

Attachment D

Summary of Changes Recommended by Staff

1. Mission Canyon Community Plan – Suggested edits per City of Santa Barbara comments.

DevStd FIRE-MC-2.1: Along access roads and driveways, limbing of oak tree branches shall be subject to the vertical clearance requirements of the California Fire Code and Santa Barbara County Fire Department development standards. To the maximum extent feasible, vegetation management practices shall not result in the removal of protected healthy oak trees. ~~Treatment of oak trees not located along access roads and driveways shall be limited to removing dead materials, proper pruning, mowing the understory, and limbing up the branches to a maximum height of eight (8) feet off the ground.~~ [note: deleted text moved to new DevStd BIO-MC-2.3 see below]

Policy CIRC-MC-3: Mature landscaping within and adjacent to the road right-of-way is aesthetically valuable to the community and shall be preserved and maintained to the extent that it does not compromise public safety, impede pedestrian pathways, or interfere with applicable County or Caltrans sight distance standards.

Action CIRC-MC-3.3: The County shall work with the City of Santa Barbara to identify trailhead parking solutions along Tunnel Road. The study shall evaluate the feasibility of developing a low-intensity trailhead parking area on City of Santa Barbara owned land (APN 153-270-009) at the terminus of Tunnel Road ~~which could also function as an emergency vehicle turn-around and staging area.~~

DevStd PS-MC-2.2: Landscape plans shall include appropriate water-conserving features ~~such as those listed in the Water Resources section of the County's Standard Conditions of Approval and Standard Mitigation Measures.~~

Action PS-MC-2.3: Santa Barbara Land Use and Development Code Section 35.28.210 shall be amended to require water conservation development standards for development requiring a landscape plan in the Mission Canyon Community Plan area.

DevStd BIO-MC-2.3: Vegetation management practices involving oak trees located away from access roads, driveways and structures shall be limited to removing dead materials, proper pruning, mowing the understory, and limbing up the branches to a maximum height of eight (8) feet off the ground. To the maximum extent feasible, vegetation management practices shall not result in the removal of protected healthy oak trees.

Policy BIO-MC-5: Natural ~~Stream~~-stream channels shall be maintained in an undisturbed state to the maximum extent feasible in order to protect water quality and banks from erosion, enhance wildlife passageways, and provide natural greenbelts. “Hardbank” channelization (e.g., use of concrete, riprap, gabion baskets) of stream channels shall be prohibited, except where necessary to protect existing structures. Where hardbank channelization is required, the material and design used shall be the least environmentally damaging alternative and site restoration on or adjacent to the stream channel shall be required, subject to a Restoration Plan.

Policy BIO-MC-6: Native riparian vegetation shall be protected as part of a stream or creek development buffer, ~~–~~. New development shall be setback defined as a minimum fifty [50] feet of from the geologic top of the bank of any watercourse stream or creek. When the riparian habitat extends beyond the geologic top of bank, the buffer shall extend an additional 25 feet from the outside edge of the riparian canopy. The minimum development buffer Buffer areas may be adjusted upward or downward on a case-by-case basis given site-specific conditions. Adjustment of the buffer shall be based on site-specific conditions such as slopes, biological resources, and erosion potential, as evaluated and determined by Planning & Development and other County agencies, such as Environmental Health Services and the Flood Control District. Buffer areas may be adjusted to avoid precluding subject to approval by a biologist approved by Planning and Development, but shall not preclude development of a parcel to such extent that an unconstitutional deprivation of property occurs. Public or privately initiated restoration of degraded riparian areas to their former state shall be encouraged.

DevStd BIO-MC-6.2: When activities permitted in stream corridors would require removal of native riparian plants and non-native invasive species, revegetation/restoration with local native plants, obtained from seed and rootstock within as close proximity to

the site as feasible shall be required. Native seed and rootstock shall come from as close as possible to the site within the Mission Creek watershed, or, if not available, from within the South Coast (Gaviota to Rincon Creek) in order to protect local native plant genetics.

DevStd BIO-MC-6.3: No structures shall be located within a stream corridor except: public trails that would not adversely affect existing habitat, ~~dams necessary for~~ flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, and other development where the primary function is for the improvement of fish and wildlife habitat. All development shall incorporate the best mitigation measures feasible to minimize the negative impact to the greatest extent.

2. **Mission Canyon Community Plan** – Suggested edits per County staff recommendation.

Policy FIRE-MC-4: New discretionary development, including new construction and increases in intensity of use, shall not significantly contribute, individually or cumulatively, to the existing deficiency in roadway evacuation capacity from the Mission Canyon plan area.

DevStd FIRE-MC-4.1: The County shall require two routes of ingress and egress for discretionary development unless the Fire Department waives/modifies the requirement and documents finding(s) for the waiver/modification based upon substantial evidence that public safety will not be compromised.

~~DevStd WW MC 1.4: Development providing wastewater treatment via dry wells shall be required to install dual (200%) capacity fields for all new installations, and advanced treatment systems in problematic or sensitive locations.~~

[Note: This standard is recommended for deletion since the intent of DevStd WW-MC-1.4 is addressed in DevStd WW-MC-1.2 and 1.5]

Action WW-MC-1.9: The County shall encourage the use of any alternative sewage enhanced treatment systems, where conditions would warrant, approved by the Regional Water Quality Control Board which would be suitable for use in Mission Canyon.

Action WW-MC-1.10: The County shall work cooperatively with the City of Santa Barbara and Regional Water Quality Control Board to pursue feasibility, fiscal, and environmental studies to develop ~~an~~ Onsite a Wastewater Management Plan for Mission Canyon. The study shall provide detailed attention to: (1) defining areas where use of septic systems upgrades may continue to be feasible, and (2) defining areas where extending public sewage sewer service and infrastructure may be appropriate and feasible. Community input shall be sought regarding the content of the studies and potential alternative solutions.

Policy BIO-MC-4: Native trees shall be preserved where appropriate to the maximum extent feasible. A “native protected tree” is at least six inches in diameter (largest diameter for non-round trunks) as measured 4.5 feet above level ground (or as measured on the uphill side where sloped). Native trees found in Mission Canyon area include, but are not limited to: coastal live oak (*Quercus agrifolia*), Western sycamore (*Platanus racemosa*), California bay (*Umbellularia californica*), Bigleaf maple (*Acer macrophyllum*), White alder (*Alnus rhombifolia*) and California black walnut (*Juglans californica*). If it is determined by Planning & Development that native tree removal cannot feasibly be avoided, removed trees shall be relocated or replaced onsite provided the relocated or replaced trees can be accommodated in a location and manner that does not conflict with defensible space clearance requirements. Replacements for native trees should be propagated from onsite or nearby specimens.

(Source: 1984 Mission Canyon Specific Plan, section 5.4, page 51)

DevStd FLD-MC-2.5: New development shall ensure that post-development runoff volumes ~~achieve a net reduction from~~ do not exceed pre-development runoff volumes. Source control measures such as infiltration, evapotranspiration, and storage retention and reuse shall be incorporated into site design to the maximum extent practicable.

3. Land Use and Development Code – Suggested edits per County Planning Commission recommendation.

35.42.230 - Residential Second Units

D. Exclusion areas. Except as provided below, because of the adverse impacts on the public health, safety, and welfare, Residential Second Units shall not be allowed in Special Problem Areas designated by the Board based upon the findings that Special Problem Areas by definition are areas having present or anticipated flooding, drainage, grading, soils, geology, road width, access, sewage disposal, water supply, location, or elevation problems.

- ~~1. Within a Special Problem Area other than the Mission Canyon Special Problem Area, etc.~~
2. Within a Special Problem Area other than the Mission Canyon Special Problem Area, etc.

Note: The County Planning Commission recommendation to delete section 35.42.230.D.1 will retain the existing LUDC provision allowing Residential Second Unit applications in the Mission Canyon Special Problem Area if:

- the application involves two contiguous legal lots under one ownership and at least one lot is vacant;
- the owner has submitted an offer to dedicate a Covenant of Easement over the vacant lot as long as the RSU is maintained on the developed lot; and,
- the vacant lot is deemed residentially developable.

3.1 Land Use and Development Code - Suggested edits per Long Range Planning Staff.

35.28.210 - Community Plan Overlay

H. Mission Canyon Community Plan area

2. Agricultural grading. The agricultural grading exception embodied in Section ~~6.(j)~~ 14-8.(a) of the Santa Barbara County Grading Ordinance shall not apply within the Mission Canyon Community Plan area. The Special Problems Area Committee shall review all grading permit applications, including those for agricultural grading within this area. All grading projects, whether or not accompanied by the erection of structures, shall require a Land Use Permit.

(Source: 1984 Mission Canyon Specific Plan, section 5.3.3, page 45)

3. Landscape Plan Water Conservation Development Standards. All development requiring a landscape plan shall be in compliance with the following development standards:

- a. No more than 20% of the landscaped area shall be planted in lawn and/or non-drought tolerant plants.
- b. All lawns shall utilize turf species listed as low water use varieties on the most recent list of low water use species published by the University of California Cooperative Extension.
- c. Turf shall not be used on slopes of 20% or greater.
- d. All planted areas, except those with lawns, groundcover, or other low lying shrubs, shall include mulch material to an average thickness of at least two inches throughout, except in the immediate vicinity of plant stems.
- e. Irrigation systems shall be designed such that there are separate valves serving each of the following areas:
 - (1) Lawn areas;
 - (2) Areas planted with non-drought tolerant plants; and
 - (3) Areas planted with drought tolerant plants.
- f. Irrigation systems shall be designed to prevent overspray and run-off. Areas of sprinkler coverage shall be shown on the landscape plan.
- g. Drip, trickle, or other low volume irrigation shall be provided on at least 25% of the landscaped area.

35.82.060 – Conditional Use Permits and Minor Conditional Use Permits

- E. **Findings required for approval of Conditional Use Permits other than Conditional Use Permit applications submitted in compliance with Chapter 35.38 (Sign Standards).**

8. Additional findings required for sites within the Mission Canyon Plan area.

- a. The use does not result in a significant increase in the density of the temporary or permanent human population that could hinder or impair the roadway evacuation capacity in the Mission Canyon plan area.
- b. Conditions have been required for, or incorporated into the use that mitigate or avoid onsite and offsite emergency evacuation impacts.

35.82.080 – Development Plans

E. Findings required for approval.

9. Additional findings required for Preliminary or Final Development Plans for sites within the Mission Canyon Plan area.

a. The use does not result in a significant increase in the density of the temporary or permanent human population that could hinder or impair the roadway evacuation capacity in the Mission Canyon plan area.

b. Conditions have been required for, or incorporated into the use that mitigate or avoid onsite and offsite emergency evacuation impacts.

35.42.250 – Temporary Uses

E. Development Standards for all temporary uses.

6. Additional findings required for temporary uses and events within the Mission Canyon Plan area.

a. The use does not result in a significant increase in the density of the temporary or permanent human population that could hinder or impair the roadway evacuation capacity in the Mission Canyon plan area.

b. Conditions have been required for, or incorporated into the use that mitigate or avoid onsite and offsite emergency evacuation impacts.

35.104.060 – Findings Required for Approval of Amendments

B. Findings required for Zoning Map Amendments within the Mission Canyon Plan area.

1. The use does not result in a significant increase in the density of the temporary or permanent human population that could hinder or impair the roadway evacuation capacity in the Mission Canyon plan area.

2. Conditions have been required for, or incorporated into the use that mitigate or avoid onsite and offsite emergency evacuation impacts.

4. Residential Design Guidelines – Suggested edits per City of Santa Barbara comments.

Openings Guideline 4.29 Select door and windows for an addition or an accessory structure that are the same shape and size or are otherwise compatible with the dominant types on the principal structures, including proportions, materials, and detailing. Windows should be made of good quality and durable materials.

Exterior Materials and Colors Guideline 4.40 Use good quality, durable exterior materials and colors that complement and improve the neighborhood, are fire resistant, and are consistent with the architectural style of the dwelling.

Hillside Landscaping and Retaining Walls Guideline 7.11 Retaining walls should be stepped or terraced, and should blend into their surroundings, with height and length kept to a minimum and adequately setback from the front property line to allow ample room for bicycle and pedestrian passage.

Watershed Management Guideline 3.12 Site structures away from streams and natural drainage features and preserve and restore riparian and open space drainage areas.

Watershed Management Guideline 3.13 Use permeable paving materials for driveways, walkways, and patios where feasible~~and preserve open space drainage ways.~~

Watershed Management Guideline 3.15 Where appropriate, infiltrate runoff through on-site storage and drainage systems, such as into landscaped areas, bioswale, detention basin, rain barrel or French drain. Direct roof spouts to landscaping or other pervious areas.