visual Resources, Air Quality and Greenhouse Gas Emissions, Biological Resources, Cultural Resources, Parks, Recreation, and Trails, Public Services and Facilities, and Transportation and Circulation. The Planning Commission has balanced “the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits” of the project against these effects and makes the following Statement of Overriding Considerations, which warrants approval of the project notwithstanding that all identified adverse environmental effects are not fully avoided or substantially lessened. [CEQA Guidelines Section 15093(a)] The Planning Commission finds that the benefits of the “proposed project outweigh the unavoidable adverse environmental effects,” and therefore, “the adverse environmental effects may be considered ‘acceptable.’” [CEQA Guidelines Section 15093(a)]

Pursuant to Public Resources Code Section 21081(b) and CEQA Guidelines Sections 15043, 15092, and 15093, any unavoidable adverse environmental effects of the project (the EGVCP incorporating Alternative E) are acceptable due to the following environmental benefits and overriding considerations:

- A. The EGVCP provides for necessary and orderly development to accommodate population growth within the planning horizon consistent with the goals and policies of the County of Santa Barbara Comprehensive Plan (Government Code Section 65060.1).

- B. The EGVCP provides for orderly economic and population growth within a reasonable time horizon in an area that has adequate public services (i.e., water, sewer, roads) in accordance with Land Use Element Land Use Development Policy 4 and Coastal Land Use Plan Policy 2-6, protects agriculture (Agricultural Element Goal 1), provides for needed recreation and opens space areas, including public trails, protects natural resources, preserves the area's character and scenic views, and balances the needs of future residents with the needs of existing residents.
- C. The EGVCP has the potential to limit adverse impacts and contribute to the long-term protection of the Eastern Goleta Valley's environment by facilitating affordable housing on housing opportunity sites which will reduce vehicle miles traveled, by reducing potential impacts in the foothills through the application of the Environmentally Sensitive Habitat and Riparian Corridor Overlays and the Mountainous-Goleta zone district, by preserving viable agriculture in both Urban and Rural Areas, and by focusing additional growth in the Eastern Goleta Valley Community Plan area on those areas most suitable to accommodate it.
- D. The EGVCP includes numerous policies, development standards, and actions that avoid or minimize significant environmental effects of actions proposed or allowed under the EGVCP (e.g., rezones, high-density residential development). Thus, the EGVCP is "self-mitigating" to a large degree.
- E. The EGVCP provides for affordable housing by designating five housing opportunity sites with high residential land use densities (20 units per acre) to encourage infill development. Combined, the EGVCP allows for the development of up to 549 multifamily residential units, which will contribute to the stock of affordable housing (Housing Element Policy 1.1 and Programs 1.3 and 1.15).
- F. The EGVCP plans for sustainable communities that provide varied housing opportunities and multimodal transportation capabilities by rezoning the Hollister Avenue – State Street commercial corridor to a Mixed Use zone that will create attractive and diverse areas that include a mix of housing, shopping, workplace, and entertainment uses; foster a variety of small, entrepreneurial, and flexible residential-based businesses; and provide flexibility and connectivity in the arrangement and location of residential, commercial, and/or industrial development that is accessible, attractive, and inviting to pedestrians (Housing Element Program 1.16). The Mixed Use zone will accommodate up to 163 multifamily residential units.
- G. The EGVCP provides for a more orderly and stable Urban/Rural boundary to delineate the Rural Area, with active productive agriculture, mountainous areas, and generally larger parcels, from the Urban Area with more intensive residential and commercial development on smaller parcels, in accordance with Land Use Element Land Use Development Policy 3.
- H. The EGVCP protects valuable, actively-farmed, prime and non-prime agricultural lands by establishing larger minimum parcel sizes in the Rural Area, strengthening the Urban/Rural boundary, and adopting policies and development standards to ensure continued viability of

local food systems and further protect existing urban agricultural lands from encroachment of nonagricultural uses consistent with Agricultural Element Policies I.F and III.B.

- I. The EGVCP protects important biological resources of the various habitats found within the Plan area, and preserves the value of these lands for their important biologic, hydrologic, and aesthetic qualities in accordance with the Conservation Element, Preservation of Natural Systems.
- J. The EGVCP policies protect and preserve historical, archaeological, and tribal cultural resources to the maximum extent feasible in accordance with the Land Use Element Historical and Archaeological Sites Policies 1 through 5; the Conservation Element Archaeological Sites, Conclusions, and Recommendations; the Coastal Land Use Plan Policies 10-1 through 10-5; and recent State law (Assembly Bill 52).
- K. The EGVCP protects coastal bluffs, hillsides, watersheds, and creeks with development standards for grading and required erosion control measures, management of stormwater runoff with Low Impact Development measures, and development prohibitions on extreme slopes in accordance with Coastal Land Use Plan Policies 3-1 through 3-7, 3-13 through 3-19, and 9-41; and Land Use Element Hillside and Watershed Protection Policies 1 through 7, and Streams and Creeks Policy 1. These environmental benefits outweigh potential effects on other biological and cultural resources.
- L. The EGVCP provides for an adequate circulation system of streets, existing and planned bikeways, and other alternative modes of transportation, including public transit, which strives to achieve a balance between land use and roadway and intersection capacity in accordance with Circulation Element Policy B. Furthermore, the EGVCP encourages alternative modes of transportation and multimodal transportation improvements in accordance with Circulation Element Policy C and the state's *Update to the General Plan Guidelines: Complete Streets and the Circulation Element*, and should, therefore, help reduce future significant impacts.
- M. The EGVCP incorporates the environmentally superior alternative (Alternative E). The other alternatives analyzed in the Final EIR, including the No Project Alternative, would either result in environmental impacts of greater severity than those of the adopted Plan or have been found to be incapable of meeting most objectives of the Plan.
- N. The EGVCP provides clarity for future developers and land use regulators. The plan's clear and updated policies and development standards will streamline the project-review process for individual applications for future development by providing a framework that will reduce the amount of future project-specific review, environmental review, time, uncertainty, and cost in the permit process.

3.0 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or mitigate to the maximum extent feasible the environmental effects. Chapter 10 of the Final EIR includes a mitigation monitoring and reporting program designed to ensure compliance with adopted mitigation measures during project implementation, including specifications for each adopted mitigation measure that identify the action required and the monitoring that must occur. The mitigation monitoring and reporting program of the Final EIR is also included as Attachment F of the staff memo to the Planning Commission dated July 14, 2015, and is hereby adopted as the monitoring and reporting program for this project.

4.0 ADMINISTRATIVE FINDINGS

4.1 AMENDMENTS TO THE DEVELOPMENT CODE AND ZONING MAP

Findings required for all amendments to the County Land Use and Development Code and the County Zoning Map. In compliance with Section 35.104.060 of the County Land Use and Development Code (LUDC), prior to the approval or conditional approval of an application for an Amendment to the Development Code or Zoning Map, the review authority shall first make all of the following findings:

4.1.1 The request is in the interests of the general community welfare.

As it pertains to the Eastern Goleta Valley, the 1993 Goleta Community Plan does not fully address current community concerns. The EGVCP strengthens the Urban/Rural boundary, allows continued infill and transit-oriented development, identifies housing opportunity sites for affordable housing, protects urban and rural agriculture and mountainous areas, protects sensitive biological and cultural resources, and avoids and mitigates adverse effects where feasible. In doing so, the project respects service, resource, and infrastructure capacities while accommodating development to a degree and in a manner which provides the greatest community welfare without compromising community values, environmental quality, or the public health and safety. Overall, the EGVCP, the LUDC amendments, and revisions to the zoning maps, which would create a new Mixed Use zone and enhance protection of sensitive biological resources and aesthetics, are in the interests of the general community welfare.

4.1.2 The request is consistent with the Comprehensive Plan, the requirements of State planning and zoning laws, and this Development Code.

As discussed in Attachment F of the staff report to the Planning Commission, dated June 10, 2015, herein incorporated by reference, the project is consistent with the Comprehensive Plan and the LUDC. The EGVCP is broad and comprehensive in scope, covering, updating, and refining topics addressed by the 1993 Goleta Community Plan, including but not limited to those in the Land Use, Energy, Circulation, Environmental

Resources Management, Seismic Safety and Safety, Scenic Highways, Conservation, Noise, Housing, Agricultural, and Open Space elements of the Comprehensive Plan. Adoption of the EGVCP and associated amendments to the County LUDC and zoning maps will provide more effective State planning and zoning laws by providing a clearer and more efficient permit process that will benefit the public. The LUDC is amended to be consistent with the EGVCP, and the proposed project is consistent with the remaining portions of the LUDC that would not be revised by the LUDC ordinance amendment. In the future, individual projects developed in compliance with the EGVCP will also be assessed for consistency with all applicable requirements of the LUDC. Therefore, the EGVCP is consistent with the Comprehensive Plan, State planning and zoning laws and the County LUDC.

4.1.3 The request is consistent with good zoning and planning practices.

The EGVCP incorporates many contemporary and sustainable zoning and planning practices into the Plan and the LUDC amendments. For example, the project includes a new Mixed Use zone and enhances protection of sensitive biological, cultural and aesthetic/visual resources. The bulk of future growth is accommodated by existing commercial land use and zoning, the new Mixed Use zone along the Hollister Avenue – State Street commercial corridor, and the increased residential density land use and zoning for the housing opportunity sites. The LUDC amendments incorporate other successful regulations used elsewhere in the unincorporated Santa Barbara County, such as revised ESH permit requirements comparable to the existing LUDC regulations for the unincorporated Toro Canyon Plan and Montecito Community Plan areas, and outdoor lighting regulations comparable to those adopted for the Santa Ynez Valley, Mission Canyon, and Summerland community plans. Therefore, the project is consistent with good zoning and planning practices.

4.2 AMENDMENT TO ARTICLE II, LCP, OR ZONING MAP AMENDMENT (REZONE) FINDINGS

Findings required for All Amendments to the Article II Zoning Ordinance, the Local Coastal Program, and the County Zoning Map. In compliance with Section 35-180.6 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for an Amendment to the Article II Zoning Ordinance, the Local Coastal Program or the County Zoning Map, the review authority shall first make all of the following findings:

4.2.1 The request is in the interests of the general community welfare.

As it pertains to the Eastern Goleta Valley, the 1993 Goleta Community Plan does not fully address current community concerns. The EGVCP strengthens the Urban/Rural boundary, allows for continued infill residential development, protects urban and rural agriculture, protects sensitive biological and cultural resources, and avoids and mitigates adverse effects where determined to be feasible. In doing so, the project respects service, resource, and infrastructure capacities while accommodating development to a degree and in a manner which provides the greatest community welfare without compromising

community values, environmental quality, or the public health and safety. The zoning changes that will increase residential development density do not occur within the Coastal Zone. Overall, the EGVCP, the Article II amendments, and revisions to the zoning maps are in the interests of the general community welfare.

4.2.2 The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, the requirements of the State planning and zoning laws, and this Article.

As discussed in Attachment F of the staff report to the Planning Commission, dated June 10, 2015, herein incorporated by reference, the project is consistent with the Comprehensive Plan, the Coastal Land Use Plan, and the Article II Coastal Zoning Ordinance. The EGVCP is broad and comprehensive in scope, covering, updating, and refining topics addressed by the previously certified 1993 Goleta Community Plan, including but not limited to those in the Coastal Land Use Plan and the Energy, Circulation, Environmental Resources Management, Seismic Safety and Safety, Scenic Highways, Conservation, Noise, Housing, Agricultural, and Open Space elements of the Comprehensive Plan. Adoption of the EGVCP and associated amendments to the Article II Coastal Zoning Ordinance, and zoning maps will provide more effective State planning and zoning laws by providing a clearer and more efficient permit process that will benefit both the public and County staff. The Article II Coastal Zoning Ordinance is amended to be consistent with the EGVCP, and the proposed project is consistent with the remaining portions of Article II that would not be revised by the Article II Coastal Zoning Ordinance Amendment. In the future, individual projects developed in compliance with the EGVCP will also be assessed for consistency with all applicable requirements of Article II. Therefore, the EGVCP is consistent with the Comprehensive Plan, including the Coastal Land Use Plan, State planning and zoning laws and Article II.

4.2.3 The request is consistent with good zoning and planning practices.

The EGVCP incorporates many contemporary and sustainable zoning and planning practices into the Plan, and the Article II amendments include successful regulations used elsewhere in the unincorporated Santa Barbara County. For example, residential design guidelines were adopted by the Planning Commission in 2006 but have not been certified by the Coastal Commission and incorporated into Article II. The Article II amendments include the regulations needed to allow future residential development within the Coastal Zone of the Eastern Goleta Valley to move forward consistently with residential development throughout the rest of the Eastern Goleta Valley. The Article II amendments also include outdoor lighting regulations comparable to those adopted for the Santa Ynez Valley, Mission Canyon, and Summerland community plans. Therefore, the project is consistent with zoning and planning practices.

4.3 GENERAL PLAN AMENDMENT FINDINGS

Government Code Section 65358 requires a general plan amendment to be in the public interest.

The comprehensive plan amendment is in the public interest for the following reasons. The EGVCP is a planning and growth management plan that addresses future development in the EGVCP area. It proposes new goals, policies, development standards, and actions to provide a range of housing types and opportunities, including compatible affordable housing, protect urban and rural agricultural resources, improve multimodal circulation, protect biological resources and water quality, and preserve community character. The primary intent of the EGVCP is to articulate the community's expressed desire to preserve neighborhood character and charm and to protect and enhance the quality of life enjoyed by residents and visitors. Overall, it is in the public interest to address future development in the EGVCP area by adopting the goals, policies, development standards, and actions of the EGVCP.

ATTACHMENT F

Errata to the Draft Final Environmental Impact Report for the Eastern Goleta Valley Community Plan (14EIR-00000-00005, State Clearinghouse Number 2012091048)

The following errata and edits are incorporated into the Draft Final Environmental Impact Report (FEIR) for the Eastern Goleta Valley Community Plan (EGVCP).

Location of Erratum	Correction
Page 3-4, 2 nd paragraph, lines 6 and 7	... the Magnolia Center at the intersection of <u>on Hollister and Magnolia Avenues near the</u> <u>intersection with Walnut Lane</u> (west of the Plan update boundary).
Page 4.4-15, 1 st paragraph under Section 4.4.1.3	The first paragraph is deleted because the discussion of overdrafted groundwater basins is not relevant to the Goleta basin, which is not in a state of overdraft. Section 4.9.7 provides a description of water supplies in the Goleta Valley.
Page 4.9-23, 2 nd sentence from bottom of page	HESD - <u>CESD</u> includes the following elementary schools: ...
Page 4.9-24, 15 th row of Table 4.9-2	CSD <u>CESD</u>
Page 4.9-48, last line	The water districts that would serve the cumulative project areas (surrounding cities and the unincorporated area) are required to prepare and adopted UWMPs ...
Page 9-136, Response to Comment 57-7, 13 th line	These buildings are located approximately 1,000 feet east <u>west</u> of the Tatum/Santa Barbara ...

10.0 Mitigation Monitoring and Reporting Program

(This chapter was added after the Public Draft Final EIR, but is not underlined as new text.)

California Environmental Quality Act (CEQA) requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The Mitigation Monitoring and Reporting Program (MMRP) is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Environmental Impact Report, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the MMRP.

Several of the mitigation measures recommend revisions to the draft Community Plan and would be implemented by incorporation into the final Community Plan. Other mitigation measures—those that would not be implemented by changes to the Community Plan—would be monitored by County of Santa Barbara (County) staff for implementation, often on a project by project basis. These on-going mitigation measures are listed in the following table.

The following list shall be used as a checklist to determine compliance with required mitigation measures for the Eastern Goleta Valley Community Plan and projects under the Community Plan. The numbering of the mitigation measures pertains to the associated impact discussion, so numbered mitigation measures in the list may skip numbers if the impact was not found to be significant for the particular site or if the mitigation measures were to be implemented by changes to the Community Plan. Where mitigation is recommended, rather than required, this is indicated in parentheses following the measure.

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
Transportation and Circulation					
<p>MM TC-1: Impacts on Plan-wide Roadways</p> <p>The Goleta Transportation Improvement Program (GTIP) has identified improvements to widen the two-lane sections of Hollister Avenue and State Street to four lanes. The following text outlines the programmed improvements contained in the GTIP. These programmed improvements are also included in the County of Santa Barbara 2014-2019 Capital Improvement Program.</p> <p>Hollister Avenue – State Street Improvement Project (Railroad Bridge). This project involves constructing a new bridge for the railroad tracks over Hollister Avenue/State Street (Hollister Avenue becomes State Street at the railroad bridge) to accommodate the proposed roadway widening from two to four lanes. The project would include acquisition of right-of-way, removal of the old Union Pacific Railroad bridge, earthwork, drainage, construction of the new railroad structure, and railroad traffic control.</p> <p>Hollister Avenue – State Street Improvement Project (Roadway). This project involves widening the two-lane section of Hollister Avenue to four-lanes from San Antonio Road to State Route (SR) 154. Widening this segment of Hollister Avenue and State Street from two lanes to four lanes is required to provide the additional capacity to accommodate the projected traffic volumes. The project would include right-of-way acquisition, earthwork, pavement, drainage, curb and gutter, median, sidewalk, and lane striping.</p> <p>MM TC-2: Impact on Intersections</p> <p>Three improvement options were identified for the U.S. Highway 101 (U.S. 101) southbound ramps/Turnpike Road intersection. The County Public Works Department, in coordination with California Department of Transportation (Caltrans), shall develop improvement plans for one of the three identified improvement options, described below.</p> <p>The improvement option ultimately constructed at this location would be subject to Caltrans approval. The first step in the Caltrans design process is to prepare a Project Study Report, which would explore alternatives required to accommodate the future traffic forecasts. Then, the identified improvements would require project approval by Caltrans (including environmental review). Finally, funding would need to be acquired, and the improvement project could proceed to contract bids and construction. It is anticipated that the improvement for this intersection would be included in the GTIP to cover a portion of the construction costs.</p> <p>Option 1 includes widening the Turnpike Road freeway overcrossing structure to provide the additional width required to implement dual left-turn lanes on the southbound approach (approach currently contains one left-turn lane). The existing freeway bridge is 88</p>	<p>Hollister Avenue – State Street Improvement Project: If full construction funding is secured, the estimated completion date for construction of the bridge, roadway, and other improvements is 2025–2030.</p>	<p>County Public Works</p>			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>feet wide, and a minimum of 96 feet would be required to accommodate the additional lane and maintain the existing Class II bike lanes on Turnpike Road. It is likely that Caltrans would also require the installation of ramp metering on the U.S. 101 southbound on-ramp as part of this improvement option.</p> <p>Option 2 includes widening the Turnpike Road bridge overcrossing of the Union Pacific Railroad to provide a separate right-turn lane on the northbound approach to the U.S. 101 southbound on-ramp. The existing railroad bridge is 85 feet wide and would need to be widened by 5 to 8 feet in order to accommodate the additional right-turn lane and maintain the existing Class II bike lanes on Turnpike Road. Some additional widening of the east side of Turnpike Road would also be required to implement the northbound right-run lane south of the railroad bridge. It is likely that Caltrans would also require the installation of ramp metering on the U.S. 101 southbound on-ramp as part of this improvement option.</p> <p>Option 3 includes widening the U.S. 101 southbound off-ramp at Turnpike Road to provide three lanes (two left-turn lanes and a right-turn lane). The off-ramp currently contains two lanes and is 32 feet wide. A minimum of 44 feet would be required to accommodate the additional lane on the off-ramp and meet Caltrans standards (12 feet of widening).</p>					

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
Aesthetics/Visual Resources					
<p>MM VIS-1: Impacts from Increased Light and Glare In order to reduce light and glare impacts associated with buildout of the Plan update, the following Development Standard shall be added to the Plan update:</p> <p>DevStd VIS-EGV-10: Adopt for the Plan area the outdoor lighting regulations cited in LUDC Section 35.30.120 C – Outdoor Lighting, Mission Canyon, Santa Ynez Valley, and Summerland Community Plan areas.</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			
Air Quality and Greenhouse Gas Emissions					
<p>MM AQ-1: Operational Emissions of Criteria Pollutants DevStd AQ-EGV-1C: The County shall implement those land use patterns and transportation programs which will serve to reduce vehicle trips and total vehicle miles traveled. This includes, but is not limited to the following:</p> <ul style="list-style-type: none"> • Include design features to encourage alternate transportation modes. • For pedestrians: sidewalks; safe street and parking lot crossings; shade trees; off street breezeways, alleys, and over crossings; placement of parking lots and building entrances to favor pedestrians rather than cars; shower and locker facilities. • For transit riders: all of the above plus safe, sheltered transit stops with convenient access to building entrances. • For bicyclists: theft proof and well-lighted bicycle storage facilities with convenient access to building entrance; on-site bikeways between buildings or uses; shower and locker facilities. • For carpools and vanpools: preferential parking. • Provide incentives, such as fee reduction, for transit service enhancements to serve the project (express bus service, bike racks on buses). • Bikeway improvements. • Pedestrian improvements serving the project (addition of sidewalks, pedestrian crossings). <p>DevStd AQ-EGV-1D: To reduce overall trip generation and associated air contaminant emissions, future commercial tenants requiring more than fifty employees shall be required to work with Traffic Solutions, a division of Santa Barbara County Association of Governments (SBCAG), to establish and maintain an employee trip reduction program. Traffic Solutions aims to reduce traffic congestion, air pollution, and vehicle miles driven in the County partly by promoting cooperation between businesses, government agencies, and community groups and individuals and to expand commuter program participation (Traffic Solutions 2007). Traffic Solutions provides free employee trip reduction services for employers, including employee surveys, employee education, automated commuter matching, and</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>regional transit solutions. The employee trip reduction program implemented by future tenants should be informed by consultation with Traffic Solutions and should include the following elements:</p> <ul style="list-style-type: none"> • Install bicycle racks and/or bicycle lockers at a ratio of one bicycle parking space for every ten car parking spaces for customers and employees; • Post carpool, vanpool, and transit information in employee break/lunch areas; • Employ or appoint an Employee Transportation Coordinator; • Implement a Transportation Choices Program. Project applicants should work with the Transportation Choices Coalition partners for free consulting services on how to start and maintain a program. Contact Traffic Solutions; • Provide for shuttle/mini bus service; • Provide incentives to employees to carpool/ vanpool, take public transportation, tele-commute, walk, bike, etc.; • Implement compressed work schedules; • Implement telecommuting program; • Implement a lunchtime shuttle to reduce single occupant vehicle trips; • Include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area; • Provide on-site eating, refrigeration, and food-vending facilities to reduce employee lunchtime trips; • Provide preferential carpool and vanpool parking spaces; • Provide shower and locker facilities to encourage employees to bike and/or walk to work (typically one shower and three lockers per every 25 employees). • Provide off-site improvements to offset contaminant emissions, including: retrofitting existing homes and businesses with energy-efficient devices, replacing transit or school buses, contributing to alternative fueling infrastructure, and/or improving park and ride lots. 					
<p>MM AQ-2 Exposure to Diesel Particulate Matter DevStd AQ-EGV-2A: Development that provides housing or care facilities shall establish adequate buffers from sources of air pollution. Future projects shall be designed to minimize exposure to roadway-related pollutants, and exposure shall be mitigated to the maximum extent feasible. Design features may include but not be limited to maximizing the distance between the roadway and sensitive receptors, locating air intake at the non-roadway facing sides of buildings, and ensuring that windows nearest to the roadway do not open. Mitigation measures may include installing mechanical ventilation systems with fresh air filtration</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>and constructing a physical barrier between the roadway source and receptors of pollutants (e.g., sound wall or vegetative planting).</p> <p>DevStd AQ-EGV-2B: Ventilation Systems: Ventilation systems that are rated at Minimum Efficiency Reporting Value of “MERV13” or better for enhanced particulate removal efficiency shall be provided on all residential units located within 500 feet of U.S. 101. The residents of these units shall also be provided information regarding filter maintenance/replacement. The County Permit Compliance staff shall ensure that the afore-mentioned requirements are included on plans submitted for approval of any Land Use and Building permits and shall verify compliance onsite prior to occupancy clearance. Staff shall also review the future Covenants, Conditions, and Restrictions (CCRs) for inclusion of guidelines pertaining to the proper maintenance/replacement of filters.</p> <p>DevStd AQ-EGV-2C: Air Quality Disclosure Statement: Future project applicants of residential developments within 500 feet of U.S. 101 shall provide an Air Quality Disclosure Statement to potential buyers of units, summarizing the results of technical studies that reflect a health concern resulting from exposure of children to air quality emissions generated within 500 feet of the freeway. The future project applicant shall provide this disclosure statement as part of the project CCRs to County Counsel and Planning & Development to verify the disclosure statement is fair and adequate. The disclosure shall be reviewed and approved prior to any Land Use and Building permits. The County Permit Compliance staff shall verify that the Air Quality Disclosure Statement has been incorporated into the CCRs prior to sale of homes. Planning & Development shall review and approve the statement for objectivity, balance, and completeness.</p>					
<p>MM AQ-3: Odors</p> <p>DevStd AQ-EGV-2D: An Odor Abatement Plan (OAP) shall be submitted as part of a permit application for projects anticipating significant odors. The Santa Barbara County Air Pollution Control District (SBCAPCD) inspectors are required to respond to public nuisance under the SBCAPCD Rule 303, and may review the OAP for adequacy in mitigating potential nuisance odor impacts from a project. OAPs should include the following elements:</p> <p>a) Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints.</p> <p>b) Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond.</p> <p>c) Description of potential odor sources at the facility.</p> <p>d) Description of potential methods for reducing odors, including minimizing idling of delivery and service trucks and buses, process changes, facility modifications and/or feasible add-on air pollution control equipment.</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>e) Contingency measures to curtail emissions in the event of a public nuisance complaint.</p> <p>DevStd AQ-EGV-2E: Wood-burning Fireplaces: No wood-burning fireplaces shall be included in the design of future development. Only natural gas fireplaces shall be permitted.</p>					
Biological Resources					
<p>MM BIO-1: Impacts on Sensitive Vegetation Communities</p> <p>Policy ECO-EGV-5.4: ESH and RC Habitat Types: The following specific biological resources and habitats in the urban, inner-rural, Existing Developed Rural Neighborhoods (EDRNs) and Mountainous Areas shall be considered environmentally sensitive and designated on the Eastern Goleta Valley Community Plan Environmentally Sensitive habitat (ESH)/Riparian Corridor map (Plan update Figure 23 or where determined to exist during a site survey) based on the criteria of Policy ECO-EGV-5.2 and shall be protected and preserved through provisions of the Environmentally Sensitive Habitat (ESH) Overlay. Riparian habitats, including riparian woodlands and wetlands, shall be protected and preserved through the provisions of the Riparian Corridor (RC) Overlay. (Note: The scale of the overlay map precludes complete accuracy in the mapping of habitat areas. In some cases, the precise location of habitat areas is not known and is therefore not mapped. In addition, the migration of species or the discovery of new habitats may result in the designation of new areas, or site-specific reviews may indicate different habitat designations.)</p> <ul style="list-style-type: none"> •Riparian woodlands and riparian corridors (including but not limited to willow, riparian mixed hardwood, California sycamore, and riparian mixed shrub alliances), • Monarch butterfly roosts, • Sensitive native flora, • Coastal sage scrub (including but not limited to California sagebrush and soft scrub – mixed chaparral alliances), • Coastal bluff scrub, • Chaparral (specifically the following four rare types: chamise, lower montane mixed chaparral, ceanothus chaparral, and soft scrub – mixed chaparral alliances), • Oak woodlands (including but not limited to coast live oak and coastal mixed hardwood alliances), • Bigcone Douglas-fir alliance, • Vernal pools, • Native grasslands (including but not limited to perennial grasses and forbs alliance), • Wetlands (including but not limited to tule-cattail alliance), • Dunes, 	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<ul style="list-style-type: none"> • Raptor/turkey vulture roosts, • Critical wildlife habitat, and • Wildlife corridors. <p>DevStd ECO-EGV-5H: In the Urban Area, EDRNs, and Mountainous Areas, prior to approval of Coastal Development or Land Use Permits for projects, County staff shall determine whether sensitive biological resources may be present on the subject property by consulting this Environmental Impact Report (EIR), the California Natural Diversity Database (CNDDDB), and/or other P&D references and by conducting a site visit. If sensitive biological resources may be present on the property or within 500 feet, the applicant shall provide a biological resources report from a qualified biologist that determines whether or not the project would impact sensitive biological resources. This report shall update ESH Overlay boundaries to reflect the current extent of sensitive species or habitat areas according to Plan update Policies ECO-EGV-5.2 and -5.4, and identify the need for and include the results of further species-specific focused survey, protocol surveys, or a formal wetland delineation. Mitigation to reduce impacts shall be included as appropriate.</p> <p>DevStd ECO-EGV-5I: For rural agricultural-zoned land, prior to approval of Land Use Permits for projects, County staff shall determine whether sensitive biological resources may be present on the subject property by consulting this EIR, the CNDDDB, and/or other P&D references and by conducting a site visit. If sensitive biological resources may be present on the property or within 500 feet, the applicant shall provide a biological resources report from a qualified biologist that determines whether or not the project would impact sensitive biological resources. This report shall identify the need for and include the results of further species-specific focused or protocol surveys or a formal wetland delineation. Mitigation to reduce impacts shall be included as appropriate.</p> <p>LUDC amendment: The ESH-GOL provisions of the Land Use and Development Code (LUDC) shall be amended to revise the permit requirements of ESH-GOL to require Land Use Permits for the removal of environmentally sensitive habitat whether or not development is proposed, subject to the following criteria: 5,000 square feet of vegetation removal, a significant removal of vegetation along 50 linear feet of creek bank, vegetation removal that when added to previous removals would total more than the thresholds mentioned above, grading of more than 50 cubic yards of cut or fill, and tree removal subject to additional criteria listed under the current ESH-GOL provisions.</p>					

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>MM BIO-2: Impacts on Sensitive Plant Species</p> <p>DevStd ECO-EGV-2A: If potentially suitable habitat exists for sensitive plant species, prior to any grading or vegetation clearing for future projects in the Plan area, focused rare plant surveys shall be conducted during the appropriate time of year to optimize detection of potentially occurring rare plants. Focused surveys shall be conducted in accordance with the County's Environmental Thresholds and Guidelines Manual (County of Santa Barbara 2008 and any subsequent revisions) and applicable resource agency survey protocols to determine the potential for impacts resulting from the project on these species.</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			
<p>MM BIO-3: Impacts on Sensitive Wildlife Species</p> <p>DevStd ECO-EGV-2B: Where appropriate and feasible, as determined by County staff, if potentially suitable habitat or critical habitat exists for sensitive wildlife species on or adjacent to a project site, prior to any grading or vegetation clearing for future projects in the Plan area, focused presence/absence surveys shall be conducted in accordance with the County's Environmental Thresholds and Guidelines Manual (County of Santa Barbara 2008 and any subsequent revisions) to determine the potential for impacts resulting from the project on these species.</p> <p>DevStd ECO-EGV-2C: If sensitive species, suitable nesting habitat, or other sensitive areas are found on or adjacent to a project site in the Plan area and have potential to be impacted by implementation of the project, the following avoidance and mitigation measures would apply:</p> <ul style="list-style-type: none"> • Fairy Shrimp: Direct impacts to vernal pool habitat and species may require permits from U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) (also discussed under Impact BIO-4). Mitigation shall be determined at the project level and be developed in consultation with the County and resource agencies. • Nesting Avian Species: If project activities are proposed during the general avian breeding season of January 15 to September 15, the project biologist shall conduct a pre-construction survey for active nests within 100 feet of the development area for species protected by Migratory Bird Treaty Act (MBTA), and 300 feet for federally listed, state listed, or raptor species, and submit a letter report to County prior to the preconstruction meeting. If active nests are detected, the report shall include mitigation measures including, but not limited to, 1) Worker environmental awareness training, 2) Biological monitoring during construction activities, and 3) Appropriate avoidance buffers and/or nesting season avoidance. If no nesting birds are detected during the pre-construction survey, no mitigation is required. Pre-construction clearance surveys shall be completed as required to comply with the Federal Endangered Species Act (FESA), MBTA, Bald and Golden Eagle Protection Act, California Fish and 	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>Game Code, and/or County Regulations.</p> <ul style="list-style-type: none"> • When determined appropriate and feasible by County staff, a qualified biologist possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit shall conduct presence/absence surveys for federally listed species in areas that support suitable habitat for those species. When deemed necessary by County staff, surveys for federally listed species shall be conducted prior to the commencement of any construction. If federally listed species are present on or adjacent to a project site, then the following conditions must be met: <ol style="list-style-type: none"> 1) No clearing, grubbing, grading, or other construction activities shall occur within suitable habitat for federally listed avian species during their respective breeding seasons. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist. Federally listed species that may occur within the Plan area include southwestern willow flycatcher and least Bell’s vireo; and 2) During the breeding seasons for federally listed species, no construction activities shall occur within any portion of the site where construction activities would result in indirect impacts resulting from noise, lighting, or other construction-related activity. Prior to the commencement of construction activities during the breeding season, areas restricted from construction activities shall be staked or fenced under the supervision of a qualified biologist; or 3) Prior to commencement of the breeding season and construction activities, attenuation measures (e.g., berms, walls, directed and shielded lighting) may be implemented to reduce potential impacts from noise or lighting. If noise attenuation techniques implemented are determined to be inadequate by a qualified biologist, then the associated construction activities shall cease until such time that adequate noise/lighting attenuation is achieved or until the end of the breeding season; or 4) If an active nest for a federally listed species is located within any portion of the site where construction activities would result in indirect impacts, a qualified biologist will monitor the active nest(s) daily until (1) project activities are no longer in the vicinity of the nest or (2) the fledglings become independent of their nest. If the nest monitor determines that project activities are disturbing or disrupting the nesting activities, the monitor will make practicable recommendations to reduce the noise or disturbance in the vicinity. This may include recommendations such as (1) turning off vehicle engines and other equipment whenever possible to reduce noise and (2) working in other areas until the young have fledged. If no construction activity can continue without disturbing nesting activities, the biologist may 					

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>stop work until young are independent of their nests.</p> <p>If federally listed species are not detected during the focused survey, the qualified biologist shall submit substantial evidence to the County, which demonstrates whether or not mitigation measures such as noise walls are necessary during the breeding season as follows: If this evidence indicates the potential is high for a federally listed species to be present based on historical records or site conditions, then conditions (2) or (3) shall be adhered to as specified above; and (2) If this evidence concludes that no impacts to federally listed species are anticipated, no further mitigation measures are necessary.</p> <ul style="list-style-type: none"> • Burrowing Owls: When determined appropriate and feasible by County staff, prior to issuance of construction permits for future projects in the Plan area, a habitat assessment shall be conducted to determine whether or not occupancy surveys are needed. Should burrowing owl habitat or sign be encountered on or within 500 feet of a project site, breeding season surveys would be conducted. If occupancy is determined, site-specific avoidance and mitigation measures would be developed in accordance with the protocol established in the Staff Report on Burrowing Owl Mitigation (State of California 2012). Measures to avoid and minimize impacts to burrowing owl may include take avoidance (pre-construction) surveys, site surveillance, and the use of buffers, screens, or other measures to minimize impacts during project activities. • California Red-legged Frog: When determined appropriate and feasible by County staff, prior to issuance of construction permits for future projects on rural parcels proposed for development that are located within the species' range or within 1.2 miles of known occurrences or potential breeding habitat for this species, U.S. Fish and Wildlife Service (USFWS) protocol habitat assessments for California red-legged frog shall be conducted by qualified biologists. This includes agricultural conversion of rangeland if that requires a Land Use Permit for grading. Projects which are proposed on parcels that are completely surrounded by development on all sides (e.g., urban parcels) are generally not subject to this survey requirement based on the assumption that these urban areas are not suitable habitat for California red-legged frog. Habitat assessments and field surveys shall be conducted in accordance with current USFWS guidelines (USFWS 2005 at the time of this report preparation). 					
<p>MM BIO-4: Impacts on Jurisdictional Wetlands and Waters</p> <p>DevStd ECO-EGV-6L: If potentially jurisdictional wetlands or waters are found on or adjacent to a project site in the Plan area and have potential to be impacted by implementation of the project, a formal</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>wetlands delineation of the project site shall be completed following the methods outlined in the USACE’s 1987 Wetlands Delineation Manual and the Regional Supplement to the USACE Delineation Manual for the Arid West Region (USACE 2008). A determination of the presence/absence and boundaries of any Waters of the U.S. and Waters of the State shall also be completed following the appropriate USACE guidance documents for determining Ordinary High Water Mark boundaries. The limits of any riparian habitats on-site under the sole jurisdiction of CDFW shall also be delineated, as well as any special aquatic sites that may not be within the USACE jurisdiction under the Clean Water Act (CWA) or meet federal jurisdictional criteria but are regulated by FESA, California Endangered Species Act (CESA), RWQCB, and/or California Coastal Commission (CCC). In the Coastal Zone, jurisdictional waters and ESH areas as defined by CCC will also be delineated.</p> <p>DevStd Eco-EGV-6M: Mitigation for unavoidable impacts to wetlands and waters shall be based on the impacted type of wetland and project design. Mitigation should prevent any net loss of wetland functions and values of the impacted wetland. The Plan update policies require mitigation of impacts to sensitive biological resources at a minimum 2:1 replacement ratio. However, the resource agencies may require higher mitigation ratios depending on the type and quality of resource impacted. Mitigation ratios for impacts to wetlands and riparian habitat are typically around 2:1 or 3:1 but can be as high as 8:1 for especially rare or valuable wetland types such as vernal pools.</p> <p>DevStd ECO-EGV-6N: Prior to the commencement of any construction-related activities on-site for projects impacting wetland habitat (including earthwork and fencing) the applicant shall provide evidence of the following to the County: (1) Compliance with USACE CWA Section 404 nationwide permit; (2) Compliance with the RWQCB’s CWA Section 401 Water Quality Certification; and (3) Compliance with the CDFW’s California Fish and Game Code Section 1601/1603 Streambed Alteration Agreement.</p> <p>DevStd ECO-EGV-6O: Mitigation for projects impacting vernal pools shall include salvage of soil that supports sensitive species from vernal pools to be impacted, introduction of salvaged material into restored vernal pool habitat where appropriate (e.g., same vernal pool series), and maintenance of salvaged material pending successful restoration of the vernal pools. Salvaged material shall not be introduced to existing vernal pools containing the same species outside the vernal pool series absent consultation with and endorsement by vernal pool species experts not associated with the project (e.g., independent expert). The mitigation sites shall include preservation of the entire watershed and a buffer based on functions and values; however, if such an analysis is not conducted, there shall be a default of a 100-foot buffer from the watershed. Restoration of vernal pools should only be conducted within an area that has been known to historically</p>					

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
support vernal pools. Identification and implementation of restoration in such “vernal pool preserve(s)” should occur in coordination with the County and wildlife agencies.					
Cultural Resources					
<p>MM CR-1: Impacts on Historic and Archaeological Resources</p> <p>Objective HA-EGV-1: Protect and preserve significant archaeological, historic, and tribal cultural resources in the Plan area.</p> <p>Policy HA-EGV-1.1: Known and discovered significant historic, archeological, and tribal cultural resources shall be protected from immitigable disturbance or destruction.</p> <p>DevStd HA-EGV-1A: Any significant archaeological site and 50-foot buffer area shall be temporarily fenced with chain link or other structurally sound material in the event of proposed construction within 100 feet of a sensitive area.</p> <p>DevStd HA-EGV-1B: A Phase 1 archaeological investigation and report shall be performed when identified as necessary by the Director of P&D using the best available resources. The content, format, and length of the Phase 1 report shall be commensurate with the size of the project and the findings of the investigation. If it is not possible to avoid impacts to archaeological resources through project redesign, then the proponent shall fund a Phase 2 investigation and report to determine the significance of the resource prior to approval of any permit for development. All feasible recommendations resulting from the Phase 1 and, if required, Phase 2 investigation and report, including project redesign and/or additional archaeological analyses (Phase 3) shall be incorporated into any permit approved for development.</p> <p>Policy HA-EGV-1.2: Development resulting in increased building size or demolition of buildings/structures included in the list of historic resources, or buildings/structures over 50 years of age and evaluated as important at the local, state or national level, shall be reviewed for consistency with historic resource preservation policies by P&D.</p> <p>DevStd HA-EGV-1C: A Phase 1 and, if required, Phase 2 historic built environment investigation and report shall be performed when identified as necessary by the Director of P&D. The investigation shall include areas of projects that could result in direct or indirect impacts to historic-age buildings, structures, or districts or could change the integrity of the setting for such resources on adjacent parcels. The content, format, and length of the Phase 1 and, if required, Phase 2 historic report shall be commensurate with the size of the project and the findings of the investigation. All feasible recommendations resulting from the Phase 1 and, if required, Phase 2 historic built environment investigation and report, including project redesign and/or recommended mitigation, shall be incorporated</p>	This revision would be included as a new action and development standard in the Final Plan Update.	Planning and Development staff			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>into any permit approved for development.</p> <p>DevStd HA-EGV-1D: No permits shall be issued for any development or activity that would adversely affect integrity, including historic setting, of officially designated Historic Landmarks and Places of Historic Merit, historic resources eligible for the California Register of Historical Resources, or identified historic districts unless a professional evaluation of the proposal has been performed pursuant to the County's most current regulations governing archaeological and historical projects. All such professional studies shall be reviewed and approved by P&D and all feasible mitigation measures shall be incorporated into any permit approved for development.</p> <p>Policy HA-EGV-1.3: To the greatest extent feasible, significant historic and/or cultural landscapes shall be preserved, including those emblematic of Native American tribes, early pioneers, ranch and agricultural operations, and the development of the community over the long term.</p> <p>OBJECTIVE HA-EGV-2: Protect and preserve significant tribal cultural resources in the Plan area.</p> <p>Policy HA-EGV-2.1: Significant tribal cultural resources of concern to the Chumash Indians should be protected and preserved to the maximum extent feasible.</p> <p>Action HA-EGV-2A: The County, Chumash representatives, and community should work together to ensure appropriate tribal access to significant tribal cultural resources while respecting the rights and privileges of private property owners.</p>					
Noise					
<p>MM NOS-1: Noise Exposure Attenuation</p> <p>DevStd N-EGV-1B (Exterior Noise) – Prior to the issuance of building permits, site-specific exterior noise analyses shall be submitted to the P&D Department to demonstrate that the project would result in residential receptors being exposed to exterior noise levels that would exceed the County's noise standard of 65 dB(A) Ldn. An acoustical study shall be required as part of the review of future residential development proposals. Noise reduction measures, including but not limited to building noise barriers, increased building setbacks, or other relevant noise attenuation measures, may be used to achieve the noise compatibility standards. Exact noise mitigation measures and their effectiveness shall be determined by the site-specific exterior noise analyses.</p> <p>DevStd N-EGV-1C (Stationary Noise) – Prior to the issuance of building permits, site-specific on-site noise analyses shall be submitted to the P&D Department, demonstrating that the project would not expose residential receptors to on-site generated noise exceeding the County's noise standard of 65 A-weighted decibels (dB(A) L_{eq}). The acoustical study shall demonstrate that project design features such as truck idling limitations, sound barriers for external equipment, and other noise reduction measures will adequately reduce noise to below County standards.</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>Project design features may include, but are not limited to, the following:</p> <p>Truck Idling Limitations. The owners or operators of commercial uses on mixed-use development sites shall post a sign at each loading area that states that the idling time for delivery truck engines shall be limited to no more than three minutes.</p> <p>Sound Barriers for External Equipment. External noise-generating equipment associated with commercial uses (e.g., heating, ventilating, and air conditioning units) that are located in mixed-use developments and/or adjacent to residential uses shall be shielded or enclosed with solid sound barriers.</p> <p>Disclosure of Potential Nuisance. Upon the transfer of residential property on mixed-use sites, the transferor shall deliver to the prospective transferee a written disclosure statement that shall make prospective home buyers or renters aware that, although potential impacts or conflicts between commercial and residential uses (e.g., noise) may be lessened by proper site design and maintenance, some level of incompatibility between the two uses would remain.</p>					
<p>MM NOS-2: Construction Noise</p> <p>DevStd N-EGV-1D: Construction activities within 1,600 feet of sensitive receptors for any project that requires a Land Use Permit, Coastal Development Permit, or Zoning Clearance shall be limited to the hours between 8:00 A.M. and 5:00 P.M., Monday through Friday.</p> <p>DevStd N-EGV-1E: Stationary construction equipment that could generate noise exceeding 65 dB(A) at project site boundaries shall be shielded to County P&D's satisfaction and shall be located a minimum of 200 feet from sensitive receptors.</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			
<p>Geologic Hazards and Soils</p>					
<p>MM GEO-1: Radon Gas</p> <p>Policy GEO-EGV-3.2: Development proposed on Rincon Formation soils or within state-mapped elevated radon hazard zones shall be avoided to the extent feasible; if infeasible, development shall be subject to an evaluation of conformance to Environmental Protection Agency radon gas exposure standards. For any sites exposed to radon gas levels exceeding acceptable health standards, incorporation of construction techniques, which reduce the interior radon gas concentrations to acceptable levels, shall be required."</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

ATTACHMENT H

Eastern Goleta Valley Community Plan Minor Edits

Several minor edits and additions to the Eastern Goleta Valley Community Plan are proposed to a Fire Protection development standard, to the introductory discussion of the Cultural Resources (history and archaeology) and Visual Resources chapters, and the addition of a third appendix to incorporate tables from the EIR regarding historic resources. The edits are presented below with strikethrough text for deletions and underline text for additions.

DevStd FIRE-EGV-1C: *Within high fire hazard areas, vegetation management practices within Environmentally Sensitive Habitat (ESH)/Riparian Corridor (RC) overlay and setback areas should be limited to the following activities to balance environmental resources preservation against wildfire protection:*

- *Removal of non-native trees or immature native trees*
- *Removal of surface debris*
- *Removal of invasive non-native plants as defined and listed in the California Invasive Plant Council's "California Invasive Plant Inventory"*
- *Removal of vegetation in non-riparian oak woodland or forest within the minimum defensible space area from structures as required by the County Fire Department*
- *Selective limb removal of mature trees away from structures within minimum defensible space area as required by the County Fire Department*
- *Thinning, pruning or mowing of vegetation (except trees) to no less than that required to meet fuel modification criteria (in no case less than 4 inch stubble) and leaving the roots intact*

D. HISTORY AND ARCHAEOLOGY/CULTURAL RESOURCES

Cultural resources include but are not limited to buildings, structures, and districts, prehistoric and historic archaeological sites, historical landscapes, and traditional cultural properties. Such resources are valued as symbols of our shared history and group identity, as memorials to historical events and individuals, and for their scientific, aesthetic, and economic importance. These resources amplify the local population's sense and enjoyment of the community and provide a measure of the physical quality of life in the community.

Thematic Context

The Plan area includes cultural resources associated with many thematic periods. These include native prehistory from as early as 13,000 years ago; Santa Barbara Mission from 1760 to 1840; Ranching from 1840 to 1870; Agricultural Development from 1860 to 1950; Commercial and Industrial Development from 1920 to 1964; and Suburban Development from 1920 to 1964.

Santa Barbara County lies within the ethnographic territory of the Chumash, one of the most populous and socially complex native groups in California. The Chumash homeland encompasses the coastal and inland areas from present-day San Luis Obispo 250-miles south to Malibu Canyon, and includes the Santa Barbara Channel Islands. Early Spanish expeditions to the Santa Barbara Channel area encountered villages along the Santa Barbara-Goleta area coast, including villages in the Goleta Slough area that had at least 2,000 residents, over 100 houses, and more than 16 plank canoes.

The arrival of European settlers brought the Chumash culture to the brink of extinction in the late eighteenth century. The introduction of domestic plants and animals and wild grasses caused irreversible changes to the local environment. Native Californians had limited resistance to European diseases, which caused significant population reduction among the Chumash. Nonetheless, many people of Chumash ancestry still live in the region today and strive to retain and regain their cultural traditions.

Spanish occupation of the area began with the establishment of the Santa Barbara Presidio in 1782 and Mission Santa Barbara in 1786. Pueblo Santa Barbara grew around the presidio as a collection of scattered adobe buildings. The mission drew from the Native American population for labor and as the mission prospered, the Goleta Valley was utilized for ranching and agriculture.

In 1821, Mexico gained independence from Spain. The Mexican government continued the Spanish policy of colonizing California and in 1833, enacted the Secularization Act. This gave

the governor the power to grant large areas of former mission lands to private citizens. As a result, lands divided into large tracts, or ranchos, were ceded to private citizens through grants from the Mexican government. Land grants in the Plan area include Los Dos Pueblos, La Goleta, and Las Positas y La Calera. Cattle ranching was the primary occupation on the ranchos.

With the signing of the Treaty of Guadalupe-Hidalgo in 1848, California formally became an American territory, and two years later, California joined the Union as the 31st state. While much of Northern California was occupied with gold mining, rancho owners made a fortune selling cattle to beef dealers to supply the miners. Their success continued until severe droughts in 1863–1864 brought devastation and starvation to the herds. The loss of income ultimately resulted in many rancho owners losing their land.

Beginning in 1860, former rancho and mission lands in the Goleta Valley were subdivided and sold as large farmsteads or estates. Until after World War II, farming played a significant role in the local economy. Early farms focused on vegetable crops while post World War I farms successfully converted to orchard crops such as walnuts, avocados, and lemons. Although farming still contributes to the Goleta Valley economy, much of the farmland has been converted into commercial and residential properties.

The primary east west road through the area was Hollister Avenue. This thoroughfare appears to have served travelers by horse, carriage, or automobile for over 100 years. Small commercial establishments catering to the needs of travelers, such as motels, restaurants, and gas stations, were constructed near the crossing of Hollister Avenue and the Southern Pacific Railroad line from as early as 1927. Farm supply stores and small grocery stores were also built in this area to serve the local farmers.

Residential tracts in the Plan area developed in two very distinct periods: 1924–1934 and 1958–1963. The subdivisions during the 1924–1934 period include the La Cumbre Estates and the Santa Barbara Estates located south of Hollister Avenue and the Rancho Sueno located north of U.S. Highway 101 (U.S. 101) and west of St. Vincent’s School. While the La Cumbre and Santa Barbara estates were large, expensive lots generally purchased by the wealthy, the Rancho Sueno subdivision appears to be the first middle class residential development in the area. Many of the homes in the Rancho Sueno neighborhood were constructed between 1930 and 1940 and appear to remain in the neighborhood today. The second development period occurred following the completion of the realigned section of U.S. 101 in Goleta in 1948 and the widened U.S. 101 in Santa Barbara in 1956. The new highway improved transportation between the Goleta Valley and the City of Santa Barbara facilitating an easy commute for those wishing to live outside of the city.

Other external factors such as limits to sprawl and an increase in real estate prices in Santa Barbara may have influenced the growth shift to the Plan area. From 1955 to 1964, 96 residential subdivisions were created on each side of U.S. 101 within the Plan area.

Protection of Known and ‘Yet-to-be Discovered’ Resources

Today there are more than 121 archaeological sites and 378 cultural resources surveys recorded within the Plan area. The recorded cultural resources vary widely in their nature and time of use or occupation, including prehistoric Native American sites dating from 9,000 years ago to the time of European contact; and historic sites associated with the settlement and development of the Goleta Valley. Despite extensive development in and around these sites, many retain a high degree of research potential and thus retain their significance under the California Environmental Quality Act (CEQA). The distribution of mapped prehistoric sites is concentrated in areas along and above drainages, including creek intersections, bluffs, knolls, and ridges. This information is important to keep in mind when planning work in the Plan area.

To be eligible for designation as a Historic Landmark or Place of Historic Merit, a building or site must be located within the unincorporated area of Santa Barbara County and meet one or more of the following criteria:

- It exemplifies or reflects a special element of the county's history.
- It is identified with a significant historical person or event.
- It demonstrates a distinctive style, type, period or method of construction/craftsmanship.
- It represents the work of a notable builder, designer or architect.
- It contributes to the significance of an historic area.
- It has unique physical characteristics representing an established and familiar visual feature.
- It embodies elements of architecture or craftsmanship that represent significant achievement or innovation.
- It reflects significant geographical patterns associated with different eras of settlement and growth.
- It is one of the few remaining examples of its type possessing distinguishing architectural or historical characteristics.

Eastern Goleta Valley is home to ~~sixfour~~ six historic landmarks and two places of historic merit as designated by the Santa Barbara County Historical Landmark Advisory Commission:

1. Historical Landmark #10: Hope House, 399 Nogal Drive, Santa Barbara
2. Historic Landmark #19: San Marcos Barn and Spring House, 1520 San Marcos Pass Road, Santa Barbara

3. Historic Landmark #25: San Jose Winery, 5320 Vineyard Road, Goleta
4. Historic Landmark #44: Irvine-Richard Property, 5048 Lara Lane, Units A and B, Santa Barbara
5. Historic Landmark #48: Bryce Beach House, Cabana and Funicular, 1553 Roble Drive, Santa Barbara
6. Historic Landmark #49: Rich Beach Cabana, 4353 Marina Drive, Santa Barbara
7. Place of Historic Merit: Lane Family Farmhouse, 5050 Hollister Avenue, Santa Barbara
8. Place of Historic Merit: Main/Begg House, 5001 Hollister Avenue, Santa Barbara

Eastern Goleta Valley also contains the Chumash Painted Cave State Historic Park, a valuable historical and archeological resource in the County. These important resources are protected by their designations as historic resources. ~~Additionally, while not registered as historic landmarks, the More Ranch House and the adobe structure located with the San Marcos Agricultural Area are known colloquially as historic resources.~~ As new resources are either discovered or become categorically registered as historical or archeological resources, land use and development decisions should prioritize the preservation and conservation of these resources under this Plan. Tables found in Appendix III identify existing and potential historical resources within the plan area.

Land Use and Development Policies and Implementation Strategies

THE HISTORIC AND ARCHEOLOGICAL FEATURES OF EASTERN GOLETA VALLEY ARE PRESERVED.

OBJECTIVE HA-EGV-1: Protect and preserve significant ~~cultural,~~ archaeological, and historical built environment, and tribal cultural resources in the Plan area Eastern Goleta Valley.

Table 4: General Locations of Public Scenic Resources

TYPE OF VIEW	Location
MOUNTAIN VIEWS	<p>In the vicinity of State Street at State Route 154 Hollister Avenue from Auhay Drive to South San Marcos Road Cathedral Oaks Road at State Route 154 Cathedral Oaks Road from La Patera Lane to Los Carneros Road North Fairview Avenue to its terminus Northern portion of North San Marcos Road (from the Urban Boundary or Twin Ridge EDRN?) to its intersection with State Route 154</p>
ISLAND/OCEAN AND COASTAL VIEWS	<p>State Route 154 from Painted Cave Road to intersection with State Street Goleta Beach Coastline, Beach, and Bluffs</p>
360 VIEWS	<p>Goleta Beach Northerly portion of San Antonio Creek Road to its intersection with State Route 154 More Mesa San Marcos Preserve and Open Space Northerly portion of North San Marcos Road to its intersection with State Route 154</p>
GATEWAY	<p>State Street at State Route 154</p>
LOCAL SCENIC ROUTES	<p>North San Marcos Road from Cathedral Oaks Road to State Route 154 State Route 154 from Camino Cielo Road (ridgeline) to State Street H Turnpike Road from Hollister Avenue to Cathedral Oaks Road North Fairview Avenue to its terminus</p>

Figure 25

APPENDIX III: CULTURAL RESOURCES TABLES

The following tables are from the Goleta Valley Community Plan Programmatic Environmental Impact Report (PEIR). Table 4.8–1 lists designated and previously identified County Landmarks and Places of Historic Merit. Tables 4.8–2, 4.8–3, and 4.8–4 inventory potentially significant agricultural properties, potentially significant commercial properties on a portion of Hollister Avenue, and historic period residential subdivisions within the Plan area.

Table 4.8-1: Santa Barbara County Landmarks and Places of Historic Merit				
Address	Name	Construction Date	Description	Status
399 Nogal Drive	Hope House	1875	Italianate house associated with significant architect Peter Barber; Agricultural Association	SBCL #10, NRHP Listed
4505 Via Bendita	Lutah Riggs Cottage & Hexagonal Barn	1949	Associated with a significant architect Lutah Riggs	SBCPHM eligible based on survey evaluation
4635 Via Roblada	Stanford Farms	1930	Spanish Colonial Revival, Associated with a significant architect G. Kaufmann	SBCL eligible based on survey evaluation
4151 Creciente Drive	Risa del Mar	1929	Spanish Colonial Revival; associated with significant architects Edwards, Plunkett and Howell	SBCPHM eligible based on survey evaluation
5320 Vineyard Road	San Jose Winery	1804	Winery Building for SB Mission	SBCL #25, NRHP eligible
1520 San Marcos Pass Road	San Marcos Spring House	1879	Single-room masonry building	SBCL #19
5048 Via Lara Lane	Irvine-Richard Property	1905 House, 1915 Barn	Craftsman dwelling; agricultural association	SBCL #44
4191 Mariposa Drive	Harmer House	1928	Spanish Colonial Revival	SBCPHM eligible based on survey evaluation
1520 Roble Drive	Rusack Residence	1930	Spanish Colonial Revival, associated with significant architect Reginald Johnson	SBCPHM eligible based on survey evaluation
1553 Roble Drive	Bryce Beach House, Cabaña and Funicular	1926 House, 1931 Cabaña	California Dream, associated with 2 significant architects	SBCL #48
4353 Marina Drive	Rich Beach Cabaña	1956	California Dream	SBCL #49
5050 Hollister Avenue	Lane Family Farmhouse	1864	House and Barn, Agricultural association	SBCPHM
5001 Hollister Avenue	Main/Begg House	Circa 1915	Craftsman Bungalow	SBCPHM

Table 4.8-2 Potentially Significant Historic Period Agricultural Properties in the Plan Area				
Address	Name	Construction Date	Description	Status
5070 Cathedral Oaks Road	Community Covenant Church	Circa 1880; 1910	Craftsman dwelling; Mansard roof barn; board and batten shed	Not formally evaluated
1122 N Patterson Avenue	Lillard-Catlett House	1873	Colonial Revival dwelling; shed and dwelling; bunkhouse	Not formally evaluated
1168 N. San Marcos Road	Indian Orchard	Circa 1900	Farmhouse	Not formally evaluated
825 La Josa Road		Circa 1910	Farmhouse, barn	Not formally evaluated
6040 Franklin Canyon Road	Raintree Ranch	Circa 1920	Spanish Colonial Revival dwellings, barn	Not formally evaluated
6400 Cathedral Oaks	La Patera Rancho	1900-1920	Ranch Complex office, machine shop, equipment sheds, garages, worker housing	Not formally evaluated; property includes relocated buildings

Table 4.8-3: Potentially Significant Historic Period Commercial Properties on Hollister Avenue between South San Antonio Road and U.S. 101		
Address	Construction Date	Development Type
4455 Hollister Avenue	1941	Hotel/Motel
4447 Hollister Avenue	1963	Commercial
4437 Hollister Avenue	1964	Commercial
135 N. Nogal Drive	1964	Commercial
4441 Hollister Avenue	1964	Commercial
4444 Hollister Avenue	1947	Commercial
4410 Hollister Avenue	1954	Commercial
4417 Hollister Avenue	1962	Commercial
4425 Hollister Avenue	1964	Commercial
4321 State Street	1948	Commercial
4267 State Street	1958	Commercial
4235 State Street	1959	Commercial
4223 State Street	1959	Commercial
4203 State Street	1940	Commercial
4197 State Street	1927	Hotel/Motel
4283 State Street	1948	Commercial
4241 State Street	1946	Auto Repair/Old Gas Station
4257 State Street	1942	Commercial Residential
4135 State Street	1920	Commercial
4119 State Street	1946	Commercial
4111 State Street	1946	Hotel/Motel
4069 State Street	1959	Gas Station
4159 State Street	1959	Manufacturing
4123 State Street	1962	Commercial

Table 4.8-4: Historic Period Residential Subdivisions in the Plan Area			
Subdivision Name	Location	Recorded Date	Recorded Book/Page
+Los Verdes Tract No. 1	N/Calle Real; E/Turnpike Road	1955	015/382-383
Ratel Tract	W/Fairview Avenue; N/N. Patterson Avenue	1955	040/001-002
El Cerrito Tract	N/Foothill Road; E/Cieneguitas Road	1956	040/003-004
Los Verdes Tract No. 2	N/Calle Real; E/Turnpike Road	1956	040/039-040
More's Landing	S/Shoreline Drive; W/Anderson Lane	1956	040/005
Beguhl Tract No. 2	S/Shoreline Drive on Austin Road	1957	040/076
Foothill Knolls	S/Foothill Road; E/Hope Avenue	1957	040/056
Los Verdes Tract No. 3	N/Calle Real; E/Turnpike Road	1957	040/077-078
Walnut Park, Unit 1	N/Hollister Avenue; E/Maria Ygnacio Creek	1957	040/087-088
Anderson Tract	S/Shoreline Drive; W/Orchid Drive	1958	045/012
Cathedral Oaks Tract	N/Calle Real; W/Turnpike Road	1958	045/007-008
Goleta Sunshine Homes	S/Hollister Avenue; W/Walnut Lane	1958	045/043
Harlan Tract	S/Shoreline Drive; W/Orchid Drive	1958	045/060
Ladera Vista Tract	N/Cathedral Oaks Road; W/San Antonio Creek Road	1958	045/063-064
SB Cinderella Estates	S/Hollister Avenue; W/Walnut Lane	1958	045/009
Villa Esperanza	N/Modoc Road; E/Nogal Lane	1958	50/020-021
Walnut Park, Unit 2	N/Hollister Avenue; E/Maria Ygnacio Creek	1958	045/005-006
Goleta Sunshine Homes, Unit 2	E/Walnut Lane at San Lorenzo Drive	1959	051/015-017
Tract No. 10,010	W/Walnut Lane at San Vicente Drive	1959	051/064-065
Tract No. 10,016	S/Hollister Avenue; W/Puente Drive	1959	052/021-022
Tract No. 10,018	S/Shoreline Drive; E/Orchid Drive	1959	051/037
Tract No. 10,019	N/Foothill Road; E/Cieneguitas Road	1959	050/036-037
Tract No. 10,040	S/Hollister Avenue; E/Walnut Lane	1959	051/025-027
Tract No. 10,043	N/Foothill Road; W/La Vista Road	1959	052/072-074
Tract No. 10,044, Unit 1	N/Calle Real; W/Turnpike Road	1959	052/007-009
Tract No. 10,047, Unit 1	N/Cathedral Oaks Road; E/San Antonio Creek Road	1959	053/026-027
Tract No. 10,070, Unit 1	N/San Antonio Creek; E/San Marcos Road	1959	053/015-016
Tract No. 10,086	N/Cathedral Oaks Road W/San Marcos Road	1959	054/028-030
Tract No. 10,026	N/N Patterson Avenue; E/Fairview Avenue	1959	051/058-059
Tract No. 10,029	S/Hollister Avenue; E/Turnpike Road	1960	053/046-047

Table 4.8-4: Historic Period Residential Subdivisions in the Plan Area			
Subdivision Name	Location	Recorded Date	Recorded Book/Page
Tract No. 10,029	S/Hollister Avenue; E/Turnpike Road	1960	053/044-045
Tract No. 10,029	S/Hollister Avenue; E/Turnpike Road	1960	053/050-051
Tract No. 10,029	S/Hollister Avenue; E/Turnpike Road	1960	053/048-049
Tract No. 10,044, Unit 2	N/Calle Real; W/Turnpike Road	1960	054/081-082
Tract No. 10,070, Unit 2	N/San Antonio Creek; E/San Marcos Road	1960	053/059-060
Tract No. 10,079	N/Modoc Road; E/Nogal Lane	1960	053/034-035
Tract No. 10,090	N/La Paloma Avenue; W/Via Chaparral	1960	052/090
Tract No. 10,092	S/Hollister Avenue; W/Walnut Lane	1960	053/030-031
Tract No. 10,107	S/Via Chaparral; W/San Antonio Creek Road	1960	054/005-007
Tract No. 10,128	S/Via Chaparral; E/San Antonio Creek Road	1960	054/016-017
Tract No. 10,134	S/Hollister Avenue; E/Turnpike Road	1960	054/068-070
Tract No. 10,134	S/Hollister Avenue; E/Turnpike Road	1960	054/066-067
Tract No. 10,134	S/Hollister Avenue; E/Turnpike Road	1960	054/064-065
Tract No. 10,134	S/Hollister Avenue; E/Turnpike Road	1960	054/062-063
Tract No. 10,037	N/Cathedral Oaks Road at Twinridge Road	1960	054/011-012
Tract No. 10,113	N. Hollister Avenue; W/San Antonio Road	1960	054/008
Tract No. 10,114	N. Hollister Avenue; W/San Antonio Road	1960	054/001-003
Tract No. 10,112	N/Calle Real; W/Turnpike Road	1961	055/028-029
Tract No. 10,115, Unit 1	E/Cambridge Avenue at Cathedral Oaks Road	1961	057/040-045
Tract No. 10,145	N/Patterson Avenue; E/Spur Valley Road	1961	057/027-037
Tract No. 10,150	S/Hollister Avenue; E/Walnut Lane	1961	056/055-056
Tract No. 10,154, Unit 1	W/Patterson Road; N/Calle Real	1961	056/037-038

Table 4.8-4: Historic Period Residential Subdivisions in the Plan Area			
Subdivision Name	Location	Recorded Date	Recorded Book/Page
Tract No. 10,162	S/Hollister Avenue; W/Turnpike Road	1961	055/083-084
Tract No. 10,162	S/Hollister Avenue; W/Turnpike Road	1961	056/072-073
Tract No. 10,162	S/Hollister Avenue; W/Turnpike Road	1961	056/070-071
Tract No. 10,162	S/Hollister Avenue; W/Turnpike Road	1961	056/068-069
Tract No. 10,162	S/Hollister Avenue; W/Turnpike Road	1961	056/066-067
Tract No. 10,162	S/Hollister Avenue; W/Turnpike Road	1961	056/064-065
Tract No. 10,172, Unit 1	S/Hollister Avenue; W/San Marcos Road	1961	055/091-093
Tract No. 10,194, Unit 1	N/Hollister Avenue; W/San Marcos Road	1961	057/075-077
Tract No. 10,194, Unit 2	N/Hollister Avenue; W/Santa Paula Avenue	1961	059/021-022
Tract No. 10,194, Unit 3	N/Hollister Avenue; W/San Marcos Road	1961	059/023-024
Tract No. 10,154, Unit 2	W/Patterson Road; N/Calle Real	1962	059/065-068
Tract No. 10,163	S/Hollister Avenue; W/Turnpike Road	1962	058/010-011
Tract No. 10,163	S/Hollister Avenue; W/Turnpike Road	1962	058/018-019
Tract No. 10,163	S/Hollister Avenue; W/Turnpike Road	1962	058/016-017
Tract No. 10,163	S/Hollister Avenue; W/Turnpike Road	1962	058/014-015
Tract No. 10,163	S/Hollister Avenue; W/Turnpike Road	1962	058/012-013
Tract No. 10,193	W/Walnut Lane at San Lorenzo Drive	1962	057/080-081
Tract No. 10,197	W/Patterson Road; N/Calle Real	1962	057/096-098
Tract No. 10,206	N/Cathedral Oaks Road; E/San Marcos Road	1962	070/019-023
Tract No. 10,211	S/Hollister Avenue; W/Puente Drive	1962	058/088-089
Tract No. 10,214	N/Cathedral Oaks Road; E/San Antonio Creek	1962	058/022-024
Tract No. 10,236	N/San Antonio Creek; W/San Marcos Road	1962	059/099-100

Table 4.8-4: Historic Period Residential Subdivisions in the Plan Area			
Subdivision Name	Location	Recorded Date	Recorded Book/Page
Tract No. 10,253	N/Foothill Road; W/Cieneguitas Creek	1962	070/071-073
Tract No. 10,265	S/Hollister Avenue; W/S. San Marcos Road	1962	070/017-018
Tract No. 10,156	S/Hollister Avenue; W/Turnpike Road	1963	071/044-046
Tract No. 10,245, Unit 1	W/Kellogg Avenue both sides Cathedral Oaks Road	1963	070/058-065
Tract No. 10,251	S/ SP Railroad Tracks; E/Maria Ygnacia Creek	1963	070/066-068
Tract No. 10,256	N/Cathedral Oaks Road; E/Camino Del Rio	1963	070/088-093
Tract No. 10,260	N/Cathedral Oaks Road; W/ Patterson Avenue	1963	071/098-100
Tract No. 10,266	N/Calle Real; E/Maria Ygnacio Creek	1963	070/42-043
Tract No. 10,269, Unit 1	N/Cathedral Oaks Road; E/San Marcos Road	1963	071/007-011
Tract No. 10,331	N/Foothill Road; W/Cieneguitas Road	1963	072/027-028
Tract No. 10,272	N/N Patterson Avenue; E/Fairview Avenue	1963	072/014-015
Tract No. 10,316	S/N Patterson Avenue; E/Cambridge Drive	1964	072/047-051
Tract No. 10,245, Unit 2	N/Cathedral Oaks Road; E/Cambridge Drive	1964	072/069-074
Tract No. 10,318	S/Cathedral Oaks Road; E/Turnpike Road	1964	072/087-092
Tract No. 10,367	S/Cathedral Oaks Road; E/Turnpike Road	1964	073/027-034
Tract No. 10,305	N/Cathedral Oaks Road; E/San Antonio Creek Road	1964	072/036-037
Tract No. 10,293	N/Calle Real; E/N. San Marcos Road	1964	072/059-060
Tract No. 10,326	N/Calle Real; E/N. San Marcos Road	1964	072/082-084
Tract No. 10,311	N/San Simeon Drive; W/Turnpike Road	1964	072/054-055
Tract No. 10,257	N/San Simeon Drive; W/S. San Marcos Road	1964	072/052-053
Tract No. 10,278	N/Hollister Avenue; W/S. San Marcos Road	1964	072/098-100
Tract No. 10,237	W/Walnut Lane at Kaiser Avenue	1964	073/048-049

ATTACHMENT I

**RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF RECOMMENDING TO THE)	
BOARD OF SUPERVISORS THE ADOPTION OF)	
AMENDMENTS TO THE COASTAL LAND USE)	
PLAN OF THE SANTA BARBARA COUNTY LOCAL)	RESOLUTION NO. 15- _____
COASTAL PROGRAM, THE LAND USE ELEMENT)	
OF THE SANTA BARBARA COUNTY)	CASE NOS: 14GPA-00000-00018
COMPREHENSIVE PLAN, THE ARTICLE II COASTAL)	14GPA-00000-00019
ZONING ORDINANCE, THE COUNTY LAND USE)	11ORD-00000-00015
AND DEVELOPMENT CODE, AND THE MAPS)	13ORD-00000-00011
THAT DELINEATE ZONING DESIGNATIONS)	11RZN-00000-00002
WITHIN THE EASTERN GOLETA VALLEY)	15RZN-00000-00004
COMMUNITY PLAN AREA TO IMPLEMENT THE)	
GOALS, POLICIES, AND DEVELOPMENT)	
STANDARDS OF THE EASTERN GOLETA VALLEY)	
COMMUNITY PLAN.)	

WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Land Use Plan.
- B. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors adopted the Land Use Element of the Comprehensive Plan for the County of Santa Barbara.
- C. On July 19, 1982, by Ordinance No. 3312, the Board of Supervisors adopted the Santa Barbara County Coastal Zoning Ordinance, Article II of Chapter 35, Zoning, of the Santa Barbara County Code, which included, by reference, a series of maps that delineate the zone and overlay zone designations that apply to property located within the unincorporated area of the County of Santa Barbara located within the Coastal Zone.
- D. On November 27, 2007, by Ordinance 4660, the Board of Supervisors adopted the Santa Barbara County Land Use and Development Code, Section 35-1 of Chapter 35 of the Santa Barbara County Code, which included, by reference, the County Zoning Map that delineates the zone and overlay zone designations that apply to property located within the unincorporated area of the County of Santa Barbara located outside the Coastal Zone.
- E. The proposed amendments are consistent with the Santa Barbara County Comprehensive Plan, including the Community and Area Plans, the Santa Barbara County Local Coastal Program, and the requirements of California planning, zoning, and development laws.
- F. Citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided the opportunity for involvement in compliance with Government Code.

- G. The County contacted and offered to conduct consultations with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.4.
- H. This County Planning Commission has held a duly noticed hearing in compliance with Government Code Sections 65353 and 65854 on the proposed amendments and ordinances, at which hearing the amendments and ordinances were explained and comments invited from the persons in attendance.
- G. In compliance with Government Code Section 65855, which requires the County Planning Commission's written recommendation on the proposed amendments and ordinances to include the reasons for the recommendation and the relationship of the proposed ordinances and amendments to applicable general and specific plans, the County Planning Commission has determined that the proposed amendments and ordinances are consistent with the Comprehensive Plan, including the Eastern Goleta Valley Community Plan, and provide the greatest community welfare without compromising community values, environmental quality, or the public health and safety, as included in the findings in Attachment B of the County Planning Commission staff report dated June 10, 2015, which is included by reference. The County Planning Commission has also determined that the Eastern Goleta Valley Community Plan and associated amendments to the Land Use Element and Coastal Land Use Plan of the Comprehensive Plan make it consistent with the Comprehensive Plan.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. The County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors adopt the following Resolutions and Ordinances that would implement the goals, policies and development standards of the Eastern Goleta Valley Community Plan:
 - a. A Resolution amending the Land Use Element (Case No. 14GPA-00000-00019) of the Santa Barbara County Comprehensive Plan (Attachment 1);
 - b. An Ordinance amending the County Land Use and Development Code (Case No. 11ORD-00000-00015), Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment 2);
 - c. An Ordinance amending the County Zoning Map (Case No. 11RZN-00000-00002) (Attachment 3);
 - d. A Resolution amending the Coastal Land Use Plan (Case No. 14GPA-00000-00018) of the Santa Barbara County Local Coastal Program Plan-(Attachment 4);

- e. An Ordinance amending the Article II Coastal Zoning Ordinance (Case No. 13ORD-00000-00011) of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment 5); and
 - f. An Ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code by amending the existing Goleta Community Plan Zoning South map, the Goleta Community Plan Zoning Overlay map, and the Goleta Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays South map and adopting the new Eastern Goleta Valley Community Plan Zoning map, the Eastern Goleta Valley Community Plan Zoning Overlay map, and the Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays map (Case No. 15RZN-00000-00004) (Attachment 6).
3. This County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this County Planning Commission, based on the findings included as Attachment B of the County Planning Commission staff report dated June 10, 2015.
 4. This County Planning Commission endorses and transmits a certified copy of this Resolution to the Board of Supervisors in compliance with Government Code Section 65354 and Section 65855.
 5. The Chair of this County Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to show the above mentioned action by the County Planning Commission.

PASSED, APPROVED AND ADOPTED this _____, 2015 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

CECILIA BROWN, Chair
Santa Barbara County Planning Commission

ATTEST:

DIANNE BLACK
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

ATTACHMENTS:

1. Board of Supervisors Resolution Amending the Land Use Element (Case No. 14GPA-00000-00019)
2. Board of Supervisors Ordinance Amending the County Land Use and Development Code (Case No. 11ORD-00000-00015)
3. Board of Supervisors Ordinance Amending the County Zoning Map (Case No. 11RZN-00000-00002)
4. Board of Supervisors Resolution Amending the Coastal Land Use Element (Case No. 14GPA-00000-00018)
5. Board of Supervisors Ordinance Amending the Article II Coastal Zoning Ordinance (Case No. 13ORD-00000-00011)
6. Board of Supervisors Ordinance Amending the Goleta Community Plan Zoning South map, the Goleta Community Plan Zoning Overlay map, and the Goleta Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays South map and adopting the Eastern Goleta Valley Community Plan Zoning map, the Eastern Goleta Valley Community Plan Zoning Overlay map, and the Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays map (Case No. 15RZN-00000-00004)

ATTACHMENT I-1

**RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF ADOPTING SPECIFIC) RESOLUTION NO. 15 - _____
AMENDMENTS TO THE LAND USE ELEMENT OF)
THE SANTA BARBARA COUNTY COMPREHENSIVE) Case No: 14GPA-00000-00019
PLAN BY THE ADOPTION OF THE EASTERN)
GOLETA VALLEY COMMUNITY PLAN.)

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors adopted the Land Use Element of the Santa Barbara County Comprehensive Plan.
- B. On July 20, 1993, by Resolution No. 93-401, the Board of Supervisors adopted the Goleta Community Plan as an amendment to the Comprehensive Plan.
- C. The proposed amendments are consistent with the Santa Barbara County Comprehensive Plan including the Goleta Community Plan, and the requirements of California Planning, Zoning, and Development laws.
- D. In 2015, a Final Environmental Impact Report for the Eastern Goleta Valley Community Plan was prepared and presented to the County Planning Commission, subsequent to circulation of a Draft Environmental Impact Report to the appropriate agencies and public, and a public hearing was held to solicit public comments pursuant to the California Environmental Quality Act (CEQA).
- E. Citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided the opportunity for involvement in compliance with Government Code Section 65351.
- F. The County contacted and offered to conduct consultations with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.4.
- G. The County Planning Commission held duly noticed public hearings, as required by Government Code Section 65353, on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.
- H. The Planning Commission, after holding duly noticed public hearings on the above described amendments to the Comprehensive Plan, endorses and transmits to the Board of Supervisors said recommended amendments by resolution pursuant to Government Code Section 65354.
- I. The Board received and considered the Planning Commission's recommended actions and held a duly noticed public hearing, as required by Government Code Section 65353, on the proposed amendments at which hearing the amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The Board of Supervisors now finds, consistent with its authority in Government Code Section 65358, that it is in the public interest to provide orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County to:
 - a. Adopt the Eastern Goleta Valley Community Plan as an amendment to the Land Use Element of the Comprehensive Plan (Exhibit 1).
 - b. Amend “Section V, Area/Community Goals” of the Land Use Element of the County Comprehensive Plan as follows (underline = new text; ~~strikethrough~~ = deleted text):

GOLETA

In 1993, the County adopted a community plan for the Goleta Community Plan area (see the “Goleta Community Plan Area Land Use Map” for the Planning Area boundaries), titled the Goleta Community Plan. The eastern portion of the Goleta Community Plan area underwent many changes in subsequent years, such as the incorporation of the City of Goleta in 2002 which removed 5,100 acres of the Plan area from county jurisdiction. These changes prompted the County to prepare and adopt a separate updated community plan solely for the eastern portion of the Goleta Community Plan area in 2015, titled the Eastern Goleta Valley Community Plan. This action divided the Goleta Community Plan area into two plan areas: the western area and the eastern area. The western area continues to be referred to as the Goleta Community Plan area. The eastern area is known as the Eastern Goleta Valley Community Plan area. The Goleta Community Plan remains unchanged and in effect for the western area (Goleta Community Plan area). The eastern area (Eastern Goleta Valley Community Plan area) is now subject to the goals, objectives, policies, and actions contained in the Eastern Goleta Valley Community Plan (see “Eastern Goleta Valley” below for addition information).

~~This Plan~~ The Goleta Community Plan describes the community and the relevant issues it faces, including land use, agriculture, recreation, coastal access, circulation, habitats, public services, and visual resources (see the “Goleta Community Plan Land Use Designations South” and “Goleta Community Plan Land Use Designations North” maps for the Plan area boundaries). The Goleta Community Plan establishes land use designations and zone districts and includes development standards to guide future development. In addition, the Goleta Community Plan contains a number of policies as well as actions which implement the goals and objectives of the Plan.

In addition to the applicable Comprehensive Plan polices, the goals, objectives, polices and actions of the Goleta Community Plan also apply. Where there are other goals, objectives, policies, and actions in the Comprehensive Plan which address the

same issues as the Goleta Community Plan, those of the Goleta Community Plan shall be applied.

See the “Community Plans” section of this Element for the complete Goleta Community Plan.⁵⁵

EASTERN GOLETA VALLEY

In 2015, the County adopted the Eastern Goleta Valley Community Plan (see the “Eastern Goleta Valley Community Plan Land Use Designations” map for the Plan area boundaries). The Eastern Goleta Valley Community Plan area was originally part of the Goleta Community Plan area and subject to the Goleta Community Plan (see “Goleta” above for additional background information).

The Eastern Goleta Valley Community Plan updates the Comprehensive Plan and provides policy direction for issues and development trends specific to the Plan area. This update was necessary to manage current conditions, facilitate proper planning, and accurately reflect prevailing vision and objectives of the area residents. The Eastern Goleta Valley Community Plan provides the general public, land owners, and decision makers with a framework for planning future development in the region. It establishes land use designations and zone districts and includes goals, policies, development standards, and actions to guide future development.

Existing Comprehensive Plan policies apply to the Eastern Goleta Valley Community Plan area in addition to those specific policies and actions identified in the Eastern Goleta Valley Community Plan.

See the “Community Plans” section of this Element for the complete Eastern Goleta Valley Community Plan.

- c. Amend the maps of the Land Use Element of the County Comprehensive Plan as follows:
 1. Adopt the map titled “Eastern Goleta Valley Community Plan Land Use Designations” (Exhibit 2), which depicts the land use designations within the Eastern Goleta Valley Community Plan area;
 2. Adopt the map titled “Eastern Goleta Valley Community Plan Land Use Overlay” (Exhibit 3), which depicts airport, flood, and other land use overlay designations within the Eastern Goleta Valley Community Plan area;
 3. Adopt the map titled “Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays” (Exhibit 4), which depicts environmentally sensitive habitat and riparian corridors within the Eastern Goleta Valley Community Plan area;

4. Amend the existing map titled “Goleta Community Plan Land Use Designations South” by removing Land Use Designations within the boundaries of the Eastern Goleta Valley Community Plan area as shown in Exhibit 2 (“Eastern Goleta Valley Community Plan Land Use Designations”);
5. Amend the existing map titled “Goleta Community Plan Land Use Designations North” by removing Land Use Designations within the boundaries of the Eastern Goleta Valley Community Plan area as shown in Exhibit 2 (“Eastern Goleta Valley Community Plan Land Use Designations”);
6. Amend the existing map titled “Goleta Community Plan Land Use Overlay” by removing Land Use Overlay Designations within the boundaries of the Eastern Goleta Valley Community Plan area as shown in Exhibit 2 (“Eastern Goleta Valley Community Plan Land Use Designations”);
7. Amend the existing map titled “Goleta Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays South” by removing ESH/RC Overlay Designations within the boundaries of the Eastern Goleta Valley Community Plan area as shown in Exhibit 2 (“Eastern Goleta Valley Community Plan Land Use Designations”);
8. Amend the existing map titled “Goleta Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays North” by removing ESH/RC Overlay Designations within the boundaries of the Eastern Goleta Valley Community Plan area as shown in Exhibit 2 (“Eastern Goleta Valley Community Plan Land Use Designations”);
9. Amend the existing map titled “Santa Barbara County Comprehensive Plan Land Use Element Santa Barbara Area (COMP-3)” by removing Land Use Designations within the boundaries of the Eastern Goleta Valley Community Plan area as shown in Exhibit 2 (“Eastern Goleta Valley Community Plan Land Use Designations”);
10. Amend the existing map titled “South Coast Rural Region Land Use Designations” to include Land Use Designations as depicted in the Rural Area on the proposed map titled “Eastern Goleta Valley Community Plan Land Use Designations” (Exhibit 2); and
11. Amend the existing map titled “Santa Barbara County Parks, Recreation and Trails (PRT-3)” by incorporating existing and proposed parks, recreation facilities, and trails within the Eastern Goleta Valley Community Plan area as shown in Figure 16, “Proposed Parks, Recreation & Trails,”²⁰ “Eastern Goleta Valley: Existing and Recommended Bicycle Improvements,” of the Eastern Goleta Valley Community Plan (Exhibit 1).

3. In compliance with the provisions of Government Code Section 65356, the above described changes are hereby adopted as amendments to the Land Use Element of the County Comprehensive Plan.
4. Pursuant to provisions of Government Code Section 65357, the Clerk of the Board is hereby described to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.
5. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to reflect the above described action by the Board.
6. Pursuant to the provisions of Government Code Section 65357 the Clerk of the Board is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JANET WOLF, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBITS:

- Exhibit 1: Eastern Goleta Valley Community Plan
- Exhibit 2: Eastern Goleta Valley Community Plan Land Use Designations
- Exhibit 3: Eastern Goleta Valley Community Plan Land Use Overlay
- Exhibit 4: Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays

ATTACHMENT I-2

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE, BY AMENDING ARTICLE 35.2, ZONES AND ALLOWABLE LAND USES, ARTICLE 35.3, SITE PLANNING AND OTHER PROJECT STANDARDS, ARTICLE 35.4, STANDARDS FOR SPECIFIC LAND USES, ARTICLE 35.8, PLANNING PERMIT PROCEDURES, AND ARTICLE 35.11, GLOSSARY, TO IMPLEMENT THE GOALS, POLICIES AND DEVELOPMENT STANDARDS OF THE EASTERN GOLETA VALLEY COMMUNITY PLAN.

Case No. 11ORD-00000-00015

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection A, MU (Mixed Use) zone, of Section 35.26.020, Purposes of Special Purpose Zones, of Chapter 35.26, Special Purpose Zones, to read as follows:

- A. ~~**MU (Mixed Use) zone.** The MU zone is applied to areas that may be suited for mixed use development (i.e. e.g., residential, commercial, and/or industrial) because of their unique or unusual size, shape, natural characteristics, or location in relation to existing or planned land uses of adjacent areas. The intent is to plan each designated area as a unit to ensure protection of their unique qualities and to allow flexibility in the location and arrangement of the residential, commercial and industrial development. To this end, the MU zone is designed to provide minimum general standards for development and to encourage maximum cooperation between applicants and the County in determining the specific requirements of individual projects, to ensure that the needs of the community as well as the unique characteristics of a site are addressed in the development plan.~~

The MU zone is applied to areas that are suited for mixed-use development (i.e., residential, commercial and/or industrial uses) because of their location in relation to existing or planned land uses of adjacent areas and infrastructure improvements such as transportation corridors. The purpose and intent of the MU zone is to:

1. Create attractive and diverse areas that include a mix of housing, shopping, workplace and entertainment uses and nodes for transportation access that foster a variety of small, entrepreneurial, and flexible residential-based businesses, generate economic and social vitality, and create community gathering spaces, entertainment venues, and pedestrian friendly streetscapes.
2. Provide flexibility and connectivity in the arrangement and location of residential, commercial and/or industrial development in order to create areas that are accessible, attractive and inviting to pedestrians.
3. Establish development standards that allow residential, commercial and/or industrial activities to compatibly co-exist and provide a transition between existing, adjacent neighborhoods in order to avoid conflicts between incompatible uses.
4. Plan for the development of sustainable communities that provide varied housing opportunities and multi-modal transportation capabilities.

SECTION 2:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.26.030, Special Purpose Zones Allowable Land Uses, of Chapter 35.26, Special Purpose Zones, to read as follows:

Section 35.26.030 - Special Purpose Zones Allowable Land Uses

- A. General permit requirements.** Tables 2-24 and 2-25 (Allowed Land Uses and Permit Requirements for Special Purpose Zones) identify the uses of land allowed by this Development Code in each special purpose zone, and the planning permit required to establish each use, in compliance with Section 35.20.030 (Allowable Development and Planning Permit Requirements).
- B. Requirements for certain specific land uses.** Where the last column ("Specific Use Regulations") in Tables 2-24 and 2-25 (Allowed Land Uses and Permit Requirements for the Special Purpose Zones) includes a section number, the referenced Section may affect whether the use requires a ~~Coastal Development Permit~~ or Land Use Permit, Development Plan, Minor Conditional Use Permit, or Conditional Use Permit and/or may establish other requirements and standards applicable to the use.
- C. Development Plan approval required.** Development Plan approval in compliance with Section 35.82.080 (Development Plans) is required as follows:
1. **MU, NTS, PU, and REC zones.** Within the MU, NTS, PU, and REC zones, Final Development Plan approval in compliance with Section 35.82.080 (Development Plans) is required prior to any development, including grading.
 2. **OT zones.**
 - a. **OT-R/LC and OT-GC.** Final Development Plan approval in compliance with Section 35.82.080 (Development Plans) is required for structures that total 5,000 square feet or more in gross floor area, or developments that total 10,000 square feet or more.
 - b. **OT-R.** Final Development Plan approval in compliance with Section 35.82.080 (Development Plans) is required for all multi-family residential development, including grading.
 - c. **Lot subject to the Pedestrian Area - Old Town Orcutt (PA-OTO) Overlay Zone.** If a lot is subject to Section 35.28.160 (Pedestrian Area - Old Town Orcutt (PA-OTO) Overlay Zone), then the development plan requirements of Section 35.28.160 (Pedestrian Area - Old Town Orcutt (PA-OTO) Overlay Zone) shall apply instead of Subsections 2.a. and 2.b., above.
 3. **TC zone.** Within the TC zone, Final Development Plan approval in compliance with Section 35.82.080 (Development Plans) is required prior to any development, including grading, except as listed below.
 - a. Transportation-related development or structures necessary for the operation of railroads or highways in existence at the time of adoption of the ordinance creating the TC zone (August 10, 1994) shall not be deemed legal non-conforming uses. This

provision is intended to permit new development without requiring a Development Plan for existing public works or public utilities that will not be affected by the new development, and to allow for the repair of existing facilities.

- b. Safety, signalization, barriers, and grade crossing devices installed for the purpose of improving the safe operation of railroads or highways shall be exempt from the permit requirements of the TC zone.

D. Accessory uses and structures. Each use allowed by Tables 2-24 and 2-25 (Allowed Land Uses and Permit Requirements for the Special Purpose Zones) may include accessory uses and structures that are customarily incidental to the use, provided that:

1. Within the MU zone there shall be no manufacture, assembly, processing, or compounding, the assembly, compounding, manufacture or processing of products other than as is customarily incidental or essential to the allowed use; and is allowed in compliance with Section 35.26.050 - MU Zone Additional Standards.
2. Within the REC zone, accessory structures and uses shall be limited to those required to support the recreational activities (e.g., parking areas, water and sanitary facilities, boat launching facilities, ranger stations and limited concession facilities).
3. Within the NTS zone, accessory uses and structures shall be limited to those required to support the principal permitted use and do not involve a commercial enterprise on the site.

E. Design review required. Prior to the approval of a planning permit for a structure, or an addition to or alteration of an existing structure, Design Review approval by the Board of Architectural Review is required in compliance with Section 35.82.070 (Design Review).

1. Prior to approving a project located on property zoned MU (Mixed Use) that includes a mix of residential with commercial or industrial uses, the Board of Architectural Review shall find that the design of the project:
 - a. Utilizes entries to interior courtyards, building entrances, and public spaces that encourage family and community activities.
 - b. Uses architectural styles in association with multifamily units that delineate the separation of units.
 - c. Ensures that residential units are interconnected with the streets and courtyards as part of a unified and defined sense of space.

F. TC zone allowable land uses and permit requirements. The uses allowed as principally permitted in zones abutting a site in the TC zone (i.e., those shown as "P" uses) are also allowed in the TC zone with Conditional Use Permit approval in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) in addition to the land uses listed in Table 2-25 (Allowed Land Uses and Permit Requirements for the Special Purpose Zones) as permitted or conditionally permitted within the TZ zone.

SECTION 3:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Table 2-24, Allowed Land Uses and Permit Requirements for Special Purpose Zones, of Chapter 35.26, Special Purpose Zones, to read as follows:

Table 2-24 Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)				
	P	Permitted use, Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	MU	NTS	OT-R	OT-R/LC	OT-R/GC	

AGRICULTURAL, MINING & ENERGY FACILITIES						
Agricultural accessory structure	P —	P (3)	P	—	—	35.42.020
Agricultural processing - On-premise products	—	P (3)	—	—	—	
Animal keeping (except equestrian facilities- see RECREATION)	S	S (3)	S	S	S	35.42.060
Aquaculture	—	—	—	—	—	
Cultivated agriculture, orchard, vineyard	E —	P (3)	E	—	—	
Grazing	—	E	—	—	—	
Greenhouse, 300 sf or less	P —	—	P	—	—	35.42.140
Greenhouse, more than 300 sf	—	—	—	—	—	35.42.140
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP —	—	CUP	CUP	CUP	35.82.160
Mining - Surface, less than 1,000 cubic yards	P (4) —	—	P (4)	P (4)	P (4)	35.82.160
Mining - Surface, 1,000 cubic yards or more	CUP —	—	CUP	CUP	CUP	35.82.160
Oil & gas uses	S —	—	—	—	—	35.5

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING						
Bakery and baked goods production and distribution	P —	—	—	—	—	
Business machine manufacturing and assembly	P —	—	—	—	—	
Ceramic product manufacturing	P —	—	—	—	—	
Cosmetic and pharmaceutical manufacturing	P —	—	—	—	—	
Electronics assembly	P —	—	—	—	—	
Electronics, equipment, and appliance manufacturing	P —	—	—	—	—	
Food and beverage product manufacturing	P —	—	—	—	—	
Furniture/fixtures manufacturing, cabinet shops	P —	—	—	—	—	
Handcraft industry, small scale manufacturing	P	—	—	—	—	35.26.050
Laboratory - Medical, analytical, research and development	P —	—	—	—	—	
Media production	— P	—	—	—	—	35.26.050
Merchandise manufacturing	P	—	—	—	—	35.26.050
Precision machine shop	P —	—	—	—	—	
Printing and publishing	P	—	—	—	—	35.26.050
Recycling - Community recycling facility	—	—	—	—	—	
Recycling - Small collection center	—	—	—	—	—	
Recycling - Small collection center, non-profit	P —	—	—	—	—	
Recycling - Specialized materials collection center	—	—	—	—	—	
Research and development	P —	—	—	—	—	
Storage - Personal storage facility (mini storage)	—	—	—	—	—	
Storage - Warehouse	P —	—	—	—	—	
Wholesaling and distribution	P —	—	—	—	—	

Key to Zone Symbols			
MU	Mixed Use	OT-R/LC	Old Town - Residential/Light Commercial
NTS	Naples Townsite	OT-R/GC	Old Town - Residential/General Commercial
OT-R	Old Town - Residential	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.26.030.C.
- (3) Shall not be allowed within easement areas designated as part of an Open Space and Habitat Management Plan in compliance with Section 35.26.060.
- (4) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.

Table 2-24 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)				
	P	Permitted use, Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	MU	NTS	OT-R	OT-R/LC	OT-R/GC	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Boat club	—	—	—	—	—	
Campground	—	—	—	—	—	
Commercial entertainment - Indoor	P CUP	—	—	—	—	
Community center	P CUP	—	P	—	—	
Conference center	CUP —	—	CUP	CUP	CUP	
Country club, swimming and tennis	P —	—	CUP	CUP	CUP	
Equestrian facility - Public or commercial	CUP —	MCUP(3)	CUP	CUP	CUP	
Fairgrounds	CUP —	—	CUP	CUP	CUP	
Fitness/health club or facility	P (4)	—	—	—	P	
Fitness/health club or facility, accessory	P	—	—	—	—	
Golf course	P —	—	CUP	CUP	CUP	
Historical park	—	—	—	—	—	
Library, museum	P	—	CUP	CUP	CUP	
Meeting facility, public or private	P CUP	—	CUP	CUP	CUP	
Meeting facility, religious	CUP	—	CUP	CUP	CUP	
Park, playground - Public	P	P (5)	P	—	—	
Park, playground - Private	P	—	—	—	—	
Private residential recreation facility	P	—	P	P	P	
Recreational vehicle (RV) park	—	—	—	—	—	
School	P CUP	—	CUP	CUP	CUP	
School - Business, professional, trade	P	—	CUP	CUP	P	
Shooting range	—	—	—	—	—	
Sports and outdoor recreation facilities	CUP —	—	CUP	CUP	CUP	
Sports and outdoor recreation facilities, accessory	P —	—	—	—	—	
Studio - Art, dance, martial arts, music, etc	P	—	—	—	—	
Theater - Indoor	P	—	—	—	—	
Trail for bicycles, hiking, or riding	P	—	—	—	—	
Trout farm	—	—	—	—	—	
Zoo	—	—	—	—	—	

Key to Zone Symbols

MU	Mixed Use	OT-R/LC	Old Town - Residential/Light Commercial
NTS	Naples Townsite	OT-R/GC	Old Town - Residential/General Commercial
OT-R	Old Town - Residential	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.26.030.C.
- (3) Only one such facility may be allowed within each project site area covered by an approved Final Development Plan and such facility may only be used by owners and residents of the project area for noncommercial purposes.
- (4) Must be conducted within a completely enclosed building.
- (5) Use restricted to public coastal access and recreational uses not associated with a commercial onsite operation, commercial lead-tours of the site, or any for-fee or other remuneration recreational activities, except as allowed as part of an equestrian facility, are expressly prohibited.

Table 2-24 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)				
	P	Permitted use, Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	MU	NTS	OT-R	OT-R/LC	OT-R/GC	

RESIDENTIAL USES

Agricultural employee housing, 4 or fewer employees	—	MCUP	—	—	—	35.42.030
Agricultural employee housing, 5 or more employees	—	CUP	—	—	—	35.42.030
Caretaker/manager dwelling	— P	—	—	—	—	
Dwelling, one-family	P —	P (3)	P (3)	P (3)(4)	P (3)(4)	
Dwelling, two-family	P —	—	P (4)	P (4)	P (4)	
Dwelling, multiple	P	—	P (4)	P (4)	P (4)	
Emergency shelter	P —	—	—	—	—	
Guest house or artist studio	—	P	—	—	—	35.42.160
Home occupation	P	P	P (4)	P (4)	P (4)	35.42.190
Live/work unit	P	—	—	—	—	35.26.050
Mixed use development, residential component	P	—	—	—	—	35.26.050
Mobile home park	—	—	—	—	—	35.42.180
Monastery	CUP —	—	CUP	CUP	CUP	
Residential accessory use or structure	P	P	P (4)	P (4)	P (4)	35.42.020
Residential project convenience facility	P	—	P (4)	—	—	35.42.220
Residential second unit	—	CUP (5)	P (6)	P (4)(6)	P (4)(6)	35.42.230
Single room occupancy facility (SRO)	P —	—	—	P	P	
Special care home, 7 or more clients	MCUP	—	MCUP	MCUP	MCUP	35.42.090

RETAIL TRADE

Agricultural product sales, on-site production only	MCUP —	P	MCUP	—	—	35.42.050
Auto and vehicle sales and rental	—	—	—	—	P	
Bar, tavern	P (7)	—	—	—	P (7)	
Building and landscape materials sales - Outdoor	—	—	—	—	—	
Clothing store	— P	—	—	P	P	
Convenience store	P	—	—	—	P	
Convenience store, in mixed use project	CUP	—	—	—	—	
Drive-through facility	CUP —	—	CUP	CUP	CUP	35.42.130
General retail	P	—	—	—	P	
Grocery/food store	P	—	—	—	P	
Office supporting retail	P	—	—	—	P	
Plant nursery	P (8)	—	—	—	P	
Restaurant, café, coffee shop - Indoor and outdoor	P (8-7)	—	—	—	P (7)	
Restaurant, café, coffee shop - Accessory to recreation use	—	—	—	—	—	
Service station	P —	—	—	—	P	
Visitor-serving commercial	P (8)	—	—	—	P	

Key to Zone Symbols

MU	Mixed Use	OT-R/LC	Old Town - Residential/Light Commercial
NTS	Naples Townsite	OT-R/GC	Old Town - Residential/General Commercial
OT-R	Old Town - Residential	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.26.030.C.
- (3) A Zoning Clearance (Section 35.82.210) is required instead of a Land Use Permit for a primary one-family dwelling on a lot that resulted from recordation of a Final (Tract) Map for which its Tentative Map was approved after January 1, 1990, and was vacant at the time the Final Map was recorded.
- (4) Use not allowed if the OT designation is OT-LC or OT-GC, and not OT-R/LC or OT-G/LC.
- (5) Not allowed in addition to an artist studio.
- (6) Second unit restricted to lots where the primary use is a one-family dwelling.
- (7) May include beer brewing and wine making provided (a) the area devoted to beer brewing and wine making, including the area devoted to equipment and storage of materials and supplies, does not exceed 50 percent of the interior floor area of the primary business, and (b) the product is primarily sold for on-site consumption.
- (8) Must be conducted within a completely enclosed building.

Table 2-24 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)				
	P	Permitted use, Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	MU	NTS	OT-R	OT-R/LC	OT-R/GC	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services - Branch facility	P	—	—	P	P	
Bank, financial services - Complete facility	P	—	—	—	P	
Business support services	P	—	—	—	P	
Drive-through facility	CUP	—	CUP	CUP	CUP	35.42.130
Medical services - Clinic	P	—	CUP	CUP	CUP	
Medical services - Doctor office	P	—	—	P	P	
Medical services - Extended care	P	—	CUP	CUP	CUP	
Medical services - Hospital	P	—	CUP	CUP	CUP	
Office - Accessory	P	—	—	P	P	
Office - Business/service	P	—	—	P	P	
Office - Executive headquarters	P	—	—	—	—	
Office - Professional/administrative	P	—	—	P	P	

SERVICES - GENERAL

Cemetery, mausoleum	P	—	CUP	CUP	CUP	
Charitable or philanthropic organization	P	—	CUP	CUP	CUP	
Large family day care home	P	—	P	P (3)	P (3)	35.42.090
Small family day care home	E	—	—	E	E	35.42.090
Child care center, Non-residential	MCUP	—	MCUP	MCUP	MCUP	35.42.090
Child care center, Non-residential, accessory	P	—	—	—	—	35.42.090
Child care center, Residential	MCUP	—	MCUP	MCUP	MCUP	35.42.090
Drive-through facility	CUP	—	CUP	CUP	CUP	35.42.130
Laundry and dry cleaning pick-up stores	P	—	—	—	—	
Lodging - Hostel	CUP	—	CUP	CUP	CUP	
Lodging - Hotel or motel	P	CUP	—	—	P	
Mortuary	—	—	—	—	—	35.42.120
Mortuary, accessory to cemetery	CUP	—	CUP	CUP	CUP	35.42.120
Music recording studio	MCUP	—	CUP	CUP	CUP	
Personal services	P	—	—	P (4)	P	
Personal services, employees only	P	—	—	—	—	
Personal services in mixed-use project	CUP	—	—	—	—	
Repair service - Equipment, appliances, etc. - Indoor	P	—	—	—	P	
Repair service - Equipment, appliances, etc. - Outdoor	—	—	—	—	P	
Repair service - Small appliances	P	—	—	—	P	
Vehicle services - Minor maintenance/repair	P	—	—	—	P	

Key to Zone Symbols

MU	Mixed Use	OT-R/LC	Old Town - Residential/Light Commercial
NTS	Naples Townsite	OT-R/GC	Old Town - Residential/General Commercial
OT-R	Old Town - Residential	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.26.030.C.
- (3) Use not allowed if the OT designation is OT-LC or OT-GC, and not OT-R/LC or OT-G/LC.
- (4) Limited to barber and beauty shops, and shoe sales and/or repair stores.

Table 2-24 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)				
	P	Permitted use, Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	MU	NTS	OT-R	OT-R/LC	OT-R/GC	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Agricultural product transportation facility	—	CUP	—	—	—	35.36.040.B.2
Airstrip, public	CUP	—	CUP	CUP	CUP	
Airstrip, private and temporary	CUP	—	CUP	CUP	CUP	
Airstrip, temporary	—	—	—	—	—	
Boat launching facility accessory to approved recreation use	—	—	—	—	—	
Drainage channel, water course, storm drain, less than 20,000 sf	P	—	P	P	P	
Drainage channel, water course, storm drain, 20,000 sf or more	MCUP	P	MCUP	MCUP	MCUP	
Electrical substation - Minor (3)	MCUP	—	MCUP	MCUP	MCUP	
Electrical substation - Major	—	—	—	—	—	
Electrical transmission line (4) (5)	CUP	CUP	CUP	CUP	CUP	
Flood control project, less than 20,000 sf total area (6-5)	P	P	P	P	P	
Flood control project, 20,000 sf or more total area (6-5)	MCUP	MCUP	MCUP	MCUP	MCUP	
Freeways and related facilities	—	—	—	—	—	
Helicopter	CUP	—	CUP	CUP	CUP	
Parking facility, conjunctive use	CUP	—	—	—	—	35.36.120
Parking facility, public or private	P	—	P	—	P	
Pier, dock	—	—	—	—	—	
Pipeline - Oil and gas	P	—	P	P	P	35.5
Public utility facility	CUP	—	CUP	CUP	CUP	
Public works or private service facility	CUP	—	MCUP	MCUP	MCUP	
Railroad	—	—	—	—	—	
Road, street, less than 20,000 sf total area (6-5)	P	P	P	P	P	
Road, street, 20,000 sf or more total area (6-5)	P	MCUP	P	P	P	
Roadside rest area operated by a governmental agency	—	—	—	—	—	
Sea wall, revetment, groin, or other shoreline structure	—	—	—	—	—	
Telecommunications facility	S	S	S	S	S	35.44
Transit station or terminal	—	—	—	—	—	
Truck and freight terminal - Temporary	—	—	—	—	—	
Truck and freight terminal - Permanent	—	—	—	—	—	
Underground gas storage	—	—	—	—	—	
Utility service line with less than 5 connections (4)	—	P	—	—	—	
Utility service line with 5 or more connections (4)	—	MCUP	—	—	—	
Vehicle inspection station, permanent, governmental	—	—	—	—	—	
Wind turbines and wind energy systems	S	S	S	S	S	35.57

Key to Zone Symbols

MU	Mixed Use	OT-R/LC	Old Town - Residential/Light Commercial
NTS	Naples Townsite	OT-R/GC	Old Town - Residential/General Commercial
OT-R	Old Town - Residential	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.26.030.C.
- (3) Use is subject to the standards of the PU zone.
- (4) Does not include lines outside the jurisdiction of the County.
- (5) Not allowed in the VC overlay.
- (6) Not applicable to facilities constructed by the County outside of the Coastal Zone.
- (7) In the Coastal Zone, use limited to the La Goleta gas storage reservoir site (APN 071-210-001), see Subsection 35.26.070.G (Underground Gas Storage in the Coastal Zone).

Table 2-24 - Continued	E	Allowed use, no permit required (Exempt)
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Allowed Land Uses and Permit Requirements for Special Purpose Zones	P	Permitted use, Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	MU	NTS	OT-R	OT-R/LC	OT-R/GC	

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	—	—	—	—	—	
Desalination facility, serving less than 15 connections	—	—	—	—	—	
Desalination facility, 15 to less than 200 connections	—	—	—	—	—	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P (3)	P	P (3)	P (3)	P (3)	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P (3)	MCUP	P (3)	P (3)	P (3)	
Reservoir, less than 20,000 sf total development	P —	P	P	P	P	
Reservoir, 20,000 sf to less than 50,000 sf total development	P —	MCUP	P	P	P	
Reservoir, 50,000 sf or more total development	MCUP —	MCUP	MCUP	MCUP	MCUP	
Sewage treatment facilities - Central plant	—	—	—	—	—	
Wastewater treatment system, individual, alternative	MCUP —	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual	E —	P	E	E	E	
Wastewater treatment facility, less than 200 connections	CUP —	CUP	CUP	CUP	CUP	
Water diversion project	P —	MCUP	P	P	P	
Water extraction - Commercial	CUP —	—	CUP	CUP	CUP	
Water or sewer system pump or lift station (4)	—	P	—	—	—	
Water supply, treatment, storage facilities - Central plant	—	—	—	—	—	
Water system with 1 connection	E —	P	E	E	E	
Water system with 2 to less than 5 connections	P —	MCUP	P	P	P	
Water system with 5 or more connections (5)	MCUP —	MCUP	MCUP	MCUP	MCUP	
Water well, agricultural	E —	P	—	—	—	

Key to Zone Symbols

MU	Mixed Use	OT-R/LC	Old Town - Residential/Light Commercial
NTS	Naples Townsite	OT-R/GC	Old Town - Residential/General Commercial
OT-R	Old Town - Residential	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.26.030.C.
- (3) Limited to wastewater pipelines; see Article 35.5 for development standards.
- (4) ~~In the Inland area,~~ Such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.
- (5) ~~In the Coastal Zone, limited to less than 200 connections.~~

SECTION 4:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.26.040, Special Purpose Zones Development Standards, of Chapter 35.26, Special Purpose Zones, to read as follows:

35.26.040 - Special Purpose Zones Development Standards

A. General standards. Development within the Special Purpose zones shall be designed, constructed and established in compliance with the requirements in Table 2-26 (Special Purpose Zones Development Standards) below, and all applicable standards in Article 35.3 through Article 35.7 of this Development Code. ~~These standards apply within the Coastal Zone and Inland area, except where noted.~~

B. Community Plan overlay requirements. Section 35.28.210 (Community Plan Overlays)

establishes additional requirements and standards that apply to development and uses located in an applicable community or area plan as specified in Section 35.28.210 (Community Plan Overlays).

Table 2-26 - Special Purpose Zones Development Standards

Development Feature	Requirement by Zone		
	MU Mixed Use	NTS Naples Townsite	OT-R Old Town - Residential
Minimum lot size	<i>Minimum area for lots proposed in new subdivisions.</i>		
Area	None.	None.	None.
Residential density	<i>Maximum number of dwelling units allowed on a lot. The actual number of units allowed will be determined through subdivision or planning permit approval.</i>		
Maximum density	See Subsection 35.26.050-A (Maximum density requirements MU Zone Additional Standards).	See Section 35.26.060. The lot shall also comply with Section 35.23.040 (Residential Zones Lot Standards), as applicable.	See Subsection 35.26.070.A (Maximum lot size and density requirements).
Setbacks	<i>Minimum setbacks required. See Section 35.30.150 (Setback Requirements and Exceptions) for exceptions. Required building separation is between buildings on the same site.</i>		
Front - Primary	See Subsection 35.26.050-B (Setback requirements MU Zone Additional Standards).	As determined by Final Development Plan.	40 ft from road centerline, and 10 ft from right-of-way.
Front - Secondary	See Subsection 35.26.050-B (Setback requirements MU Zone Additional Standards).	As determined by Final Development Plan.	Lot width less than 100 ft - 20% of lot width, 10 ft minimum; Lot width 100 ft or more - Same as primary front.
Side	See Subsection 35.26.050-B (Setback requirements MU Zone Additional Standards).	As determined by Final Development Plan.	10 ft.
Rear	See Subsection 35.26.050-B (Setback requirements MU Zone Additional Standards). See Section 35.30.150 (Setback Requirements and Exceptions) if the rear of a site abuts an alley.	As determined by Final Development Plan.	10 ft. See Section 35.30.150 (Setback Requirements and Exceptions) if the rear of a site abuts an alley.
Building separation	5 ft. for a building with a residential use; none required otherwise, but a minimum of 3 ft. is required if any separation is provided.	As determined by Final Development Plan.	10 ft between habitable buildings and any other building; none otherwise.
Site coverage	<i>Maximum percentage of site area covered by structures.</i>		
Maximum coverage	40% of net site area. None.	As determined by Final Development Plan.	30% of net site area for residential structures.
Height limit	<i>Maximum allowable height of structures. See Section 35.30.090 (Height Measurement, Exceptions and Limitations) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft.	See Section 35.26.060.	25 ft.
Landscaping	See Chapter 35.34 (Landscaping Standards).	See Section 35.26.060 and Chapter 35.34 (Landscaping Standards).	See Chapter 35.34 (Landscaping Standards).
Parking	See Chapter 35.36 (Parking and Loading Standards) and for MU also see Subsection 35.26.050.		
Signs	See Chapter 35.38 (Sign Standards).		

Table 2-26 - Special Purpose Zones Development Standards (continued)

Development Feature	Requirement by Zone		
	OT-R/LC Old Town - Residential/ Light Commercial	OT-R/GC Old Town - Residential/ General Commercial	PU & PU (CZ) Public Works Utilities and Private Service Facilities
Minimum lot size	<i>Minimum area for lots proposed in new subdivisions.</i>		
Area	None.		
Residential density	<i>Maximum number of dwelling units allowed on a lot. The actual number of units allowed will be determined through subdivision or planning permit approval.</i>		
Maximum density	See Subsection 35.26.070.A (Maximum lot size and density).	See Subsection 35.26.070.A (Maximum lot size and density)	None allowed
Setbacks	<i>Minimum setbacks required. See Section 35.30.150 (Setback Requirements and Exceptions) for exceptions. Required building separation is between buildings on the same site.</i>		
Front - Primary	Residential structure - 40 ft from road centerline, and 10 ft from right-of-way; Non residential or mixed use structure - 10% of lot depth, maximum 10 ft; 25 ft if abutting lot zoned OT-R; Lot within PA-OTO overlay - as required by Section 35.28.160 (PA-OTO overlay).	Residential structure - 40 ft from road centerline, and 10 ft from right-of-way; Non residential or mixed use structure - 10% of lot depth, maximum of 10 ft; 25 ft if abutting OT-R zone; see Section 35.28.160 (PA - OTO overlay) for additional requirements for a lot within the PA-OTO overlay.	50 ft from road centerline, and 20 ft from right-of-way.
Front - Secondary	Lot width less than 100 ft - 20% of lot width, 10 ft minimum; Lot width 100 ft or more - Same as primary front.		Same as primary front.
Side	Residential structure - 10 ft; Non-residential or mixed use structure - None.		10 ft.
Rear	Residential structure - 10 ft; Non-residential or mixed use structure - 10% of lot depth.		10 ft; 50 ft from a lot zoned residential.
Building separation	See Section 35.30.150 (Setback Requirements and Exceptions) if the rear of a site abuts an alley.		
	5 ft.		None, except as required by Building Code.
Site coverage	<i>Maximum percentage of net site area covered by structures.</i>		
Maximum coverage	30% of net site area for residential structures; 55% of gross site area on a lot with less than 75 ft of frontage, or as required by Section 35.28.160 (PA - OTO overlay); 50% of gross site area on a lot with 75 ft or more of frontage, or as required by Section 35.28.160 (PA - OTO overlay).	30% of net site area for residential structures; 55% of gross site area on a lot with less than 75 ft of frontage or as required by Section 35.28.160 (PA - OTO overlay); 50% of gross site area on a lot with 75 ft or more of frontage, or as required by 35.28.160 (PA - OTO overlay).	None.
Height limit	<i>Maximum allowable height of structures. See Section 35.30.090 (Height Measurement, Exceptions and Limitations) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	Residential structure - 25 ft;	Non-residential structure - 35 ft.	45 ft.
Landscaping	See Chapter 35.34 (Landscaping Standards).		
Parking	See Chapter 35.36 (Parking and Loading Standards).		
Signs	See Chapter 35.38 (Sign Standards).		

Table 2-26 - Special Purpose Zones Development Standards (continued)

Development Feature	Requirement by Zone	
	REC & REC (CZ) Recreation	TC (CZ) Transportation Corridor
Minimum lot size	<i>Minimum area for lots proposed in new subdivisions.</i>	
Area	1 acre.	None.
Residential density	<i>Maximum number of dwelling units allowed on a lot. The actual number of units allowed will be determined through subdivision or planning permit approval.</i>	
Maximum density	1 caretaker dwelling.	None allowed.
Setbacks	<i>Minimum setbacks required. See Section 35.30.150 (Setback Requirements and Exceptions) for exceptions. Required building separation is between buildings on the same site.</i>	
Front – Primary	Coastal - 10 ft. Inland - 50 ft from road centerline, and 20 ft from right-of-way. Lot within SC-MC overlay - as required by Section 35.28.175 (SC-MC Overlay Zone)	10 ft where lot abuts another zone; except that no setback is required for fences, walls, utility poles unless would interfere with ingress and egress.
Front - Secondary	Lot width less than 100 ft - 20% of lot width, 10 ft minimum; Lot width 100 ft or more - Same as primary front setback. Lot within SC-MC overlay - as required by Section 35.28.175 (SC-MC Overlay Zone)	
Side	Coastal Zone - 10 ft. Inland - 10 ft; 25 ft on a lot abutting a residential zone.	Same as front.
Rear	Coastal Zone - 10 ft. Inland - 10 ft; 25 ft on a lot abutting a residential zone.	Same as front.
Building separation	See Section 35.30.150 (Setback Requirements and Exceptions) if the rear of a site abuts an alley. None, except as required by Building Code.	
Site coverage	<i>Maximum percentage of net site area covered by structures.</i>	
Maximum coverage	Coastal Zone - 10%. Inland - 20%.	None.
Height limit	<i>Maximum allowable height of structures. See Section 35.30.09 0(Height Measurement, Exceptions and Limitations) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	25 ft.	25 ft, except for bridges and related equipment, and any structural clearance required by safety or other standards required by State or Federal law.
Landscaping	See Chapter 35.34 (Landscaping Standards).	
Parking	See Chapter 35.36 (Parking and Loading Standards).	
Signs	See Chapter 35.38 (Sign Standards).	

SECTION 5:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.26.050, Special Purpose Zones Development Standards, of Chapter 35.26, Special Purpose Zones, to read as follows:

35.26.050 - MU Zone Additional Standards

Proposed development and new land uses within the MU zone shall comply with the following standards, in addition to those in Section 35.26.040 (Special Purpose Zones Development Standards).

- A. Maximum density requirements.** The maximum density for each development on a lot within the MU zone shall be determined on a case-by-case basis by the Commission as part of the review and approval of an application for a Preliminary or Final Development Plan. The

Commission shall establish a maximum density based on its consideration of the development standards of the MU zone (landscaping, building coverage, etc.), and the purpose, design, and function of the project within the context of the surrounding neighborhood.

B. Setback requirements. ~~For the purposes of this Subsection, where multiple dwelling development exists or is proposed, a street shall be defined as a public or private right of way providing access to five or more dwelling units. Setbacks shall be determined as part of the Preliminary and Final Development Plans as follows.~~

- ~~1. **Perimeter setbacks.** Proposed structures shall be set back a minimum of 50 feet from any street centerline and 20 feet from any property line. These setbacks may be modified by the Planning Commission as necessary to provide adequate separation and open space between land uses on the site and on adjacent lots.~~
- ~~2. **Interior setbacks.** Interior setbacks will be determined by the Commission on a case-by-case basis based on the following criteria:~~
 - ~~a. Adequate separation of different types of uses shall be maintained in order to avoid potential adverse impacts from one use on another due to noise, lighting, odors, vibration, and general nuisances.~~
 - ~~b. Adequate separation of different types of uses shall be maintained to protect the aesthetic values of the site and of the individual uses, as well as to provide for adequate landscaping and screening.~~
 - ~~c. In addition, siting of structures and land uses shall be based on the following factors: privacy, light, air, solar exposure, building configuration, avoidance of hazardous areas, and preservation of existing trees.~~

Setbacks shall be determined on a case-by-case basis by the Commission as part of the review and approval of an application for a Preliminary or Final Development Plan in compliance with the following standards. The following setbacks may be increased or decreased by the Commission as necessary to provide adequate separation and open space both between land uses on the project site and on adjacent lots, and between land uses within the project site.

1. **Lots other than interior lots.** The following apply to structures located on lots that are not defined as interior lots.
 - a. **Front - Primary.** None required; however, if provided shall not exceed 10 feet.
 - b. **Front - Secondary.** None required; however, if provided shall not exceed 10 feet.
 - c. **Side.**
 - (1) A side setback area having a minimum width of 10 feet shall be provided adjacent to a lot zoned residential as shown in Table 1-1 (Zones).
 - (2) If the project site does not abut a lot zoned residential as shown in Table 1-1 (Zones), then a side setback is not required; however, if provided, it shall not exceed a width of 10 feet.
 - d. **Rear.**
 - (1) A rear setback area having a minimum width of 25 feet shall be provided adjacent to a lot zoned residential as shown in Table 1-1 (Zones).
 - (2) If the project site does not abut a lot zoned residential as shown in Table 1-1

(Zones), then a rear setback is not required; however, if provided, it shall not exceed a width of 10 feet.

2. **Interior lots.** The following apply to structures located on lots that are defined as interior lots.
 - a. A setback having a minimum width of 25 feet shall be provided adjacent to any lot line that abuts a lot zoned residential as shown in Table 1-1 (Zones).
 - b. A setback is not required adjacent to any lot line that abuts a lot that is not zoned residential as shown in Table 1-1 (Zones); however, if provided, it shall not exceed a width of 10 feet.

3. **Parking.**

- a. **Lots other than interior lots.** Parking on lots that are not defined as interior lots shall be located in compliance with the setbacks shown in Table 2-27 (Setbacks for Parking), below.

Table 2-27 Setbacks for Parking

Front - Primary	35 ft. from right-of-way
Front - Secondary	5 ft. from right-of-way
Side (1)	
<u>Adjacent to existing parking area</u>	<u>None.</u>
<u>Adjacent to non-parking area</u>	<u>5 ft.</u>
Rear (2)	
<u>Adjacent to existing parking area</u>	<u>None.</u>
<u>Adjacent to non-parking area</u>	<u>5 ft.</u>

Notes:

- (1) If the project site abuts a lot zoned residential as shown in Table 1-1 (Zones), a side setback area having a minimum width of 10 feet shall be provided.
- (2) If the project site abuts a lot zoned residential as shown in Table 1-1 (Zones), a rear setback area having a minimum width of 25 feet shall be provided.

- b. **Interior lots.** Parking on lots that are defined as interior lots shall be located:
 - (1) Parking shall be located no closer than 25 feet to any lot line that abuts a lot zoned residential as shown in Table 1-1 (Zones).
 - (2) A setback from a lot line that abuts a lot that is not zoned residential as shown in Table 1-1 (Zones) is not required; however, if provided, it shall not exceed a width of 10 feet.

4. **Architectural encroachments.** Architectural features and signs may intrude into road rights-of-way in compliance with the following provided that an encroachment permit is first obtained from the County Public Works Department.

- a. Balconies, fire escapes, unenclosed porches, and shop front awnings may intrude a maximum of six feet into all right-of-ways and setback areas.
- b. Awnings shall be a minimum of eight feet high above the sidewalk. Above the ground floor, bay windows, chimneys, cantilevered rooms, and eaves may intrude a maximum of three feet into right-of-ways and all setback areas.

C. **Open space and recreation area requirements for projects containing only residential uses.**

1. ~~A minimum of 40 percent of the net area of a proposed mixed use project site shall be~~

~~devoted to common and private open space. Common open space may include recreational facilities such as picnic areas, swimming pools, tennis courts, etc., but shall not include laundry facilities or other non-recreational uses.~~

~~2. Playgrounds and other recreational areas shall be located to ensure the safety of the residents of the development, and to ensure that the recreational use does not interfere with the day-to-day operation of the commercial and industrial uses of the development.~~

1. Open space/yard area.

a. **Common open space.** A usable common open space shall be provided. Common open space may include recreational facilities such as picnic areas, swimming pools, tennis courts, etc., but shall not include laundry facilities or other non-recreational uses.

b. **Private open space.** A minimum of five percent of the gross floor area of a dwelling unit shall be provided for that dwelling unit.

(1) Each private open space shall have a minimum six-foot dimension.

(2) For residences without a ground-level component, usable open space may be provided above-ground.

2. Recreation. Playgrounds and other recreational areas shall be located to ensure the safety of the residents of the development.

D. ~~Convenience retail and services~~—Uses allowed with a Minor Conditional Use Permit or Conditional Use Permit. A retail or service use allowed by Table 2-24 (Allowed Land Uses and Permit Requirements for Special Purpose Zones) in the MU zone with a Conditional Use Permit or Minor Conditional Use Permit that is proposed as part of a mixed use project shall not, by reason of its location, construction, manner or timing of operations, signs, lighting, parking arrangements, or other characteristics adversely affect the other land uses within or adjoining the development, or create traffic congestion or hazards to vehicular or pedestrian traffic.

E. ~~Storage.~~ Areas for trash or outdoor storage shall be:

~~1. Enclosed and screened to conceal all trash or stored material from public view; and~~

~~2. Located to eliminate any negative impacts resulting from sound, visual, safety or odor to the residential portion of the development.~~

Development standards. In addition to the development standards listed in Table 2-26 (Special Purpose Zone Development Standards), above, and elsewhere in Chapter 35.26 (Special Purpose Zones), proposed development within the MU zone shall comply with the following development standards.

1. Allowed uses and compatibility. Any use allowed in the MU zone may be conducted on the project site in combination with other allowed uses. At the time of Development Plan approval the Commission shall include conditions of approval that address, at a minimum, the following to ensure that nonresidential uses are compatible with any residential use located in the vicinity, including, for live/work units, the residential component of the live/work unit.

a. Hours of operation, including deliveries.

b. Odor.

- c. Noise.
 - d. Traffic circulation and generation.
 - e. Use of hazardous materials.
 - f. Lighting.
2. Minimum lot width for residential use. Development that includes dwelling units shall be located on a lot with a minimum net lot width of 50 feet.
 3. Limitations on bedrooms, floor area and location of dwelling units for mixed-use projects containing dwelling units.
 - a. Except for mixed-use projects that qualify as a live/work unit development, the residential component of a mixed-use project shall not exceed two bedrooms per 900 square feet of gross floor area of commercial development on the same lot.
 - b. Lots that abut a road having a roadway classification of P2 or 2 Lane Expressway. The following standards apply to the residential component of a mixed-use project on lots that abut a road having a roadway classification of P2 or 2 Lane Expressway on the circulation map for a Community Plan area:
 - (1) Dwelling units may be allowed on the ground floor of a building only when:
 - (a) The facade of the portion of a building containing the dwelling units does not face a road having a roadway classification of P2 or 2 Lane Expressway.
 - (b) The gross floor area devoted to residential uses does not exceed 50 percent of the total gross floor area of the ground floors of each building on the lot.
 - (2) Except as allowed in compliance with Subsection E.1.b(2)(a), below, dwelling unit access from a building façade that faces a road having a roadway classification of P2 or 2 Lane Expressway is not allowed.
 - (a) Dwelling unit access from a building facade that faces a road having a roadway classification of P2 or 2 Lane Expressway is allowed where the access is to the residential portion of a live/work unit and the access is located within the interior of the ground floor nonresidential area.
 4. Location of commercial and industrial uses. Commercial and industrial uses are allowed on all floors of buildings.
 5. Pedestrian oriented area. Portions of a project site devoted to nonresidential uses shall create a pedestrian oriented area.
 6. Storage. Areas for trash or outdoor storage shall be:
 - a. Enclosed and screened to conceal all trash or stored material from public view; and
 - b. Located to eliminate any negative impacts resulting from sound, visual, safety or odor to the residential portion of the development.
 - c. Designed to look pleasing and contribute to the overall ambience of the area.
 - d. Constructed in compliance with Section 35.30.170 (Solid Waste and Recycling Storage Facilities).

7. **Utilities.** Utilities shall be located so as to not be visible from the public rights-of-way if feasible. Mechanical equipment, including solar energy systems, should not be visible from the street if feasible.
8. **Additional development standards for live/work units.** The following development standards apply to live/work units: ~~in addition to the standards contained in Subsection E.1, above. In case of a conflict between the standards of this Subsection E.2 and the standards of Subsection E.1, the standards of this subsection shall apply.~~
 - a. **Application requirements.** In addition to the requirements of Section 35.80.030 (Application Preparation and Filing), an application for a project that includes a live/work unit(s) shall include floor plans that clearly delineate those areas that are devoted to a residential use and those areas that are devoted to a nonresidential use.
 - b. **Allowed uses.** Any nonresidential use allowed in the MU zone may be conducted on the premises of the live/work unit.
 - c. **Residential area requirements.**
 - (1) The residential portion shall include cooking space and sanitary facilities that satisfy the provisions of other applicable codes so that the unit may be legally occupied as a dwelling unit.
 - (2) The residential portion of the unit shall not occupy more than 50 percent of the gross floor area of the unit. However, in no case shall there be less than 120 square feet of living area exclusive of kitchen, bath, closets and hallways in any live/work unit.
 - (a) For the purpose of calculating this 120 square foot requirement, the living room, dining room, family room, sleeping area(s), or other area designated for a similar use of a residential nature shall be deemed as living area.
 - (b) All other habitable rooms except kitchens shall have a minimum floor area of 70 square feet.
 - d. **Nonresidential area requirements.**
 - (1) There shall be adequate working space reserved for and regularly used by resident owner or employee.
 - (2) The nonresidential portion of the unit shall be in compliance with commercial building standards.
 - (3) There shall be at least one public entrance that is directly accessible to the nonresidential area, and a visitor utilizing this entrance shall not be required to pass through any residential floor area in order to enter the nonresidential area of the unit.
 - (4) The nonresidential activity shall be conducted in compliance with a valid business license associated with the premises.

- e. **Location of residential and nonresidential areas and separation of uses.**
 - (1) The nonresidential portion of the unit shall be located on the ground floor and the residential portion shall be located on the second floor. An entry to the residential portion may be located within the interior of the ground floor nonresidential area.
 - (2) The residential and non-residential portions of the unit shall be subject to all applicable separation standards as required by the Building Code.
- f. **Limitation on employees.** Employees shall be limited to occupants of the residential portion of the units plus up to three persons not residing in the residential portion.
- g. **Usable open space requirement.** A minimum of 75 square feet of usable open space shall be provided for each live/work unit.
 - (1) For residences without a ground-level component, usable open space may be provided above-ground.
- h. **Design criteria.** Projects including live/work units shall be in compliance with the following design criteria. Prior to approving a project the Board of Architectural Review shall find that the project is in compliance with these criteria.
 - (1) The exterior of a new building containing primarily live/work units has a commercial appearance including the use of nonresidential building styles or other techniques.
 - (2) The layout of the nonresidential area within the unit provides a functional open area for working activities.
 - (3) The floor and site plan for the project includes adequate provision for the delivery of items required for the type of businesses anticipated in the project. This may include:
 - (a) Loading areas located near elevators and/or stairs.
 - (b) Service elevators designed to carry and move oversized items.
 - (c) Stairwells that are wide and/or straight enough to deliver wide items.
 - (d) Wide corridors that facilitate the movement of oversized item.

9. **Additional development standards for mixed-use development with commercial and residential uses.** The following development standards shall apply to mixed-use development with commercial and residential uses:

- a. **Scale and Design.** The scale and design of the mixed-use development shall comply with the following standards:
 - (1) Maximize compatibility between the mix of uses and with surrounding development.
 - (2) Enhance the character and function of the adjacent area.
 - (3) Avoid light, noise, odor, and/or air pollution effects on residential uses.
 - (4) Limit signage appropriately to achieve attractive designs for both residents of dwelling units and patrons of commercial businesses.

(5) Incorporate plaza or courtyard materials that create a community space through the use of color and layering as patterns in the landscape and hardscape.

10. Additional development standards for industrial uses. ~~The following development standards apply to industrial uses: in addition to the standards contained in Subsection E.1, above.~~

- a. Allowed use. Industrial uses allowed in the MU zone in compliance with Table 2-24 (Allowed Land Uses and Permit Requirements for Special Purpose Zones) shall be allowed in a live/work unit(s).
- b. Floor area limit. The gross floor area devoted to the industrial use within a live/work unit shall not exceed 200 percent of the gross floor area devoted to the residential use within the same unit.

SECTION 6:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to delete the text of Section 35.28.090, Environmentally Sensitive Habitat Area (ESH) Overlay Zone, of Chapter 35.28, Overlay Zones, in its entirety and reserve the section number for future use.

SECTION 7:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend the text of Subsection B.1, of Section 35.28.100, Environmentally Sensitive Habitat Area Overlay Zone, of Chapter 35.28, Overlay Zones, to read as follows:

1. The Environmentally Sensitive Habitat Area overlay zone is applied ~~to~~ areas within the Eastern Goleta Valley Community Plan, the Goleta Community Plan, the Mission Canyon Community Plan, and the Toro Canyon Plan areas. The requirements of this Section shall apply to:
 - a. Areas within the Eastern Goleta Valley Community Plan area designated as ESH-GOL on the Zoning Map.
 - b. Areas within the Goleta Community Plan area designated as ESH-GOL on the Zoning Map.
 - ~~b.c.~~ Areas within the Mission Canyon Community Plan area designated as ESH-MC on the Zoning Map.
 - e d. Areas within the Toro Canyon Plan area designated as ESH-TCP on the Zoning Map.

SECTION 8:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend the text of Subsection B.5, Identification of newly documented sensitive habitat areas, ESH-MC and ESH-TCP, of Section 35.28.100, Environmentally Sensitive Habitat Area Overlay Zone, of Chapter 35.28, Overlay Zones, to read as follows:

5. **Identification of newly documented environmentally sensitive habitat areas, ESH-GOL (Eastern Goleta Valley Community Plan area), ESH-MC and ESH-TCP.** On lots located within the Eastern Goleta Valley Community Plan Area, the Mission Canyon Community Plan Area or the Toro Canyon Plan Area, if an environmentally sensitive habitat area is identified by the Department to be located on-site during permit application review, but the habitat area is not designated as ESH-GOL, ESH-MC or ESH-TCP, the provisions of Subsections C. through E., below, shall apply. The Department will periodically update the Zoning Map to apply the ESH-GOL, ESH-TCP or the ESH-MC overlay zone to the new habitat areas and applicable setback areas.

SECTION 9:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend the text of Subsection C, Permit and processing requirements, ESH-GOL, of Section 35.28.100, Environmentally Sensitive Habitat Area Overlay Zone, of Chapter 35.28, Overlay Zones, to read as follows:

- C. **Permit and processing requirements, ESH-GOL.** The following permit and processing requirements shall apply to lots zoned ESH-GOL.

1. **Land Use Permit requirement.**

- a. **Locations within the Eastern Goleta Valley Community Plan area.** The issuance of a Land Use Permit in compliance with Section 35.82.110 (Land Use Permits) shall be required for the following activities if located within the Eastern Goleta Valley Community Plan area.

- (1) The removal of native vegetation from an area greater than 5,000 square feet except for fuel modification within 100 feet of an existing structure.
- (2) Vegetation fuel modification located 100 feet or further from any existing structure.
- (3) The removal of native riparian vegetation along 50 linear feet or more of a creek or stream.
- (4) The removal of native vegetation that, when added to the previous removal of native vegetation within the affected habitat, would total more than 5,000 square feet of native vegetation, or more than 50 linear feet of native riparian vegetation along a creek or stream.
- (5) Grading in excess of 50 cubic yards of cut or fill.
- (6) The removal of any native tree greater than six inches in diameter measured four feet above existing grade, or more than six feet in height, or non-native trees that are used as habitat by the Monarch Butterflies for roosting, or by nesting raptors, unless the Department makes one or more of the following findings:
 - (a) The tree is dead and is not of significant habitat value.
 - (b) The trees prevent the construction of a project for which a Land Use Permit has been issued in compliance with Section 35.82.110 (Land Use Permits) and this Section, and project redesign is not feasible.

this Development Code for permit approval.

4. **Conditions of approval.** A permit may be approved and/or issued subject to compliance with conditions of approval that the review authority determines to be necessary to protect the environmentally sensitive habitat area and to ensure consistency with the biological habitat, goals, objectives, policies, development standards, and actions of the Eastern Goleta Valley Community Plan or the Goleta Community Plan, as applicable.
 - a. The conditions may, among other matters, limit the size, kind, or character of the proposed work, require replacement of vegetation, establish required monitoring procedures and maintenance activity, stage the work over time, or require the alteration of the design of the development to ensure protection of the habitat.
 - b. The conditions may also include deed restrictions and easements for resource protection. Any regulation of the primary zone specifying building height limit, distance between buildings, setback, yard, parking, building coverage and landscaping or screening requirements may be altered by express conditions in the permit to achieve the purposes of this overlay zone.

SECTION 10:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend the text of Section 35.28.170, Riparian Corridor - Goleta (RC-GOL) Overlay Zone, of Chapter 35.28, Overlay Zones, to read as follows:

- A. **Purpose and intent.** The Riparian Corridor - Goleta (RC-GOL) overlay zone is applied within rural areas designated Agriculture on the Comprehensive Plan maps for the Eastern Goleta Valley Community Plan area and the Goleta Community Plan area to protect and preserve mapped riparian corridors that could be easily disturbed or degraded by development and other human activities. This overlay recognizes the differing goals and policies of the Comprehensive Plan by providing riparian corridor protection requirements that are compatible with reasonable agricultural uses. The overlay is also intended to maintain a continuous canopy of trees along each riparian corridor, and protect the overall ecological integrity of the mapped stream system.
- B. **Applicability.** This overlay may be applied only to inland area riparian corridors within Rural Areas that are designated Agriculture by the Comprehensive Plan.
 1. **Determination of applicability.**
 - a. If, upon receipt of an application for grading or the removal of vegetation the Director determines that the site does not contain the pertinent species or habitat, the provisions of this overlay shall not apply.
 - b. If the provisions of this overlay apply and the Director determines it necessary, a site inspection shall be conducted by a qualified biologist to be selected jointly by the Department and the applicant. Upon completion of the site inspection, and if determined to be necessary, conditions shall be applied to the permit that will protect the riparian corridor to the maximum extent feasible, consistent with the biological habitats goals, objectives, policies, development standards, and actions of the Eastern Goleta Valley Community Plan and the Goleta Community Plan.

C. Permit and processing requirements.

1. **Land Use Permit requirement.** A Land Use Permit in compliance with Section 35.82.110 (Land Use Permits) is required for the following types of grading or vegetation removal, in addition to the activities required to have a Land Use Permit by the primary zone.
 - a. The removal of vegetation over an area greater than 20,000 square feet.
 - b. The removal of a significant amount of vegetation along 100 linear feet or more of creek bank.
 - c. The removal of vegetation that when added to the previous removal of vegetation within the affected habitat on a lot would total more than one acre or longer than 200 linear feet of creek bank.
 - d. Grading in excess of 150 cubic yards.
2. **Minor Conditional Use Permit requirement.** A Minor Conditional Use Permit in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) is required where a significant amount of vegetation is proposed to be removed within an area that exceeds one acre or 500 linear feet of creek bank, or where grading would exceed 1,500 cubic yards of cut and fill.

D. Application requirements. A required application for any grading or vegetation removal shall be submitted in compliance with Chapter 35.80 (Permit Application Filing and Processing).

E. Findings required for permit approval. Prior to the approval of any permit for grading or vegetation removal within the RC-GOL overlay zone, the review authority shall first find that the proposed project complies with all applicable biological goals, objectives, policies, actions and development standards in the Eastern Goleta Valley Community Plan and the Goleta Community Plan.

F. Conditions of approval. A permit shall be conditioned to ensure consistency with the Eastern Goleta Valley Community Plan and the Goleta Community Plan.

1. The conditions may, among other matters, limit the size, kind, or character of the proposed work, require replacement of vegetation, establish required monitoring procedures and maintenance activity, and/or stage the work over time to ensure protection of the habitat.
2. The conditions may also include deed restrictions and resource protection easements. Any regulation of the primary zone specifying building height limits, distance between buildings, setback, yard, parking, building coverage and landscaping or screening requirements may be altered by express condition in the permit to achieve the purposes of this overlay zone.

SECTION 11:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend the title of Subsection C, Mission Canyon, Santa Ynez Valley and Summerland Community Plan areas, of Section 35.30.120, Outdoor Lighting, of Chapter 35.30, Standards for All Development and Land Uses, to read as Eastern Goleta Valley, Mission Canyon, Santa Ynez Valley and Summerland Community Plan areas.

SECTION 12:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection C.1, General, of Section 35.30.120, Outdoor Lighting, of Chapter 35.30, Standards for All Development and Land Uses, to read as follows:

1. **General.** The regulations contained in this Subsection C. shall be known and referred to as the “Outdoor Lighting Regulations for the Eastern Goleta Valley, Mission Canyon, Santa Ynez Valley and Summerland Community Plan Areas.”

SECTION 13:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection C.2, Purpose, of Section 35.30.120, Outdoor Lighting, of Chapter 35.30, Standards for All Development and Land Uses, to read as follows:

2. **Purpose.** The purpose of this Subsection C. is to create standards for outdoor lighting that minimize light pollution, glare, and light trespass caused by inappropriate or misaligned light fixtures. These standards conserve energy and preserve the nighttime sky while maintaining night-time safety, utility, security and productivity. The County of Santa Barbara recognizes that the unique development patterns and environments of Eastern Goleta Valley, Mission Canyon, Santa Ynez Valley and Summerland make them ideal areas for astronomical observation and enjoyment of the nighttime sky. Additionally, resources in the plan areas warrant the protection of nighttime viewsheds and wildlife corridors from light trespass. The County, through the provisions contained herein, intends to preserve and protect the nighttime environment of Eastern Goleta Valley, Mission Canyon, Santa Ynez and Summerland by regulating unnecessary and excessive outdoor lighting.

See “Lighting” within Article 35.11 (Glossary) for definitions related to outdoor lighting used within this Chapter.

SECTION 14:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection C.9, Effective date of Subsection C, of Section 35.30.120, Outdoor Lighting, of Chapter 35.30, Standards for All Development and Land Uses, to read as follows:

9. **Effective date of Subsection C.**
 - a. **Eastern Goleta Valley Community Plan area.** The effective date of Subsection C for the Eastern Goleta Valley Community Plan area is *[effective date of this ordinance]*.
 - b. **Mission Canyon Community Plan area.** The effective date of Subsection C for the Mission Canyon Community Plan area is May 2, 2014.
 - b-c. **Santa Ynez Community Plan area.** The effective date of Subsection C for the Santa Ynez Community Plan area is November 5, 2009.

- e-d. **Summerland Community Plan area.** The effective date of Subsection C for the Summerland Community Plan area is June 6, 2014.

SECTION 15:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.36.050, Required Number of Spaces: Residential Uses, of Chapter 35.36, Parking and Loading Standards, to read as follows:

35.36.050 - Required Number of Spaces: Residential Uses

Residential parking requirements shall be in compliance with the provisions in this Section, and in Section 35.36.080 (Standards for All Zones and Uses) and in Section 35.36.100 (Standards for Residential Zones and Uses) below. ~~Unless otherwise noted, the indicated parking requirements shall apply to uses in both the Coastal Zone and the Inland area.~~

- A. **Not applicable to CM-LA zone.** Table 3-5 shall not apply to development on lots zoned CM-LA (Community Mixed Use - Los Alamos). Development located in the CM-LA (Community Mixed Use - Los Alamos) zone shall be in compliance with the parking standards of Subsection 35.36.110.H (Community Mixed Use - Los Alamos (CM-LA) zone), as applicable.

Table 3-5 - Residential Parking Standards

Residential	Parking Spaces Required
One-family and two-family dwellings (excluding EX-1 & SLP zones)	2 spaces per dwelling unit (1) (2)
One-family located within EX-1 Zone	6 spaces per dwelling unit
Small Lot Planned Development	2 spaces per dwelling unit and 1 space per 5 lots (for storage of recreational vehicles)
Multiple dwelling units - single bedroom or studio dwelling unit (3)	1 space per dwelling unit and 1 space per 5 dwelling units (for visitor parking)
Multiple dwelling units - 2 bedrooms (3)	1 space per dwelling unit and 1 space per 5 dwelling units (for visitor parking)
Multiple dwelling units - 3 bedrooms or more (3)	2 spaces per dwelling unit and 1 space per 5 dwelling units (for visitor parking)
Fraternities, sororities, dormitories and boarding and lodging houses	1 space per 4 beds and 1 space per 2 employees
Mobile Homes - MHP zone	2 spaces per mobile home space and 1 space per 3 mobile home spaces (for visitor parking) and 1 space per 5 mobile home spaces (for storage of recreational vehicles)
Mobile Home - MHS zone	2 spaces per lot and 1 space per 5 lots (for storage of recreational vehicles)
Retirement and special care homes (3 4)	1 space per guest room and 1 space per 2 employees
Guesthouse	1 space per guesthouse
Residential second dwelling unit	1 space per bedroom

Notes:

- (1) In the Mission Canyon Community Plan area (excluding the RR zone), a minimum of 3 spaces shall be required for:
 - (a) A new dwelling unit,
 - (b) Habitable additions to an existing dwelling unit, either individually or combined, greater than 500 square feet, or
 - (c) An addition or remodel of an existing dwelling that includes one or more new bedrooms and results in a dwelling with three or more bedrooms.
- (2) In the Summerland Community Plan area additional parking spaces may be required in compliance with Section 35.28.210 (Community Plan Overlays).
- (3) Includes residential units constructed as a live/work unit or a mixed-use residential component.
- (4) Does not apply to special care homes serving 6 or fewer clients that are permitted as a one-family dwelling.

SECTION 16:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection A, Mixed Use (MU) Zone, of Section 35.36.120, Standards for Mixed Use Zones and Uses, of Chapter 35.36, Parking and Loading Standards, to read as follows:

A. Mixed Use (MU) zone.

1. **Residential screening.** Uncovered parking areas shall be screened in compliance with Subsection 35.34.090.A (Mixed Use (MU) zone) and Section 35.34.100 (Landscaping Requirements for Parking Areas).
2. **Conjunctive use of parking facilities.**
 - a. For the purpose of this Section, conjunctive use shall be defined as the joint use of parking spaces for two or more land uses where the hours of operation and demand for parking require that the parking spaces can be used by the individual uses at different times of the day or week, and can serve more than one use. The intent is to

provide for possible reduction in the number of parking spaces ordinarily required for two or more land uses and the sharing of parking spaces under a set of unique circumstances, including the compatibility of the land uses, adjacent properties, and lack of need for separate parking facilities.

- b. A Conditional Use Permit shall be required for the joint use of parking spaces, in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits). The Conditional Use Permit shall be subject to the following requirements:
 - (1) The applicant shall demonstrate a need for parking spaces required for the individual uses according to the parking regulations in this Chapter. The applicant shall state the type of use proposed, time period of operation, and other necessary information to demonstrate that the joint use of parking spaces will not create traffic congestion or be detrimental to surrounding uses.
 - (2) In cases where the required number of parking spaces for individual uses differs, the parking requirement that is greater shall become effective.
 - (3) The applicant shall submit a title report for the lot proposed for conjunctive parking use and an agreement between the owners of record of the lot and prospective users. This agreement shall obligate the lot for conjunctive parking use, clearly define the obligation of each party to the agreement, and be recorded in the Santa Barbara County Recorder's Office. The Agreement shall provide that any modification to the terms of the Conjunctive Use Agreement shall be subject to Commission approval.
 - (4) Violation of the Conditional Use Permit shall be grounds for revocation of the joint parking use.
3. Off-street parking is prohibited in front of the building between the building and the street right-of-way line of a road having a roadway classification of P2 or 2 Lane Expressway on the circulation map for a Community Plan area.

SECTION 17:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Table 4-8, Animal Keeping in Special Purpose Zones, of Section 35.42.060, Animal Keeping, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

Table 4-8		E	Allowed use, no permit required (Exempt)	
Animal Keeping in Special Purpose Zones:		P	Permitted Use, Land Use or Coastal Permit Required	
MU, OT-R, OT-R/LC, OT-R/GC, PU, PU		MCUP	Minor Conditional Use Permit	
CZ, REC, REC CZ, TC		CUP	Conditional Use Permit required	
		S	Permit requirement set by Specific Use Regulations	
		—	Use not allowed	
Type of Animal or Animal Keeping Activity	Permit Requirement by Zone (1)	Maximum Number of Animals per Lot (2)	Additional Regulations	
Animal husbandry	MU	E —	1 large hoofed animal per 20,000 sf, with a maximum of 3 swine or 5 other animals per lot; 1 small hoofed animal (not including cattle or horses) if lot is a minimum of 10,000 sf	35.42.060.F.2
	NTS	E (3)		
	OT-R	E		
	OT-R/LC	—		
	OT-R/GC	—		
	PU	—		
	REC	—		
Household pets	MU	E	35.42.060.F.1	35.42.060.F.1
	NTS	E		
	OT-R	E		
	OT-R/LC	E		
	OT-R/GC	E		
	PU	E		
	REC	E		
Cattle, not involving a commercial livestock feed or sales yard, or dairy; horses and mules; llamas and alpacas; ostriches (4)	MU	E —	1 animal per 20,000 sf with a maximum of 5 animals per lot	35.42.060.F.2
	NTS	E		35.42.060.F.3
	OT-R	E		35.42.060.F.2
	OT-R/LC	—		
	OT-R/GC	—		
	PU	—		
	REC	—		
Commercial raising and boarding of animals	MU	—		
	NTS	E (5)		
	OT-R	—		
	OT-R/LC	—		
	OT-R/GC	—		
	PU	—		
	REC	—		
Goats and sheep (4)	MU	E —	1 animal per 20,000 sf; maximum of 5 animals per lot	35.42.060.F.2
	NTS	E		35.42.060.F.3
	OT-R	E		35.42.060.F.2
	OT-R/LC	—		
	OT-R/GC	—		
	PU	—		
	REC	—		
TC	—			

SECTION 18:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Table 4-16, Allowable Zones and Permit Requirements for Commercial Telecommunications Facilities, of Section 35.44.010, Commercial Telecommunications Facilities, of Chapter 35.44, Telecommunications Facilities, to read as follows:

Table 4-16 - Allowable Zones and Permit Requirements for Commercial Telecommunications Facilities

Project Level Tier	Zones Where Allowed	Permit Requirements	Development Standards
Tier 1 (a) Project - Temporary Facilities	All zones	Coastal Development Permit or Zoning Clearance	35.42.260.G
Tier 1 (b) Project - Hub sites	All zones	Coastal Development Permit or Land Use Permit	35.44.010.C.1.(b) 35.44.010.D
Tier 2 (a) Project - Very small facilities	Nonresidential zones, <u>except not allowed in the Mixed Use (MU) zone</u>	Development Plan approved by the Director	35.44.010.C.2.(a) 35.44.010.D
Tier 2 (b) Project - Tenant improvements	Nonresidential zones, <u>except not allowed in the Mixed Use (MU) zone</u>	Development Plan approved by the Director	35.44.010.C.2.(b) 35.44.010.D
Tier 2 (c) Project - Collocated Facilities	Nonresidential zones, <u>except not allowed in the Mixed Use (MU) zone</u>	Development Plan approved by the Director	35.44.010.C.2.(c) 35.44.010.D
Tier 2 (d) Project - Facilities that comply with the zone height limit (1)	Nonresidential zones, <u>except not allowed in the Mixed Use (MU) zone and the Recreation (REC) zone</u>	Development Plan approved by the Director	35.44.010.C.2.(d) 35.44.010.D
Tier 3 (a) Project - Facilities not exceeding 50 ft. in height (1)	Nonresidential zones, <u>except not allowed in the Mixed Use (MU) zone and the Recreation (REC) zone</u>	Minor Conditional Use Permit	35.44.010.C.3.(a) 35.44.010.D
Tier 3 (b) Project - Satellite ground station facilities, relay towers, towers or antennas for radio/television transmission and/or reception	Nonresidential zones	Minor Conditional Use Permit	35.44.010.C.3.(b) 35.44.010.D
Tier 4 (a) Project - Facilities that are not allowed in compliance with Tier 1 through Tier 3	All zones	Conditional Use Permit	35.44.010.C.4.(a) 35.44.010.D
Tier 4 (b) Project - Other facilities that are subject to regulation by the FCC or CPUC, e.g., AM/FM radio stations, television stations	Nonresidential zones	Conditional Use Permit	35.44.010.C.4.(b) 35.44.010.D

Notes:

(1) Not allowed in or within 300 feet of a residential zone.

SECTION 19:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Table 5-4, Allowable Uses and Permit Requirements for Small Wind Energy Systems, of Section 35.57.060, Small Wind Energy Systems, of Chapter 35.57, Wind Energy Conversion Systems, to read as follows:

Type of Wind Energy Conversion System		Permit Required by Zone					Specific Use Regulations	
		Agricultural Zones: AG-I AG-II	Resource Protection Zones: MT-GOL MT-TORO RMZ	Residential Zones: RR R-1/E-1 R-2 DR PRD MHP NTS	Commercial Zones: C-1 C-2 C-3 CH CS PI	Industrial Zones: M-1 M-2 M-CD M-CR		Special Purpose Zones: MU PU REC TC
Small Wind Energy Systems Total site maximum power output = 50 KW or less (2)		MCUP	MCUP	CUP	MCUP	MCUP	MCUP	35.57.060

Notes:

- (1) Development Plan approval may be required in compliance with Section 35.57.060.C, below.
- (2) The maximum power output of each proposed wind turbine shall be 25 KW or less. The wind turbines shall be spaced at least 300 feet apart.

SECTION 20:

ARTICLE 35.8, Planning Permit Procedures, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Subsection F, Findings required for approval, of Section 35.82.070, Design Review, of Chapter 35.82, Permit Review and Decisions, to add a new Subsection 9 titled “Additional findings required for Design Review applications within the Mixed Use (MU) zone” to read as follows:

- 9. **Additional findings required for Design Review applications within the Mixed Use (MU) zone.** A Design Review application for a project located on property zoned MU shall be approved or conditionally approved only if the Board of Architectural Review first makes all of the findings required in compliance with Section 35.26.030.E (Design review required) and Section 35.26.050.E.8.h (Design criteria).

SECTION 21:

ARTICLE 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.110.200, Definitions of Specialized Terms and Phrases, of Chapter 35.110, Definitions, to amend the existing definitions of “Goleta Community Plan Area” and “Private Open Space” read as follows:

Goleta Community Plan Area. That portion of the County located within the boundaries of the Goleta Community Plan as shown on the maps titled Goleta Community Plan Land Use Designations South and Goleta Community Plan Land Use Designations North-Map, including the western area but excluding the Eastern Goleta Valley Community Plan area.

Private Open Space. Private A usable open space adjoining and directly accessible to a dwelling unit that includes patios, decks, and yards, reserved for the private exclusive use of the residents of individual adjoining dwelling units and their guests.

SECTION 22:

Article 35.11, Glossary, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, is amended to amend Section 35.110.200, Definitions of Specialized Terms and Phrases, of Chapter 35.110, Definitions, to add new definitions of “Eastern Goleta Valley Community Plan Area,” “Live/Work Unit,” “Mixed Use Project,” “Open Space, Usable,” and “Pedestrian Oriented” to read as follows:

Eastern Goleta Valley Community Plan Area. That portion of the County located within the boundaries of the Eastern Goleta Valley Community Plan as shown on the map titled Eastern Goleta Valley Community Plan Land Use Designations.

Live/work Unit. A room, or suite of rooms, that are internally connected and combine a commercial or low-intensity manufacturing activity with a residential living space for a resident owner or employee of the non-residential activity and that person’s household, where the resident owner or employee is responsible for the commercial or low-intensity manufacturing activity performed.

Mixed-Use Projects. The combination of residential, commercial and/or industrial uses on the same lot and/or in the same structure, where the residential component is located either above (vertical mixed-use) or behind (horizontal mixed-use) the nonresidential component. Nonresidential uses are typically commercial uses.

Open Space, Usable. Outdoor space that serves a recreational function or provides visual relief from the building mass, the minimum dimension of which shall be six feet excluding required front yards not used for balconies or patios.

Pedestrian Oriented. Any physical structure or place with design qualities and elements that contribute to an active, inviting and pleasant place for pedestrians including:

1. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way.
2. Building facades that are highly articulated at the street level, with interesting uses of architectural detailing, color, and material, located directly adjacent to the sidewalk.
3. Continuity of building facades along the street with few interruptions in the progression of structures.
4. Design amenities related to the street level (e.g., arcades, awnings, paseos).
5. Landscaping (including outdoor patios or pocket parks).
6. Signs oriented and scaled to the pedestrian rather than the motorist.
7. Street furniture.
8. Visibility into buildings at the street level.

SECTION 23:

All existing indices, section references, and figure and table numbers contained in Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 24:

Except as amended by this Ordinance, Articles 35.2, 35.3, 35.4, 35.8 and Article 35.11 of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 25:

This ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JANET WOLF, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

ATTACHMENT I-3

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP TO APPLY NEW ZONES AND NEW OVELAY ZONES TO CERTAIN LOTS WITHIN THE EASTERN GOLETA VALLEY COMMUNITY PLAN AREA TO IMPLEMENT THE GOALS, POLICIES AND DEVELOPMENT STANDARDS OF THE EASTERN GOLETA VALLEY COMMUNITY PLAN.

Case No. 11RZN-00000-00002

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

All zoning maps and zoning designations previously adopted under the provisions of Sections 35.14.020, ~~(Zoning Map and Zones)~~, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, as shown on the County Zoning Map are hereby ~~amended-repealed~~ as they relate to lots-the area located within the Eastern Goleta Valley Community Plan Area as shown on Exhibit A and incorporated by reference.

SECTION 2:

~~Pursuant to the provisions of Section 35.14.020 (Zoning Map and Zones) of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, the Board of Supervisors hereby adopts by reference the Eastern Goleta Valley Community Plan Zoning map identified as Board of Supervisors Exhibit A, dated _____, 2015, and attached hereto~~All zoning maps and zoning overlay designations previously adopted under the provisions of Section 35.14.020, Zoning Map and Zones, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, as shown on the County Zoning Map are hereby repealed as they relate to the area located within the Eastern Goleta Valley Community Plan Area as shown on Exhibit A and incorporated by reference.

SECTION 3:

~~Pursuant to the provisions of Section 35.14.020 (Zoning Map and Zones) of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, the Board of Supervisors hereby adopts by reference the Eastern Goleta Valley Community Plan Zoning Overlay map identified as Board of Supervisors Exhibit B, dated _____, 2015, and attached hereto~~amends the County Zoning Map by adopting new zoning designations within the area located within Eastern Goleta Valley Community Plan Area as shown on Exhibit A attached hereto and which is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein, as exhibited

in Exhibit A, and which is made part of said action by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 4:

Pursuant to the provisions of Section 35.14.020, (Zoning Map and Zones) of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, the Board of Supervisors hereby ~~adopts by reference the Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays map identified as Board of Supervisors Exhibit C, dated _____, 2015, and attached hereto~~ amends the County Zoning Map by adopting new zoning overlay designations within the area located within Eastern Goleta Valley Community Plan Area as shown on Exhibit B attached hereto and which is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein, as exhibited in Exhibit B, and which is made part of said action by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 5:

Pursuant to the provisions of Section 35.14.020, (Zoning Map and Zones) of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, the Board of Supervisors hereby amends the County Zoning Map by adopting new zoning overlay designations within the area located within Eastern Goleta Valley Community Plan Area as shown on Exhibit C attached hereto and which is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein, as exhibited in Exhibit C, and which is made part of said action by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 56:

The Chair of the Board of Supervisors is hereby authorized and directed to endorse Exhibits A, B, and C to show that said exhibit maps have been adopted by this Board.

SECTION 67:

Except as amended by this Ordinance, Article 35.1 of Section 35-1, the Santa Barbara County Land Use Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code shall remain unchanged and shall continue in full force and effect.

SECTION 78:

This ordinance shall take effect and be in force 30 days from the ~~date~~date of its passage; and before the expiration of 15 days after its passage a summary of it shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JANET WOLF, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBITS:

- Exhibit A: Eastern Goleta Valley Community Plan Zoning
- Exhibit B: Eastern Goleta Valley Community Plan Zoning Overlay
- Exhibit C: Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays

ATTACHMENT I-4

RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF ADOPTING SPECIFIC) RESOLUTION NO. 15 - _____
AMENDMENTS TO THE COASTAL LAND USE PLAN)
OF THE SANTA BARBARA COUNTY LOCAL) Case No: 14GPA-00000-00018
COASTAL PROGRAM BY THE ADOPTION OF THE)
EASTERN GOLETA VALLEY COMMUNITY PLAN.)

WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors adopted the Santa Barbara County Coastal Land Use Plan.
- B. On July 20, 1993, by Resolution No. 93-402, the Board of Supervisors adopted the Goleta Community Plan as an amendment to the Coastal Land Use Plan.
- C. The proposed amendments are consistent with the Coastal Act of 1976, the Santa Barbara County Coastal Land Use Plan, the Santa Barbara County Comprehensive Plan including the Goleta Community Plan, and the requirements of California Planning, Zoning, and Development laws.
- D. In 2015, a Final Environmental Impact Report for the Eastern Goleta Valley Community Plan was prepared and presented to the County Planning Commission, subsequent to circulation of a Draft Environmental Impact Report to the appropriate agencies and public, and a public hearing was held to solicit public comments pursuant to the California Environmental Quality Act (CEQA).
- E. Citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided the opportunity for involvement in compliance with Government Code Section 65351.
- F. The County contacted and offered to conduct consultations with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.4.
- G. The County Planning Commission held duly noticed public hearings, as required by Government Code Section 65353, on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.
- H. The Planning Commission, after holding duly noticed public hearings on the above described amendments to the Coastal Land Use Plan, endorses and transmits to the Board of Supervisors said recommended amendments by resolution pursuant to Government Code Section 65354.
- I. The Board received and considered the Planning Commission's recommended actions and held a duly noticed public hearing, as required by Government Code Section 65353, on the

proposed amendments at which hearing the amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The Board of Supervisors now finds, consistent with its authority in Government Code Section 65358, that it is in the public interest to provide orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County to:
 - a. Adopt the Eastern Goleta Valley Community Plan as an amendment to the Coastal Land Use Plan of the Local Coastal Program (Exhibit 1).
 - b. Amend Section 3.7.4, "Policies" of Chapter 3, "The Resources Protection and Development Policies" of the Coastal Land Use Plan as follows (underline = new text; ~~strikethrough~~ = deleted text):

Goleta Planning Area

Policy 7-12A: New opportunities for beach access and coastal recreation shall be provided in the Goleta planning area.

Implementing Actions:

- ~~a. Provision of a public moderate use recreation area including parking, restrooms, bluff top hiking and biking trails, picnic tables, and stairway access to the beach shall be required as a condition of development on the More Mesa property. (Refer to Goleta Community Plan, Appendix H.) (amended by 92-GP-25)⁸⁷~~
- ~~b. Provision of a vertical easement to allow for beach access, parking area, and dedication of public open space adjacent to the beach shall be required as a condition of development on the University Exchange Property. (Refer to Goleta Community Plan, Appendix H.) (amended by 92-GP-25)~~
- be. Provision of a public moderate use recreation area including parking, restrooms, bluff top hiking and biking trails, picnic tables, and appropriate access to the sandy beach shall be required as a condition of any future development on the Santa Barbara Shores property. In the interim, the County shall obtain a vertical easement across the eastern portion of the property to provide for public beach access. (Refer to Goleta Community Plan, Appendix H.) (amended by 92-GP-25)
- ~~d. The County shall encourage the adjacent property owners to provide beach access at the end of Orchid Lane for use by educational and scientific groups.~~
- ~~e. The County shall accept the lateral easements offered in connection with development on Hope Ranch (APN 63-150-10, 11).~~

cf. The County should encourage the University to continue to provide public access to the beach through the University and use of beaches adjacent to the University property, particularly the west campus. The County should also pursue an agreement with U.C.S.B. to use campus parking lots to accommodate the overflow from Goleta Beach Park during peak-use periods.

Eastern Goleta Valley Planning Area

Policy 7-12B: New opportunities for beach access and coastal recreation shall be provided in the Eastern Goleta Valley Community Plan area.

- a. Provision of a public moderate use recreation area including parking, restrooms, bluff top hiking and biking trails, picnic tables, and stairway access to the beach shall be required as a condition of development on the More Mesa property. (Refer to Eastern Goleta Valley Community Plan, Appendix J.)
- b. The County shall encourage the adjacent property owners to provide beach access at the end of Orchid Drive for use by educational and scientific groups.
- c. Amend Chapter 4, “The Planning Areas” of the Coastal Land Use Plan as follows (underline = new text; ~~strikethrough~~ = deleted text):

4.5 Goleta¹¹⁵

In 1993, the County adopted a community plan for the Goleta Community Plan area (see the “Goleta Planning Area Land Use Map” for planning area boundaries), titled the Goleta Community Plan. The eastern portion of the Goleta Community Plan area underwent many changes in subsequent years, such as the incorporation of the City of Goleta in 2002 which removed 5,100 acres of the Plan area from county jurisdiction. These changes prompted the County to prepare and adopt a separate updated community plan solely for the eastern portion of the Goleta Community Plan area in 2015, titled the Eastern Goleta Valley Community Plan. This action divided the Goleta Community Plan area into two plan areas: the western area and the eastern area. The western area continues to be referred to as the Goleta Community Plan area. The eastern area is known as the Eastern Goleta Valley Community Plan area. The Goleta Community Plan remains unchanged and in effect for the western area (Goleta Community Plan area). The eastern area (Eastern Goleta Valley Community Plan area) is now subject to the goals, objectives, policies, and actions contained in the Eastern Goleta Valley Community Plan (see “Eastern Goleta Valley” below for addition information).

The Goleta Community Plan describes the community and the relevant issues it faces and establishes land use designations and zone districts to guide future development (see the “Goleta Community Plan Land Use Designations South” map for the Plan area boundaries). In addition the Goleta Community Plan contains a number of policies and actions that serve to implement its goals and objectives.

In addition to the policies of the Coastal Land Use Plan and applicable Comprehensive Plan policies, the goals, objectives, policies, and actions of the Goleta Community Plan apply to activities within the Goleta Community Planning area. Where there are other goals, objectives, policies, and actions in the Comprehensive Plan and/or Coastal Land Use Plan that address the same issues as the Goleta Community Plan, those of the Goleta Community Plan shall be applied, except as provided in LCP Coastal Land Use Plan Policies 1-2 and 1-3.

In 1998, the County adopted the Goleta Old Town Revitalization Plan which identified a range of public infrastructure improvements, private developments and financing options and established land use and zoning designations for revitalization of Goleta Old Town. The Goleta Old Town Revitalization Plan is included as an attachment to the Goleta Community Plan.^{116, 117}

See Appendix H for the complete Goleta Community Plan.¹¹⁸

[Ed. note: The remainder of the previous Chapter 4.5, pp. 188-208, was deleted with the adoption of the Goleta Community Plan. The next valid section is Chapter 4.6, Gaviota Coast, commencing with the illustration on the unnumbered page prior to p. 209.]^{119, 120}

EASTERN GOLETA VALLEY

In 2015, the County adopted the Eastern Goleta Valley Community Plan (see the “Eastern Goleta Valley Community Plan Land Use Designations” map for the Plan area boundaries). The Eastern Goleta Valley Community Plan was originally part of the Goleta Community Plan area and subject to the Goleta Community Plan (see “Goleta” above for additional background information).

The Eastern Goleta Valley Community Plan updates the Coastal Land Use Plan and Comprehensive Plan and provides policy direction for issues and development trends specific to the Plan area. This update was necessary to manage current conditions, facilitate proper planning, and accurately reflect prevailing vision and objectives of the area residents. The Eastern Goleta Valley Community Plan provides the general public, land owners, and decision makers with a framework for planning future development in the region. It establishes land use designations and zone districts and includes goals, policies, development standards, and actions to guide future development.

In addition to the Coastal Land Use Plan policies and applicable Comprehensive Plan policies, the goals, objectives, policies and actions of the Eastern Goleta Valley Community Plan also apply to activities within the Eastern Goleta Valley Community Plan area. Where other goals, objectives, policies and actions in the Coastal Land Use Plan and/or Comprehensive Plan address the same issues as the Eastern Goleta Valley Community Plan, those in the Eastern Goleta Valley Community Plan shall be

applied, except as provided in Coastal Land Use Plan Policy 1-2 and Policy 1-3. See Appendix J for the complete Eastern Goleta Valley Community Plan.

- d. Amend the maps of the Coastal Land Use Plan of the County Local Coastal Program as follows:
 1. Adopt the map titled “Eastern Goleta Valley Community Plan Land Use Designations” (Exhibit 2), which depicts the land use designations within the Eastern Goleta Valley Community Plan area;
 2. Adopt the map titled “Eastern Goleta Valley Community Plan Land Use Overlay” (Exhibit 3), which depicts airport, flood, and other land use overlay designations within the Eastern Goleta Valley Community Plan area;
 3. Adopt the map titled “Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays” (Exhibit 4), which depicts environmentally sensitive habitat and riparian corridors within the Eastern Goleta Valley Community Plan area;
 4. Amend the existing map titled “Goleta Community Plan Land Use Designations South” by removing Land Use Designations within the boundaries of the Eastern Goleta Valley Community Plan area as shown in Exhibit 2 (“Eastern Goleta Valley Community Plan Land Use Designations”);
 5. Amend the existing map titled “Goleta Community Plan Land Use Overlay” by removing Land Use Overlay Designations within the boundaries of the Eastern Goleta Valley Community Plan area as shown in Exhibit 2 (“Eastern Goleta Valley Community Plan Land Use Designations”); and
 6. Amend the existing map titled “Goleta Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays South” by removing ESH/RC Overlay Designations within the boundaries of the Eastern Goleta Valley Community Plan area as shown in Exhibit 2 (“Eastern Goleta Valley Community Plan Land Use Designations”).
 7. Amend the existing map titled “Santa Barbara County Parks, Recreation and Trails (PRT-3)” by incorporating existing and proposed parks, recreation facilities, and trails within the Eastern Goleta Valley Community Plan area as shown in Figure 16, “Proposed Parks, Recreation & Trails,” of the Eastern Goleta Valley Community Plan (Exhibit 1).
3. In compliance with the provisions of Government Code Section 65356, the above described changes are hereby adopted as amendments to the Coastal Land Use Plan of the Santa Barbara County Local Coastal Program.

4. Pursuant to provisions of Government Code Section 65357, the Clerk of the Board is hereby described to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.
5. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to reflect the above described action by the Board.
6. Pursuant to the provisions of Government Code Section 65357 the Clerk of the Board is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JANET WOLF, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBITS:

- Exhibit 1: Eastern Goleta Valley Community Plan
- Exhibit 2: Eastern Goleta Valley Community Plan Land Use Designations
- Exhibit 3: Eastern Goleta Valley Community Plan Land Use Overlay
- Exhibit 4: Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays

ATTACHMENT I-5

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE II, THE SANTA BARBARA COUNTY COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE, BY AMENDING DIVISION 1, IN GENERAL, DIVISION 2, DEFINITIONS, DIVISION 5, OVERLAY DISTRICTS, DIVISION 7, GENERAL REGULATIONS, DIVISION 11, PERMIT PROCEDURES, AND DIVISION 14, GOLETA COMMUNITY PLAN OVERLAY DISTRICT, TO IMPLEMENT THE GOALS, POLICIES AND DEVELOPMENT STANDARDS OF THE EASTERN GOLETA VALLEY COMMUNITY PLAN.

Case No. 13ORD-00000-00011

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

DIVISION 1, In General, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, to read as follows:

Section 35-54. Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries.

1. Zoning ordinances and maps delineating the boundaries of districts set forth in this Article and designating, by symbols, the zoning districts and overlay districts shall be adopted by references and by such adoption shall become a part of this Section and shall have the same force and effect as if the provisions, boundaries, location, and lines of the districts and territory therein delineated and all provisions, notations, references, and other information set forth in said ordinances and set forth and shown on said maps were specifically and fully set out and described in this Section.
2. ~~The following eight large zoning maps and seven large zoning overlay maps, which rezone the unincorporated area of the County lying within the Coastal Zone, are hereby adopted by reference into this Section with the following titles and section numbers:~~
 - a. ~~Carpinteria Rural Region Zoning Map (Section 35-204.2.8 and Section 35-54.1.19) and Overlay Map (Section 35-54.2).~~
 - b. ~~North Gaviota Coast Rural Region Zoning Districts Map (Section 35-54.70.0) and Point Conception Coastal Plan Overlay (Section 35-54.10).~~
 - e. ~~Santa Maria Rural Region Zoning Districts Map (Section 35-54.30.0) and Overlay (Section 35-54.12).~~
 - d. ~~Channel Islands Coastal Plan: Zoning (Section 35-54.13).~~
 - e. ~~Gaviota Coast Rural Region Zoning Districts Map (Section 35-54.60.0) and Overlay (Section 35-54.15) and Overlay (Section 35-54.10).~~
 - f. ~~Summerland Community Plan: Zoning Articles II and III (Section 35-54.16) and Overlay (Section 35-54.17).~~
 - g. ~~Montecito Community Plan: Zoning Article II (Section 35.54.3.6), Overlay (Section 35.54.4.5), and ESH Overlay (Section 35-54.5).~~

- ~~h. Goleta Community Plan Zoning Districts Southern Section Coastal Plan (Section 35-54.20.0), Goleta Community Plan Overlay Districts Coastal Zone (Section 35-54.21.0), and Goleta Community Plan Environmentally Sensitive Habitat Land Use Overlay Southern Section Coastal Zone (Section 35-54.22.0).~~
- ~~i. Santa Barbara Area Zoning and Zoning Overlay (Section 35-54.7.8).~~
- ~~j. Lompoc Valley Rural Region Zoning Districts Map (Section 35-54.70.0) and Overlay (Section 35-54.2).~~

The following certified zoning maps and zoning overlay maps, which zone the unincorporated area of the County lying within the Coastal Zone, are hereby specifically included by reference into this Section:

- a. Carpinteria Valley Coastal Plan Zoning Overlay.
- b. Channel Islands Coastal Plan Zoning.
- c. Eastern Goleta Valley Community Plan Zoning.
- d. Eastern Goleta Valley Community Plan Zoning Overlay.
- e. Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays.
- f. Gaviota Coast Coastal Plan Zoning Overlay.
- g. Gaviota Coast Rural Region Zoning.
- h. Goleta Community Plan Zoning South.
- i. Goleta Community Plan Zoning Overlay.
- j. Goleta Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays South.
- k. Guadalupe Dunes/Point Sal Coastal Plan Zoning Overlay.
- l. Montecito Community Plan Zoning Southern Section.
- m. Montecito Community Plan Zoning Overlay.
- n. Montecito Community Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays.
- o. North Gaviota Coast Rural Region Zoning.
- p. Lompoc Valley Rural Region Zoning.
- q. Point Conception Coastal Plan Zoning Overlay.
- r. Santa Barbara Area Zoning and Zoning Overlay.
- s. Santa Maria Valley Rural Region Zoning.
- t. South Coast Rural Region Zoning.
- u. Summerland Community Plan Zoning.
- v. Summerland Community Plan Zoning Overlay.
- w. Summerland Community Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays.

- x. Toro Canyon Plan Zoning.
 - y. Toro Canyon Plan Zoning Overlay.
 - z. Toro Canyon Plan Environmentally Sensitive Habitat Land Use and Zoning Overlays.
3. Where uncertainty exists as to the boundaries of any districts shown on the zoning maps, the following rules shall apply:
- a. Where zoning district boundaries approximately follow lot, alley, or street lines, such lot lines and street and alley centerlines shall be construed as the district boundaries.
 - b. If a zoning district boundary divides a lot and the boundary line location is not otherwise designated, the location of the boundary shall be determined by use of the scale appearing on the Zoning Map.
 - c. Where a public street or alley is officially vacated or abandoned, the property formerly in said street or alley shall be included within the district or districts of the adjoining property on either side of said vacated or abandoned street or alley centerline.

SECTION 2:

DIVISION 2, Definitions, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35-58, Definitions, to add the following new definition of “Eastern Goleta Valley Community Plan Area” and “Goleta Community Plan Area”:

Eastern Goleta Valley Community Plan Area. That portion of the County located within the boundaries of the Eastern Goleta Valley Community Plan as shown on the map titled Eastern Goleta Valley Community Plan Land Use Designations.

Goleta Community Plan Area. That portion of the County located within the boundaries of the Goleta Community Plan as shown on the map titled Goleta Community Plan Land Use Designations South, including the western area but excluding the Eastern Goleta Valley Community Plan Area.

SECTION 3:

DIVISION 5, Overlay Districts, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code is amended to amend Section 35-98.3, Permit and Processing Requirements, of Section 35-98, D - Design Control Overlay District, to read as follows:

Section 35-98.3 Permit and Processing Requirements.

All new structures and alterations to existing structures shall be subject to design review in compliance with Section 35-184 (Board of Architectural Review): except as shown below:

- 1. **Eastern Goleta Valley.** The plans for each new or altered structure subject to the Eastern Goleta Valley Residential Design Guidelines shall be submitted for Design Review in compliance with Section 35-184 (Board of Architectural Review) if required by Section 35-98.5 (Eastern Goleta Valley).

SECTION 4:

DIVISION 5, Overlay Districts, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code is amended to amend Section 35-98, D - Design Control Overlay District, to add a new Section 35-98.5 titled "Eastern Goleta Valley" and to read as follows:

Section 35-98.5 Eastern Goleta Valley.

1. **Purpose and intent.** This section establishes procedures and findings for the approval of land use and proposed development located in the Eastern Goleta Valley Community Plan area to ensure that such land uses and proposed developments are consistent with the Eastern Goleta Valley Residential Design Guidelines for residential development.
2. **Applicability.** The following shall be submitted for Design Review in compliance with Section 35-184 (Board of Architectural Review):
 - a. New one-family and two-family dwellings.
 - b. Demolished and reconstructed one-family and two-family dwellings when 50 percent or more of the existing gross floor area is demolished.
 - c. Second and third floor additions to existing one-family and two-family dwellings not including the addition of lofts within an existing structure where there is no change in the outward appearance of the structure.
 - d. Conversions of attached and detached garages that are accessory to one-family or two-family dwellings that result in an increase in habitable area.
 - e. Any addition of more than 1,000 square feet of the gross floor area or 50 percent or more of the gross floor area of the principal one-family or two-family dwelling that existed on the lot as of [the effective date of this ordinance], whichever is less.
 - f. Any structural alterations to one-family and two-family dwellings that are substantially visible from the street frontage.

SECTION 5:

DIVISION 7, General Regulations, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning of the Santa Barbara County Code, is amended to amend Section 35-139, Exterior Lighting, to read as follows:

Section 35-139. Exterior Lighting.

All exterior lighting shall be hooded and no unobstructed beam of exterior lighting shall be directed toward any area zoned or developed residential. No lighting shall be so designed as to interfere with vehicular traffic at any portion of a street. Division 13 (Summerland Community Plan Overlay), Division 14 (Goleta Community Plan and Eastern Goleta Valley Community Plan Overlay Districts) and Division 15 (Montecito Community Plan Overlay District) include additional requirements.

SECTION 6:

DIVISION 11, Permit Procedures, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code is amended to amend Section 35-184.6, Findings Required for Approval, of Section 35-184, Board of Architectural Review, to add a new Subsection 35-184.6.13 titled "Additional findings required for Design Review applications within the Eastern Goleta Valley area" and to read as follows:

13. Additional findings required for Design Review applications within the Eastern Goleta Valley Community Plan area. Where Design Review is required in compliance with Section 35-98.5 (Eastern Goleta Valley), plans for new or altered structures will be in compliance with the Eastern Goleta Valley Residential Design Guidelines, as applicable. The Eastern Goleta Valley Residential Design Guidelines, which are intended to serve as a guide only, shall constitute "additional design standards" for purposes of Subsection 35-184.6.11.

SECTION 7:

DIVISION 14, Goleta Community Plan Overlay District, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code is amended to be titled "DIVISION 14 GOLETA COMMUNITY PLAN AND EASTERN GOLETA VALLEY COMMUNITY PLAN OVERLAY DISTRICTS" and to read as follows:

DIVISION 14 GOLETA COMMUNITY PLAN AND EASTERN GOLETA VALLEY COMMUNITY PLAN OVERLAY DISTRICTS

Section 35-192. General.

The purpose of this DIVISION is to create overlay districts in order to carry out certain policies and implement portions of the Goleta Community Plan and Eastern Goleta Valley Community Plan, which is ~~are~~ part of the County's Land Use Element. The provisions of this DIVISION are in addition to the other provisions of this Article. Where provisions of this DIVISION conflict with other provisions of this Article, the provisions of this DIVISION shall take precedence.

Section 35-192.1 Applicability.

The provisions of this section apply to ~~that~~ those portions of the community of Goleta (~~as defined by the "Goleta Community Land Use Map"~~) as shown on the maps titled Goleta Community Plan Land Use Designations South and Eastern Goleta Valley Community Plan Land Use Designations that ~~lies~~ are located within the Coastal Zone. All provisions of the Goleta Community Plan, the Eastern Goleta Valley Community Plan, and the Comprehensive Plan, including all the goals, objectives, policies, actions, development standards and design guidelines, shall also apply to the area zoned with ~~the GOL~~ these Overlay Districts.

Section 35-192.2 Findings.

In addition to the findings that are required for approval of a development project (as development is defined in this Article), as identified in each section of Division 11 (Permit Procedures) of Article II, a finding shall also be made that the project meets all the applicable development standards included in the Goleta Community Plan or the Eastern Goleta Valley Community Plan, as applicable, of the Land Use Element of the Comprehensive Plan.

Section 35-192.3 Exterior Lighting Within the Eastern Goleta Valley Community Plan Area.

All exterior lighting installed on property located within the Eastern Goleta Valley Community Plan area on or after [*the effective date of this ordinance*] shall comply with the following:

1. In addition to the permit application submittal requirements required in Division 11 (Permit Procedures), any application for a permit that includes outdoor light fixtures shall include plans showing the location and lumen output of all outdoor light fixtures, both existing and proposed.
2. The regulations contained in this Section 35-192.3 shall be known and referred to as the “Exterior Lighting Regulations for the Eastern Goleta Valley Community Plan Area.”
 - a. **Purpose and intent.** The purpose of this Subsection is to create standards for outdoor lighting that minimize light pollution, glare, and light trespass caused by inappropriate or misaligned light fixtures. These standards conserve energy and preserve the nighttime sky while maintaining night-time safety, utility, security, and productivity.
 - b. **Approved materials and methods of installation.** The provisions of this Subsection are not intended to prevent the use of any design, material, or method of installation not specifically proscribed by this Subsection provided any such alternate has been approved by the County. The Department may approve any such alternate provided that the proposed design, material, or method:
 - 1) Provides approximate equivalence to the specific requirements of this Subsection.
 - 2) Is otherwise satisfactory and complies with the intent of this Subsection.
 - c. **Prohibited lights and lighting.**
 - 1) All illuminated advertising signs on and off premises shall be off between 11:00 p.m. and sunrise, except that on-premises signs may be illuminated while the business is open to the public.
 - 2) All outside illumination for aesthetic and/or decorative purposes for any structure and/or surrounding landscape, public or private, and for outdoor recreational facilities that is not fully shielded shall be prohibited between 9:00 p.m. and sunrise. All illumination of exterior areas between 9:00 p.m. and sunrise shall be shielded.
 - 3) Except as provided below, lighting associated with an outdoor recreational facility with lights that are not fully shielded (full cutoff) may only be illuminated between 9:00 p.m. and sunrise the following day to complete a specific organized recreational event in progress and under illumination in conformance with this Subsection at 9:00 p.m. Fully shielded (full cutoff) lights are not subject to a time restriction.
 - 4) Search lights, laser source lights, or similar high intensity lights shall not be permitted except in emergencies by police and/or fire personnel, or for the purposes of gathering meteorological data.
 - 5) Mercury vapor lights are prohibited.
 - d. **Exemptions.** The following are exempt from the provisions of Section 35-192.3.
 - 1) All outdoor lighting fixtures lawfully installed prior to [*the effective date of this ordinance*] are exempt from the shielding requirements of this Subsection; however, they shall be subject to the remaining requirements of this Subsection, except that fully shielded (full cutoff) lights are not subject to a turn-off time.
 - 2) Fossil fuel lights.

- 3) Traffic control signs and devices.
 - 4) Street lights installed prior to [the effective date of this ordinance].
 - 5) Temporary emergency lighting (e.g., fire, police, public works).
 - 6) Moving vehicle lights.
 - 7) Navigation lights (e.g., airports, heliports, radio/television towers).
 - 8) Seasonal decorations with individual lights in place no longer than 60 days.
 - 9) Except as provided below, lighting for special events as provided by Subsection 3.g (Temporary exemption), below.
 - 10) Temporary lighting for agricultural activities of a limited duration, not including unshielded arena lights.
 - 11) Except as provided below, security lights of any wattage that are controlled by a motion-sensor switch and which do not remain on longer than 10 to 12 minutes after activation.
 - a) Security lights shall be required to be fully shielded in order to be exempt in compliance with this Section 35-192.3.
 - 12) Light fixtures shown on building permits that were approved prior to [the effective date of this ordinance] are excluded from compliance with this Section 35-192.3 until the fixture is replaced.
 - 13) Solar walkway lights.
- e. **General requirements.** All non-exempt light fixtures that require a County permit prior to installation shall be subject to the following general requirements:
- 1) All outdoor light fixtures installed after [the effective date of this ordinance] and thereafter maintained upon private property, public property, or within the public right-of way shall be fully shielded (full cutoff).
 - a) Sign illumination shall only illuminate the signage and shall not spill into adjacent areas.
 - 2) All replaced or repaired lighting fixtures requiring a permit shall be subject to the requirements of this Section 35-192.3.
 - 3) Light trespass and glare shall be reduced to the maximum extent feasible through downward directional lighting methods.
 - 4) Externally illuminated signs, advertising displays, and building identification shall use top mounted light fixtures which shine downward and are fully shielded (full cutoff).
 - 5) Outdoor light fixtures used for outdoor recreational facilities shall be fully shielded (full cutoff) except when such shielding would cause impairment to the visibility required in the intended recreational activity. In such cases, partially shielded fixtures and downward lighting methods shall be utilized to limit light pollution, glare, and light trespass to a reasonable level as determined by the Director.
 - 6) Illumination from recreational facility light fixtures shall be shielded to minimize glare extending towards roadways where impairment of motorist vision might cause a hazard.

f. **Submittal of plans and evidence of compliance.** Any application for a permit that includes outdoor light fixtures (except for exempt fixtures in compliance with this Section 35-192.3) shall include evidence that the proposed outdoor lighting will comply with this Section 35-192.3. The application shall include:

- 1) Plans showing the locations of outdoor lighting fixtures.
- 2) Description of the outdoor lighting fixtures, including manufacturer's catalog cuts and drawings. Description and drawings should include lamp or bulb type, wattage, lumen output, beam angle, and shielding.

The above plans and descriptions shall be sufficiently complete to enable the plan examiner to readily determine whether compliance with the requirements of this Section 35-192.3 has been met.

g. **Temporary exemption.**

- 1) The Director may grant a temporary exemption, as defined herein, for such activities, including, but not limited to circuses, fairs, carnivals, sporting events, and promotional activities, if he first makes all of the following findings:
 - a) The purpose for which the lighting is proposed is not intended to extend beyond 30 days.
 - b) The proposed lighting is designed in such a manner as to minimize light pollution as much as feasible.
 - c) The proposed lighting will comply with the general intent of this article.
- 2) The application for a temporary exemption shall at a minimum include all of the following information:
 - a) Name and address of applicant and property owner.
 - b) Location of proposed fixtures.
 - c) Type, wattage, and lumen output of lamp(s).
 - d) Type and shielding of proposed features.
 - e) Intended use of lighting.
 - f) Duration of time for requested exemption.
 - g) The nature of the exemption.
 - h) Such other information as the Department may request.

SECTION 8:

All existing indices, section references, and figure and table numbers contained in Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 9:

Except as amended by this Ordinance, Divisions 1, 2, 5, 7, 11 and 14 of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 10:

This ordinance and any portion of this ordinance approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later; and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JANET WOLF, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

ATTACHMENT I-6

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE II, THE SANTA BARBARA COUNTY COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE EXISTING GOLETA COMMUNITY PLAN ZONING SOUTH MAP, THE GOLETA COMMUNITY PLAN ZONING OVERLAY MAP, AND THE GOLETA COMMUNITY PLAN AREA ENVIRONMENTALLY SENSITIVE HABITAT AND RIPARIAN CORRIDOR LAND USE AND ZONING OVERLAYS SOUTH MAP TO CREATE NEW MAPS THAT SEPARATELY APPLY TO THE EASTERN GOLETA VALLEY COMMUNITY PLAN AREA AND THE GOLETA COMMUNITY PLAN AREA TO IMPLEMENT THE GOALS, POLICIES AND DEVELOPMENT STANDARDS OF THE EASTERN GOLETA VALLEY COMMUNITY PLAN.

Case No. 15RZN-00000-00004

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

All zoning maps and zoning designations previously adopted under the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, as shown on the existing Goleta Community Plan Zoning South map, are hereby repealed as they relate to the area located within the boundaries of the Eastern Goleta Valley Community Plan area as shown in Exhibit A (“Eastern Goleta Valley Community Plan Zoning”).

SECTION 2:

All zoning maps and zoning overlay designations previously adopted under the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, as shown on the existing Goleta Community Plan Zoning Overlay map, are hereby repealed as they relate to the area located within the boundaries of the Eastern Goleta Valley Community Plan area as shown in Exhibit A (“Eastern Goleta Valley Community Plan Zoning”).

SECTION 3:

All zoning maps and zoning overlay designations previously adopted under the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, as shown on the existing Goleta Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays South map, are hereby repealed as they relate to the area located within the boundaries of the Eastern Goleta Valley Community Plan area as shown in Exhibit A (“Eastern Goleta Valley Community Plan Zoning”).

SECTION 4:

Pursuant to the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts a new zoning map titled “Eastern Goleta Valley Community Plan Zoning” which adopts zoning designations for the area as shown on Exhibit ~~D~~-A attached hereto and which is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein, as exhibited in Exhibit A, and which is made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein.

SECTION 5:

Pursuant to the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts a new zoning map titled “Eastern Goleta Valley Community Plan Zoning Overlay” which adopts zoning designations for the area as shown on Exhibit ~~E~~-B attached hereto and which is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein, as exhibited in Exhibit B, and which is made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein.

SECTION 6:

Pursuant to the provisions of Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts a new zoning map titled “Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays” which adopts zoning designations for the area as shown on Exhibit ~~F~~-C attached hereto and which is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein, as exhibited in Exhibit C, and which is made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said zoning map were specifically and fully set out and described therein.

SECTION 7:

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibits A through ~~F~~C to show that said exhibit maps have been adopted by this Board.

SECTION 8:

Except as amended by this Ordinance, Section 35-54, Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, shall remain unchanged and shall continue in full force and effect.

SECTION 9:

This ordinance and any portion of this ordinance approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later; and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JANET WOLF, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____
Deputy County Counsel

EXHIBITS:

- Exhibit A: Eastern Goleta Valley Community Plan Zoning
- Exhibit B: Eastern Goleta Valley Community Plan Zoning Overlay
- Exhibit C: Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays