

Goleta Community Plan Update: Exhibit A:

Initiation Draft: Policy Framework Compendium with Planning Commission-Recommended Modifications:

A compendium is a concise, yet comprehensive compilation or summary of a larger document. The following is a compendium of the policy framework extracted from the June 1, 2011 Initiation Draft of the updated Goleta Valley Community Plan for Eastern Goleta Valley. It lists sequentially the goals, objectives, policies, development standards, and actions/programs proposed in the Draft Plan, modified as recommended by the County Planning Commission by resolution on November 19, 2011. It is intended as a tool to aid in the review of the Draft Plan and does not substitute for the complete content and context provided by the Draft Plan document. Please refer to the February 2012 Initiation Draft Goleta Valley Community Plan for Eastern Goleta Valley for full text and referenced figures of the proposed project description.

SECTION II: COMMUNITY DEVELOPMENT AND LAND USE (p.37 – p.92)

PLANNING AREA BOUNDARIES AND PERMITTED USES

GOAL #1. The community is balanced and sustainable to provide safe, high quality neighborhoods, a mix of housing types sufficient to meet local needs, a thriving local economy, and sustainable agricultural ventures, while preserving the natural environment, local watershed resources, and ecologic systems.

GOAL #2. Community development and land use planning is comprehensive, purposeful, and paced to strengthen community identity, sustainability, and quality of life.

OBJECTIVE EGV-1: Establish the geographic boundary of Eastern Goleta Valley, inclusive of recognized subareas, and implement comprehensive planning for the planning area.

Policy EGV-1.1: **Planning Area and Sub-area Map.** Land uses and development of Eastern Goleta Valley (EGV) shall be contained in the delineated boundary in Figure 6 and considered relative to the following subareas:

- Urban Area
- Rural Area
- Coastal Zone
- ~~Valley Junction Area (Figure 9)~~
- ~~State Street Bowtie Corridor (Figure 10)~~

Policy EGV-1.2: The Urban/Rural Boundary through EGV shall separate principally urban land uses from those which are rural and/or agricultural in nature. This boundary shall represent the maximum extent of the EGV urban area, and the ~~urban area~~ Urban/Rural Boundary shall not be ~~expanded~~ extended

Attachment 1: Exhibit A

until existing inventories of land within the urban area are not adequate to accommodate needs prior to the development of existing inventories of vacant or underutilized land within the urban area. This Boundary shall not be modified except as part of a County-initiated amendment of the Community Plan ~~an update of the Community Plan.~~

Policy EGV-1.3: All Countywide and Coastal Plan policies apply to the non-coastal and coastal areas, respectively, of EGV in addition to policies and programs of this community plan.

Policy EGV-1.4: The Development Standards contained within this Plan shall be utilized to implement the policies of the Plan. Where appropriate, each of these standards shall be applied to the project under review unless the standard would be inapplicable or ineffective and/or other standards have been required which implement the policies.

OBJECTIVE EGV-2: Establish a watershed-based approach for land use and development planning and decision-making.

Policy EGV-2.1: The County shall consider the relationship of land use and development decisions to the health and function of watersheds and sub-basins, consistent with the intent and policies of Section IV: Environmental Resources and Constraints.

Policy EGV-2.2: The County shall work with South Coast agencies, including cities, districts, or other interested organizations, to address watershed-based planning issues to improve the quality of regional hydrologic conditions.

OBJECTIVE EGV-3: Enhance resource efficiency and minimize environmental impacts.

Policy EGV-3.1: All land uses and development shall occur in a manner which minimizes construction and operation-related impacts to the community.

Policy EGV-3.2: Clustering or relocation of development to less sensitive areas or parcels to conserve open land and environmental resources shall be strongly encouraged without resulting in urban development patterns in the rural area.

Policy EGV-3.3: Where a site or parcel has more than one land use designation (e.g.: commercial and residential), the design of the site shall be coordinated through the use of similar landscape and design elements (e.g.: access, plant selection, buffer strips, habitat/open space protection, architectural styles, etc.)

Policy EGV-3.4: Stormwater runoff and surface water quality shall be managed primarily with low impact site design and landscape planning. Mechanical or structural treatments shall be implemented only when natural or passive treatments are deemed infeasible.

Attachment 1: Exhibit A

DevStd EGV-3A: *Low-Impact Development Standards (LIDs): Development shall be designed and constructed to minimize or eliminate pollutants in stormwater through natural processes and maintain pre-development hydrologic characteristics, such as flow patterns, surface retention, and recharge rates, consistent with California State and County LID standards. Standards may include, but are not limited to:*

1. Site planning to avoid, protect, and restore sensitive areas (e.g., wetlands and riparian corridors),
2. Maximization of pervious surfaces and the use of existing natural features to allow for onsite infiltration of water,
3. Vegetative treatment (e.g., bioswales, vegetative buffers, constructed or artificial wetlands, etc.),
4. Mechanical or structural treatment (e.g., storm drain filters and inserts).

Policy EGV-3.5: Energy and resource efficiency shall be maximized in development.

Policy EGV-3.6: Green building and neighborhood design standards and technologies shall be encouraged and implemented in project planning (e.g., LEED project and neighborhood development certification through the U.S. Green Building Council, Built Green Santa Barbara, Santa Barbara County's Innovative Building Review Program, etc.).

OBJECTIVE EGV-4: Strengthen the sense of community and uniqueness of EGV.

Policy EGV-4.1: Land use and development shall complement existing neighborhoods and enhance aesthetics and viewsheds, where site suitability and layout, project scale, neighborhood land use characteristics, and urban design are factors considered in planning and design.

DevStd EGV-4A: *Development should be designed, configured, and sited to perpetuate and promote the sense of natural light and air, solar exposure, and privacy as characteristics of the community aesthetics.*

DevStd EGV-4B: *Development should be designed, configured, and sited to maximize compatibility with surrounding uses.*

Policy EGV-4.2: Development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation, including well-designed walkways, sidewalks, and paths and trails between residential development and adjacent and nearby commercial uses and employment centers wherever safe and feasible.

OBJECTIVE EGV-5: Enhance ~~the Valley Junction and State Street Bowtie Corridor~~ the State Street/Hollister Ave Commercial Corridor to connect residential uses with services, goods, transit, and social, cultural, and/or civic areas.

Attachment 1: Exhibit A

Policy EGV-5.1: ~~**Boundary of Valley Junction.** The term “Valley Junction” indicates the subarea delineated on Figure 9.~~

Policy EGV-5.2: ~~**Role of the Valley Junction.** Development within or adjacent to the Valley Junction shall enhance commercial and residential land uses, civic and recreational resources, and multi-modal transportation and connectivity. Commercial and mixed-use development and uses, alongside public and residential uses, shall remain centered in the Valley Junction, for the dual purpose of enhancing the community’s commercial and civic vitality and to prevent additional commercial strip or residential sprawl development in foothill and coastal areas.~~

~~**Action EGV-5A: Zoning in the Valley Junction.** Maintain a mix of small-town residential neighborhood, network residential neighborhood, mixed-use commercial uses, recreational, and institutional zoning districts within the Valley Junction as needed to meet local needs for commercial goods, services, housing, education, and recreation.~~

Policy EGV-5.3: ~~**Boundary of State Street Bowtie Corridor.** The term “State Street Bowtie” indicates the subarea delineated on Figure 10.~~

Policy EGV-5.4: ~~**Role of the State Street Bowtie.** Development within or adjacent to the State Street Bowtie shall be mixed-use to commercial and residential land uses, and multi-modal transportation and connectivity.~~

~~**Action EGV-5BA: Mixed Use Zoning District (MU-EGV):** Develop the Mixed Use Eastern Goleta Valley District (MU-EGV) Zoning District. The purpose and intent of MU-EGV is allow commercial/retail uses and residential uses in the same area, property, or structure to improve the State Street/Hollister Commercial Corridor as an attractive, safe, and pedestrian-oriented mixed-use neighborhood destination for goods and services through long term redevelopment and revitalization, paired with a multi-modal transportation system and streetscape improvements, per Policy LUR-EGV-3.2.**Zoning in the State Street Bowtie:** Maintain a mix of network residential neighborhood, small-town residential neighborhood, and mixed-use commercial uses zoning districts within the State Street Bowtie, and develop and apply a mixed-use code zoning district to the commercial areas of State Street Bowtie Community Corridor developed specifically for this subarea. The mixed-use code shall allow for mixed-use residential, live-work, and community-serving commercial uses, streetscape programs, and multi-modal transportation improvements. The intent is to transform this commercial corridor into an attractive, safe, and pedestrian-oriented mixed-use destination for goods and services through long term redevelopment and economic revitalization, paired with a public infrastructure investments in multi-modal transportation system and streetscape improvements.~~

OBJECTIVE EGV-6: Increase the production and availability of local food.

Policy EGV-6.1: The establishment and use maintenance of community gardens to satisfy open space requirements for development, as components of public and private park development, and as potential improvements integrated with

Attachment 1: Exhibit A

County Calle Real Administration Campus planning shall be encouraged (see also Section III: Public Services and Facilities).

DevStd EGV-6A: *Community gardens should be considered ideally located in the urban area near transportation corridors, schools, public facilities, and Small-town Neighborhoods to increase accessibility and appeal.*

Policy EGV-6.2: Local cultivation of edible products should be encouraged consistent with County codes.

Policy EGV-6.3: A permanent location for a certified farmers' market to support regional agriculture should be established.

OBJECTIVE GV-7: Consider EGV as a unique community in its identity, but united with the South Coast of Santa Barbara County in the interest of well-coordinated regional planning.

Policy EGV-7.1: The County shall continue to monitor, account for, and participate as an interested agency in the land use and development decisions of the adjacent jurisdictions, including the City of Goleta, the City of Santa Barbara, and UCSB.

~~**Policy EGV-7.2:** The County Planning and Development Department shall regularly contact the City of Santa Barbara, the City of Goleta, and UCSB and request development and growth projection reports. The County shall perform a responsible agency review on these reports in order to determine any future effects upon the planning area. Should substantial effects be determined, the County shall modify the Goleta Valley Community Plan based on any unforeseen growth of adjacent jurisdictions.~~

Policy EGV-7.3: The County shall work with the Cities of Goleta and Santa Barbara to plan and develop interconnected regional transportation facilities to serve commuters and enhance access to multi-modal transportation options.

RESIDENTIAL LAND USES

OBJECTIVE-LUR-EGV-1: Provide a variety of housing locations, types, prices, and tenures to ensure residential development meets local housing needs.

Policy LUR-EGV-1.1: Housing developed consistent with the Principles of Sustainable Community Development to meet local housing needs shall be encouraged (see Section II.A: Planning Area Boundaries and Permitted Uses).

Policy LUR-EGV-1.2: The County shall continue to ensure that a range of housing types is achieved in Eastern Goleta Valley that is sufficient to meet local housing needs.

Policy LUR-EGV-1.3: Residential second units, duplexes, and residential units in mixed-use commercial development shall be encouraged as affordable housing types (see also Section II.D: Commercial Land Uses).

Attachment 1: Exhibit A

Policy LUR-EGV-1.4: Multi-family or mixed use development plans shall be designed to include a range of unit sizes and designs to maximize the affordability, flexibility, and appeal of the residential properties to meet local housing needs (See also, II.D: Commercial Land Uses and IV. G: Visual Resources).

DevStd LUR-EGV-1A: *Residential components of mixed-use development shall be designed to complement the character of adjacent neighborhoods, to provide high quality amenities for residents, and to provide access to services, infrastructure, and multi-modal transportation facilities.*

Policy LUR-EGV-1.5: In reviewing an affordable housing or bonus density residential projects, the County shall consider the project's effects on the character of the existing neighborhoods but shall mitigate any significant impacts only in compliance with State law.

OBJECTIVE LUR-EGV-2: Locate residential neighborhoods near services, parks, and transportation facilities to facilitate short commutes.

Policy LUR-EGV-2.1: The County-owned lands within the urban area should be considered as potential locations for affordable housing, prioritizing units that are affordable and attractive to low-income households.

Policy LUR-EGV-2.2: Residential Neighborhood Development: Residential Neighborhood Developments are defined by the Plan as ten (10) or more lots, and/or development plans for ten (10) or more units on residentially designated properties~~residential or mixed-use subdivisions for five (5) or more lots, and/or development plans for five (5) or more units on residential or mixed-use properties.~~ Residential Neighborhood Development proposals shall be considered only when:

1. the development is in the urban area or EDRN, and
2. the resulting Residential Neighborhood Development comprehensively considers the features, resources, and constraints of the property onsite and adjacent to the development area to assess the cumulative effect of the development, and
3. the scale, height, architectural style, design, and concentration of structures/density of structures proposed for the development ~~complements~~ is compatible with surrounding neighborhoods to the greatest extent feasible, and
4. the development is designed to be energy- and resource-efficient, and
5. the development is designed in accordance with ~~with~~ consideration of the County's applicable design guidelines, and
6. the development includes provisions for the community's social, economic and cultural well-being, and health and safety, such

Attachment 1: Exhibit A

as public ~~and~~ private open spaces, habitat preservation or restoration, multi-modal transportation improvements, visual resource enhancements, community parkland (active and/or passive), and/or community gardens.

Policy LUR-EGV-2.3: Mixed Use Neighborhood Development: Mixed-use Neighborhood Developments combine commercial/retail uses and residential uses into the same area, property, or structure to accommodate and foster pedestrian usage. Residential components of Mixed-use Neighborhood Development should:

1. Create a diverse and pedestrian-friendly neighborhood, with a mix of housing, shopping, workplace and entertainment uses and nodes for transportation access, all within a short walk of each other.
2. Include a range of dwelling unit types, sizes, amenities, and uses to support functional public spaces, including office and retail in mixed-use buildings, shopping streets and pedestrian friendly streetscapes, open spaces, courtyards, trails, benches or seating areas, play areas and public art.
3. Use architectural styles that are associated with traditional neighborhood design and multifamily designs that delineate separation of the units.
4. Ensure residential units are interconnected with the streets and courtyards as part of a unified and defined sense of space.

Policy LUR-EGV-2.34: Residential Neighborhood Development should be considered ideally located:

- ~~7. Within or adjacent to the Valley Junction, or~~
- 8.1. Within walking distance (.25 miles maximum) of commercial/service nodes and employment centers, schools, and/or parks and recreation facilities, or
- 9.2. Connected to multi-modal transportation corridors, Community Corridors, and public transit routes and stops (see Section III.F: Transportation and Circulation).

DevStd LUR-EGV-1B: *Residential Neighborhood Development shall provide sufficient bicycle parking facilities that are secure and covered for use by residents and visitors.*

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 N. San Antonio Rd, and the Tatum/Santa Barbara School District property (APN 065-040-026,

Attachment 1: Exhibit A

located at 4750 Hollister Avenue shall receive land use designations appropriate for Residential Neighborhood Development provided residential land uses are consistent with this Plan. A development plan shall be required for these properties, respectively, and designed to:

- Plan, design, and propose one project for comprehensive consideration, rather than considering piece-meal proposals for the property(ies), and
- Provide ~~Small town~~ Residential Neighborhood ~~style~~ development complementary to surrounding uses ~~(see Section II.A: Planning Area Boundaries and Permitted Uses)~~,
- Cluster development and constrain development envelope(s) appropriately to generate usable public open space, develop recreational resources, and preserve environmental resources,
- Provide multi-modal transportation and circulation improvements to generate connectivity with commercial, recreational, and educational/institutional destinations,
- Provide pedestrian and bicycle improvements sufficient to connect residential uses to adjacent commercial, recreational, and educational/institutional destinations,
- Buffer residential uses from impacts associated with Hwy 101 and Southern Pacific Railroad travel corridors, and
- Provide landscaping and/or streetscape to enhance community character and multi-modal transportation facilities.

~~**Action LUR-EGV-2A:** Designate the MTD properties for residential land uses with a designation of Planned Development (PD) 120 and zoning district of PRD-120.~~

~~**Action LUR-EGV-2B:** Designate the Tatum/School District property for residential land uses with a designation of Residential (RES) 7.0 and zoning district of DR-7, retaining the existing Recreation (REC) Overlay.~~

OBJECTIVE LUR-EGV-3: Enhance the physical structure, connectivity, and character of existing residential neighborhoods of the community while optimizing areas designated for agriculture, areas for conservation of the natural environment, and public open spaces.

Policy LUR-EGV-3.1: Residential and mixed-use development shall ~~complement~~ be compatible with existing neighborhoods, particularly as to architectural and urban design, character and function of local transportation facilities, and protection and enhancement of agricultural operations and natural resources.

Attachment 1: Exhibit A

Conditions for Development of More Mesa

Policy LUDS-EGV-1.1: With the exception of the County owned parcel (APN 65-320-04) which shall be designated Open Lands and zoned Recreation (REC), the More Mesa properties (APN 65-320-01,02,07 through 10) shall be designated PD-70 and zoned PRD-70 and shall comply with the following development standards for any proposed development on the site:

DevStd LUDS-EGV-1A: *No applications for development shall be accepted prior to approval of a Specific Plan for the entire site. A Specific Plan shall be prepared for the entire site (currently including APNs 65-320-01, 02, 07 through 10) which incorporates all of the conditions listed below and conforms to all other policies of the land use plan. The specific plan shall show the location of roads and structures and indicate the amount and location of open space for habitat preservation and public recreation. Any parcels within the More Mesa site purchased subsequent to the adoption of this Community Plan by the County or other public/private agencies for the purposes of resource /open space protection shall be excluded from the boundaries of the Specific Plan. All new development shall be confined to the buffer areas on the eastern side of the site indicated as being acceptable for development on Figure 19 of the Community Plan, with the exception of minor public improvements such as trails, signs and restrooms. Any high density development shall be clustered toward the north end of the developable area, with lower density development toward the south.*

DevStd LUDS-EGV-1B: *Prior to accepting any increase in the developable area depicted on Figure 19, or any increase in the number of allowable units over 70 to 100, the County Planning and Development Department, in consultation with the site's property owner, the State Department of Fish and Game and California Coastal Commission, shall prepare a new study on the site's biological sensitivity to review the extent of the environmentally sensitive habitat designation for the site, the extent of developable area relative to biological resources, and the site's relative importance to the related open lands within the Atascadero Creek ecosystem. The study shall provide recommendations to protect ESH areas from the adverse effects of development, including identification of all areas that shall not be disturbed, buffer areas to protect all ESH areas from uses on the site and other appropriate methods to avoid disturbance to sensitive resources. This study shall include a recommendation on areas to be subject to development, potential numbers of units, and those areas to be preserved as permanent open space.*

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

Attachment 1: Exhibit A

Prior to the request for proposals and during the selection of the consultants to be retained for the preparation of the study, focusing on study scope, methodology and costs.

At the "kick-off" meeting for initiation of the study and at key points during the preparation of the study.

During the review of the administrative draft, draft and final document stages of study preparation. Public review and/or hearings on the scope of the study and its eventual findings shall be conducted.

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

DevStd LUDS-EGV-1C: *Concurrent with the preparation of the environmental document for the Specific Plan for residential development on the site, the applicant shall fund the preparation of a habitat protection and management plan to be prepared under the direction of P&D in consultation with appropriate agencies. This plan shall provide recommendations on methods for the long term management and enhancement of the site's open space and environmentally sensitive areas emphasizing programs to reduce or eliminate the impacts of the project on the site's ESH areas and sensitive species as identified through the environmental and development review process. Preparation of this plan shall be coordinated with and account for any similar efforts on adjacent parcels owned by public agencies or private organizations.*

DevStd LUDS-EGV-1D: *A minimum of 20% of the site shall be dedicated to the County or another appropriate public agency and/or private organization to be set aside for public use. The majority of the dedicated area shall be located adjacent to and include the dry sandy beach, and shall include a minimum 100 foot undeveloped bluff top public open space area and should also include areas adjacent to public access from the nearest public road(s).*

DevStd LUDS-EGV-1E: *New development onsite shall be designed to accommodate maximum public access to the site and beach with appropriate public improvements, consistent with protection of ESH areas, maintenance of reasonable privacy for new residents of the site and retention of the open undeveloped character of the site. All access improvements shall be coordinated with those on any adjacent County owned land or trails system. Such access and improvement, to be provided by the developer(s) of the site, shall include the following:*

- *A minimum of one public access road sited and designed to minimize disruption of the site's natural features and aesthetic qualities. This road or another public road shall form the western perimeter of the*

Attachment 1: Exhibit A

developable area, in order to provide a clear delineation between future developed areas and open space.

- Parking for a total of 300 cars, inclusive of existing parking on public roads within 100 yards of trailheads leading to the site, parking available on the new access road(s) and within a gravel/unpaved lot(s) designed to hold 100 cars. Areas of parking along new public street(s) shall be sited to minimize disruption for new residents while providing adequate space to meet the 300 car total. New parking areas shall be dispersed into a minimum of two, but preferably three new lots located toward the northern end of the property.
- An informal trail system aligned as closely as possible with the existing, primary historic trails shall provide access from both the site's east and west ends, and include stairway(s) to the beach, bluff top path(s), and accommodations for pedestrians, bikers and equestrians. The primary access trail from the east shall be realigned to the western boundary of the developable area in order to provide separation between public and private uses. All trails shall be sited and designed to maintain the natural character of the trails.
- Public restrooms, informal picnic/seating areas, bicycle racks and directional and interpretive signage as deemed appropriate by the County.

DevStd LUDS-EGV-1F: *Prior to issuance of a CDP, the applicant(s) shall file a performance security with the County sufficient to cover the cost of all public improvements and mitigations described above, and the maintenance of such improvements for a period of at least 5 years. The total amount of this performance security shall be determined by the County Public Works Department in consultation with the Parks Department and P&D.*

DevStd LUDS-EGV-1G: *Development shall be clustered to minimize disruption of significant views from areas of high public use, and shall be located outside of all designated or potential Environmentally Sensitive Habitat areas.*

DevStd LUDS-EGV-1H: *All development on the site, including trails and roads, shall be sited and designed to avoid areas used for nesting and roosting by the White-Tailed Kites and other sensitive species as identified by the More Mesa Habitat Study.*

DevStd LUDS-EGV-1I: *To the maximum extent feasible, vegetation consisting of drought tolerant native species shall be used for landscaping to screen development from public use areas and to create buffers from ESH areas. Landscaping shall be designed to complement, enhance and restore native habitats onsite. As part of this buffer, a belt of native (e.g.: oaks, Sycamores, willows) and non-*

Attachment 1: Exhibit A

native trees (e.g.: Monterey Cypress, Eucalyptus) shall be planted along the perimeter of the developable area and access road.

DevStd LUDS-EGV-1J: *Natural building materials and colors compatible with the surrounding terrain shall be used on exterior surfaces of all structures, including water tanks and fences. The applicant shall submit architectural drawings of the project for review and approval by the BAR, concurrently with the submittal of grading plans to P&D.*

DevStd LUDS-EGV-1K: *Emergency access for the Fire Department shall be provided between development on this site and Via Roblada.*

DevStd LUDS-EGV-1L: *All development shall be sited to preserve land use compatibility between the clustered medium density development at More Mesa and the existing lower density development at adjacent Hope Ranch Park. Therefore, a landscaped buffer of a minimum of 50 feet shall be required between Hope Ranch Park and this clustered development in order to ensure required land use compatibility.*

Conditions for Development of St. Vincent's

Policy LUDS-EGV-2.1: *The St. Vincent properties (APNs 59-130-14, 15) shall be designated Res. 1 and zoned DR-1 and shall comply with the following Development Standards for any proposed development on the site:*

DevStd LUDS-EGV-2A: *For planning purposes, the parcels that make up the St. Vincent properties shall be considered and planned as one development site. Residential density shall be calculated on the basis of the entire site. However, all dwelling units shall be located only on the portion of the site west of Via Chaparral (APN 59-130-15).*

DevStd LUDS-EGV-2B: *The portion of the site east of Via Chaparral (APN 59-130-14) should be used to satisfy a portion of the open space requirements for the entire site.*

DevStd LUDS-EGV-2C: *Development of St. Vincent's shall consider opportunities to site, acquire, and implement public trails (see also, Section III.D: Parks, Recreations, Trails, and Open Space)*

DevStd LUDS-EGV-2D: *Development of the western parcel per DevStd LUDS-EGV-2A should include protection of the canyon area and coastal sage scrub habitats. (See also, IV. Environmental Resources and Constraints).*

COMMERCIAL LAND USES

OBJECTIVE LUC-EGV-1: *Provide local mixed-use commercial services, employment and business opportunities with compatible residential uses.*

Policy LUC-EGV-1.1: *Mixed-use development on land designated for commercial use shall be encouraged.*

Attachment 1: Exhibit A

Policy LUC EGV-1.2: When adding residential units to a commercial property, it shall be demonstrated that materials present in the business would not create a hazard or nuisance to occupants of the residences.

DevStd LUC EGV-1A: *Mixed-use neighborhoods, properties, and/or structures shall be designed and constructed for maximum compatibility and complementary transitions between uses.*

Action LUC-EGV-1A: *Develop and apply Mixed-use/Multi-Family Residential Design Guidelines to development to ensure mixed-use and multi-family residential neighborhoods, properties, and/or structures are attractive to occupants, complement the aesthetics and character of the built environment, and are designed to be energy and resource efficient.*

OBJECTIVE GV-LUC-EGV-2: Promote and maintain a vibrant and diverse economy and support local businesses.

Policy LUC-EGV-2.1: Commercial designations shall provide flexible spaces to accommodate local businesses, live-work accommodations, small-scale fabrication and compatible industry, and local commercial destination clusters within walking and biking distance to residential neighborhoods.

Policy LUC-EGV-2.2: The County shall provide for and encourage a range of uses in commercial areas to facilitate the development of businesses which are innovative and provide for a sustainable economy.

Policy LUC-EGV-2.3: Commercial and economic development shall operate at a scale complementary to the residential neighborhood characteristics of Eastern Goleta Valley.

DevStd LUC-EGV-2A: *Commercial development shall provide secure bicycle parking in a sufficient amount to serve both patrons and employees.*

DevStd LUC-EGV-2B: *Commercial development shall be designed to be human-scale, visually pleasing, and create pleasant outdoor conditions where feasible to encourage walking to and within the development.*

Policy LUC-EGV-2.4: Commercial and economic vitality along the State Street Bowtie corridor shall be maintained and encouraged.

Policy LUC-EGV-2.5: Any proposal to redevelop the Turnpike Shopping Center should strive to create a mixed-use commercial node that serves the needs of the community for centrally-located goods/services and a community meeting place, prioritizing an open-air plaza design and layout, pedestrian and bicycle-friendly access, outdoor social spaces, ample tree canopy, and appropriate and well-designed circulation and parking supply.

Attachment 1: Exhibit A

Action LUC-EGV-2A: *Develop and implement programs to ensure economic vitality along the State Street Bowtie Community Corridor if feasible, such as the establishment of a parking district, business improvement district, or redevelopment agency.*

Action LUC-EGV-2B: *Apply General Commercial designations and zoning districts to Turnpike Shopping Center properties to allow for mixed-use commercial development and services.*

Action LUC-EGV-2C: *Apply General Commercial designations and zoning districts to all Highway Commercial properties to allow for community-oriented commercial development and services.*

Policy LUC-EGV-2.6: Commercial uses shall be encouraged within employment centers appropriately to provide basic food and shopping amenities to employees in close proximity to their workplace.

Policy LUC-EGV-2.7: Local amenities and services should be developed to conveniently serve any commercial and/or institutional facilities developed at corner of Foothill Road and US Hwy 154.

AGRICULTURAL AND RURAL LAND USES

OBJECTIVE LUA-EGV-1: Sustain and enhance agricultural land, operations, and characteristics in Eastern Goleta Valley.

Policy LUA-EGV-1.1: ~~Agricultural resources, agricultural land uses and operations, and distinctive urban and rural agricultural characteristics shall be preserved to the greatest extent feasible. The County shall maintain land use and development patterns that sustain and support agricultural land uses, agricultural operations, and distinctive urban and rural agricultural characteristics.~~

DevStd LUA-EGV-1A: *In the rural area and where agricultural resources are present in the urban area, urban land uses shall not partition or interrupt contiguous blocks of agriculturally-designated lands to the greatest extent feasible.*

Policy LUA-EGV-1.2: Non-agricultural development adjacent to agriculturally-designated property shall include buffers to protect agricultural land, operations, and characteristics.

DevStd LUA-EGV-1B: *Buffers separating non-agricultural development from agricultural land and/or operations shall be established, maintained, and enforced. Appropriate buffers, as determined by the Planning and Development Department, shall be required for non-agricultural land uses adjacent to active agricultural operations and/or agriculturally-designated property.*

DevStd LUA-EGV-1C: *Greenbelt buffers composed of predominantly native and drought tolerant species, or other appropriate perimeter screening, such as compatible and attractive fences and walls and, if appropriate, orchard and food-producing*

Attachment 1: Exhibit A

plants should be established and included within the landscape plans for non-agricultural land uses adjacent to agriculturally-designated property or property in active production.

Policy LUA-EGV-1.3: Atascadero and Maria Ygnacio Creeks shall be maintained appropriately to serve as buffers between agricultural areas, recreational uses and adjacent commercial, industrial and residential uses.

Policy LUA-EGV-1.4: Rural Agricultural and Mountainous Land Uses: Rural agriculture and mountainous land use designations shall be maintained in the rural area. Agricultural and mountainous land in the rural area shall be protected from encroachment by urban land uses.

Policy LUA-EGV-1.5: Urban Agricultural Land Uses: ~~Agricultural land within the urban area shall be preserved for urban agricultural uses to the greatest extent feasible. Land designated for agricultural land use within the urban area shall be preserved for urban agricultural uses, unless the County makes findings that:~~

- ~~• The land is no longer appropriate for urban agricultural land uses following due consideration, or~~
- ~~• There is an overriding public need for conversion to other uses for which there is no other land available in the urban area.~~

Policy LUA-EGV-1.6: Urban Agricultural Land Use Conversion: ~~To the greatest extent feasible, any general plan amendment and/or rezone proposal in the urban area which results in a change of land use designation from agricultural to non-agricultural shall: In consideration of any general plan amendment and/or rezone proposal which would result in a change of land use designation from agricultural to non-agricultural for land in the urban area, the County shall:~~

- ~~1. Evaluate and document factually and substantively the quality and extent of agricultural resources onsite, adjacent to the property, and within the urban area, including, but not limited to, prime agricultural land, land in existing agricultural use, lands with prime soils, grazing land, land with agricultural potential, and lands under Williamson Act contracts,~~
- ~~2. Propose land uses that are consistent with all policies of this Plan, and are compatible with each other and with neighboring land uses—whether agricultural or non-agricultural,~~
- ~~3. Avoid partitioning or interrupting contiguous blocks of agriculturally-designated lands,~~
- ~~4. Preserve and enhance environmental resources, including, but not limited to coastal bluff geology, habitat areas, visual~~

Attachment 1: Exhibit A

resources, and watershed resources, and community characteristics, particularly with regard to agricultural heritage and natural environmental resources, and/or minimize environmental impacts,

5. Include provisions for the community's social, economic and cultural well-being, and health and safety, such as public parks, open spaces, trails, habitat protection or restoration, and/or community gardens,

6. Dedicate public open space for habitat preservation and/or public recreation and indicate the amount and extent,

7. Provide public coastal access, parking, recreational trails, bike paths, and/or pedestrian routes, and

8. Confine and cluster non-agricultural development adjacent to existing developed areas and transportation facilities to maximize preservation of open space, with the exception of passive public recreation improvements such as trails, signs and park facilities.

- ~~First consider smaller, more isolated parcels with greater urban/agricultural conflicts prior to larger blocks of agricultural land, and~~
- ~~Evaluate and document the quality and extent of agricultural resources onsite, adjacent to the property, and within the urban area, including, but not limited to, prime agricultural land, land in existing agricultural use, lands with prime soils, grazing land, land with agricultural potential, and lands under Williamson Act contracts.~~

Policy LUA-EGV-1.7: ~~A general plan amendment and/or rezone proposal which results in a change of land use designation from agricultural to non-agricultural shall only be considered when the County makes the following findings regarding the proposal:~~

- ~~The property is within the urban area, and~~
- ~~The proposed land uses are compatible with each other, and with neighboring land uses whether agricultural or non-agricultural, and~~
- ~~The proposal complements or improves the natural environment and community characteristics, particularly with regard to agricultural heritage and natural environmental resources, and/or environmental impacts are minimized, and~~
- ~~The proposal includes provisions for the community's social, economic and cultural well-being, and health and safety, such as public parks,~~

Attachment 1: Exhibit A

~~open spaces, trails, habitat protection or restoration, or community gardens.~~

OBJECTIVE LUA-EGV-2: Support farms and agricultural businesses as a vital element in a sustainable mix of economic activity.

Policy LUA-EGV-2.1: Agricultural support facilities and other essential production and processing-related activities and facilities shall be encouraged, as needed to serve agricultural operations.

Policy LUA-EGV-2.2: The housing needs of agricultural employees shall be considered in land use planning.

Policy LUA-EGV-2.3: Where appropriate and feasible, underutilized County-owned property should be considered for leasing opportunities to agricultural operations and/or cultivation at a reasonable rate, especially if a land lease is supportive of start-up, demonstration, and educational farming operations.

Policy LUA-EGV-2.4: Allowable Urban Agriculture Uses: In the interest of sustaining and enhancing urban agricultural operations in the urban area of Eastern Goleta Valley, the County shall allow for a range of sustainable agricultural and agriculture-related ~~based~~ commercial uses on agriculturally-designated land in the urban area only ~~with an Eastern Goleta Valley Urban Agriculture land use designation. The Urban Agriculture designation is intended to retain agricultural and farmland in the urban area of Eastern Goleta Valley and support agriculture-related businesses without impairing the function or character of onsite and adjacent land uses.~~

~~**Action LUA-EGV-2A: Urban Agriculture Land Use Designation (UA-EGV) and Zoning (UAg-EGV):** Develop and apply a land use designation and zoning district for agricultural land in the Urban Area of Eastern Goleta Valley to address the unique characteristics and needs of urban agricultural uses. The Eastern Goleta Valley Urban Agriculture designation (UA-EGV) and district (UAg-EGV) shall:~~

- ~~❖ Apply to eligible agricultural lands within the urban area of Eastern Goleta Valley only, including, but not limited to, prime agricultural land, land in existing agricultural use, lands with prime soils, grazing land, land with agricultural potential, and lands under Williamson Act contracts,~~
- ~~❖ Not be applied to any areas outside the urban area of Eastern Goleta Valley,~~
- ~~❖ Retain the characteristic historic, cultural, and visual resources of the urban agricultural areas and retain visually diverse landscapes, including structures, public services, transportation facilities, and utilities,~~

Attachment 1: Exhibit A

- ~~❖ Generate new and revived agricultural opportunities to sustain urban agricultural land and businesses, enhance urban agricultural character, and strengthen the local economy;~~
- ~~❖ Encourage highly productive agriculture and cultivation as primary uses characteristic of conventional agricultural uses;~~
- ~~❖ Encourage agricultural land use diversification by defining a range of small-scale allowable complementary secondary uses that are compatible with and subordinate to conventional agricultural uses. The complementary uses should play a supporting role to the primary agricultural use(s), and promote and support sustainable agricultural operations, and enhance the attractiveness of urban agriculture as a business. Complementary secondary urban agricultural uses shall be allowed only when primary agricultural uses continue to operate onsite.~~
- ~~❖ Require commensurate permitting requirements and restrictions based on size, scale, type, and intensity of proposed secondary use(s) with approval from the Planning and Development Department.~~

~~**Action LUA-EGV-2B: South Patterson Agricultural Area:** Designate the South Patterson Agricultural Area for Eastern Goleta Valley Urban Agriculture, including agriculture, cultivation, and compatible secondary uses, and zoning district for Eastern Goleta Valley Urban Agriculture zoning (UAg-EGV), consistent with the policies of this Plan (Figure 22).~~

~~**Action LUA-EGV-2B: San Marcos Agricultural Area:** Designate the San Marcos Agricultural Area for Eastern Goleta Valley Urban Agriculture, including agriculture, cultivation, and compatible secondary uses, and zoning district for Eastern Goleta Valley Urban Agriculture zoning (UAg-EGV), consistent with the policies of this Plan (Figure 23).~~

~~**Policy LUA-EGV-2.5:** Two subareas within the South Patterson Agricultural Area shall be established due to distinctive environmental settings: the Mesa and the Flatlands (Figure 22).~~

~~**Policy LUA-EGV-2.6: Requirements for Mesa Subarea:** No general plan amendment and/or rezone proposal which results in a change of land use designation from agricultural to non-agricultural shall be initiated for processing by the County within the Mesa Subarea of the South Patterson Agricultural Area outside of a focused general plan update or approval of a Specific Plan for the Mesa Subarea exclusively, consistent with this Plan, the County's Land Use and Development Code, and State law. The general plan update and/or Specific Plan may be initiated only after the County makes findings that:~~

- ~~● The Mesa Subarea is no longer appropriate for urban agricultural land uses following due consideration consistent with this Plan.~~

Attachment 1: Exhibit A

~~If a County finding is made that a change from agricultural to non-agricultural land uses is appropriate, the County shall assist in the initiation, preparation, processing, and production of the general plan update process and/or Specific Plan. The resulting plan shall apply to the entire Mesa subarea delineated on Figure 22 and incorporate all of the following requirements:~~

- ~~1. Comprehensively plan and delineate proposed land use designations and zoning districts consistent with the goals and policies of this Plan,~~
- ~~2. To the greatest extent feasible, retain and enhance urban agricultural uses, UA-EGV land use designations, and UA-EGV zoning for areas of active agricultural lands with prime soils, prime agricultural land, and land in existing agricultural use. Retained urban agricultural uses should be planned in a contiguous block with adequate buffers from any proposed non-agricultural uses,~~
- ~~3. Include provisions for the community's social, economic and cultural well-being, and health and safety, such as public parks, open spaces, trails, habitat protection or restoration, or community gardens,~~
- ~~4. Specify the location of dedicated public open space for habitat preservation and public recreation and indicate the amount and extent,~~
- ~~5. Specify the location of roads, services, infrastructure, and structures and indicate the amount and extent,~~
- ~~6. Restore and/or enhance watershed and creek corridors of Atascadero Creek within the subarea consistent with Section IV: Environmental Resources and Constraints,~~
- ~~7. Provide public coastal access, recreational trails, bike paths, and/or pedestrian routes to the greatest extent feasible.~~
- ~~8. Confine and cluster non-agricultural development on the eastern side of the subarea adjacent to existing neighborhoods and roadways with the exception of public improvements such as trails, signs and park facilities. Proposed development shall be clustered toward the north end of the developable area, with less intense development toward the coast and appropriate bluff setbacks (see also, Section IV: Environmental Resources and Constraints), and~~

Attachment 1: Exhibit A

- ~~9. Preserve environmental resources, including, but not limited to coastal bluff geology, habitat, visual resources, and watershed resources.~~

~~**Policy LUA-EGV-2.7: Requirements for Flatlands Subarea:** No general plan amendment and/or rezone proposal which results in a change of land use designation from agricultural to non-agricultural shall be initiated for processing by the County within the Flatlands Subarea of the South Patterson Agricultural Area outside of a focused general plan update or approval of a Specific Plan for the Flatlands Subarea exclusively, consistent with this Plan, the County's Land Use and Development Code, and State law. The general plan update and/or Specific Plan may be initiated only after the County makes findings that:~~

- ~~• The Flatlands Subarea is no longer appropriate for urban agricultural land uses following due consideration consistent with this Plan.~~

~~If a County finding is made that a change from agricultural to non-agricultural land uses is appropriate, the County shall assist in the initiation, preparation, processing, and production of the general plan update process and/or Specific Plan. The resulting plan shall apply to the entire Flatlands subarea delineated on Figure 22 and incorporate all of the following requirements:~~

- ~~1. Comprehensively plan and delineate proposed land use designations and zoning districts consistent with the goals and policies of this Plan;~~
- ~~2. To the greatest extent feasible, retain and enhance urban agricultural uses, UA-EGV land use designations, and UA-EGV zoning for areas of active agricultural lands with prime soils, prime agricultural land, and land in existing agricultural use. Retained urban agricultural uses should be planned in a contiguous block with adequate buffers from any proposed non-agricultural uses;~~
- ~~3. Include provisions for the community's social, economic and cultural well-being, and health and safety, such as public parks, open spaces, trails, habitat protection or restoration, or community gardens;~~
- ~~4. Specify the location and scale of dedicated public parks and/or open space for habitat preservation and public recreation and indicate the amount and extent;~~
- ~~5. Specify the location of roads, services, infrastructure, and structures and indicate the amount and extent;~~

Attachment 1: Exhibit A

- ~~6. Restore and/or enhance watershed and creek corridors of Maria Ygnacio and Atascadero Creeks within the subarea consistent with Section IV: Environmental Resources and Constraints, and~~
- ~~7.9. Confine and cluster non-agricultural development on the eastern side of the subarea adjacent to existing neighborhoods and roadways with the exception of minor public improvements such as trails, signs and park facilities. Proposed development shall be clustered toward the north end of the developable area, with less intense development toward Atascadero Creek and Goleta Slough and appropriate setbacks and/or buffers from environmental resources and constraints (see also, Section IV: Environmental Resources and Constraints).~~

SECTION III: PUBLIC SERVICES AND FACILITIES (p.93 – p.148)

GENERAL PUBLIC SERVICES AND FACILITIES

GOAL #3. The community is safe with exemplary public services and sustainable infrastructure to meet the needs of existing and future residents.

OBJECTIVE SF-EGV-1: Provide public services and facilities to adequately serve the community.

Policy SF-EGV-1.1: The County shall ensure that required public services and facilities to meet the needs of development are constructed and operational concurrently with, or in advance of, the construction and operation of development.

Program SF-EGV-1A: The County Capital Improvements Program shall be monitored, reviewed, and updated annually consistent with this Community Plan. Upon adoption of this Community Plan, P&D shall coordinate with the responsible service agency or department to identify projects for inclusion in the County’s Capital Improvement Program (CIP).

Program SF-EGV 1B: The County shall continue to evaluate projected service and infrastructure costs within Eastern Goleta Valley to determine how best to fund the implementation of public services and infrastructure improvements identified in this Plan.

Policy SF-EGV-1.2: The County shall encourage developers to use innovative measures to mitigate the public service impacts from their developments in addition to standard in-lieu fees, including, but not limited, to payment of development impact fees; direct public service facility improvements; creation of public service facility benefit assessment districts etc.,

OBJECTIVE SF-EGV-2: Ensure that land use, development, and operational decisions of adjacent entities and districts do not diminish or undermine the viability of the public services and facilities of Goleta Valley.

Policy SF-EGV-2.1: In the interest of coordinated regional planning, the County shall continue to monitor and consider the planning, development and operations activities of adjacent entities to ensure that impacts to County public services and facilities are mitigated to the greatest extent feasible.

Policy SF-EGV-2.2: The County should strive to ensure adjacent jurisdictions fully mitigate their public service and facility impacts, including the City of Goleta, City of Santa Barbara, and UCSB.

Policy SF-EGV-2.3: The County shall continue to review regional projects to evaluate public service and facility impacts to Eastern Goleta Valley.

OBJECTIVE SF-EGV-3: Increase the utility, efficiency and sustainability of County public services and facilities in Eastern Goleta Valley.

Attachment 1: Exhibit A

Policy SF-EGV-3.1: The County shall support the use of technologies, materials, designs, and/or innovations in the development of new or improved public facilities that increase the sustainability of Eastern Goleta Valley.

DevStd SF-EGV-3A: Whenever feasible, new or improved County public facilities in Eastern Goleta Valley shall incorporate low-impact development standards (LIDs) for site design, Leadership in Energy and Environmental Design (LEED) standards and/or certification for green building, and/or other programmatic design approaches to increase the facilities' resource efficiency and utility, and minimize their environmental impact (see also, Section II.A: Planning Area Boundaries and Permitted Uses).

Policy SF-EGV-3.2: County Departments should work cooperatively to utilize public lands as efficiently and appropriately as possible by identifying opportunities to achieve their objectives with joint solutions, particularly related to safety, resources, recreation, and transportation.

Action SF-EGV-3A: *The County shall develop a master facilities and services plan for the County Administration Campus on Calle Real to transform the property to better serve as a civic/community facility with public amenities and a cohesive and efficient public administration campus to coordinate a variety of public agencies and public activities.*

The master plan should:

- ❖ *Enhance the utility, circulation, resource efficiency, and sustainability of the public properties and facilities consistent with this Plan,*
- ❖ *Identify opportunities and constraints for parks, trails and trailheads, a community center, environmental restoration, public safety enhancements, urban agriculture/community gardens, start-up or educational farms, and green infrastructure, and*
- ❖ *Identify opportunities for sustainable transportation solutions and commuter facilities, such as solar parking or 'park and ride' lots, electric vehicle and bicycle charging stations, etc.*
- ❖ *Identify amenities and services needed by employees and visitors, and*
- ❖ *Incorporate public outreach and input.*

OBJECTIVE SF-EGV-4: Promote green infrastructure.

Policy SF-EGV-4.1: Green infrastructure shall be encouraged to increase the sustainability of Eastern Goleta Valley. Green infrastructure is defined as strategically planned and managed networks of protected spaces, which collectively conserve ecosystem values and functions and provide beneficial ecological services to human and wildlife populations. Green infrastructure may

include passive trails or non-motorized bike paths, open spaces, urban forests, streetscape installations and plantings, or farmlands.

Policy SF-EGV-4.2: Opportunities to integrate green infrastructure in the design, construction, and operations of public facilities shall be considered.

PUBLIC SAFETY: FIRE PROTECTION, LAW ENFORCEMENT, AND EMERGENCY SERVICES

GOAL #4. Life and property is protected from the potential hazards of the built and natural environments.

Fire Protection Services and Facilities

OBJECTIVE FIRE-EGV-1: Minimize the potential hazard to human and animal life, property, and the ecosystem of Eastern Goleta Valley due to fire.

Policy FIRE-EGV-1.1: The County shall support and pursue collaborative fuel management and wildfire protection programs for the City of Santa Barbara, the City of Goleta, and Eastern Goleta Valley to encourage fire hazard reduction and protection of natural resources.

Policy FIRE-EGV-1.2: Fire hazards shall be minimized, in order to reduce the cost of and need for increased fire protection services, while protecting environmental resources.

DevStd FIRE-EGV-1A: *In high-fire hazard areas, compliance with State and local defensible space and vegetation management requirements for structures and properties shall be demonstrated prior to development.*

DevStd FIRE-EGV-1B: *In high-fire hazard areas, the use of native, drought-tolerant, and fire-resistant plants shall be strongly encouraged in landscaping and restoration projects.*

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 County-approved exotic or invasive species,
- 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,

Attachment 1: Exhibit A

- 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.

Policy FIRE-EGV-1.3: The Planning and Development Department shall work with the County Fire Department and other interested agencies as needed to address community wildfire protection planning, including, but not limited to, defensible space requirements, landscaping standards and/or guidelines, and other standards for high fire hazard areas.

Action FIRE-EGV-1A: Develop educational materials and enhanced programs for properties within the ESH/RC overlay in high fire hazard areas through coordination between Planning and Development and the County Fire Department to ensure that fuel modification activities and practices achieve a balance between habitat values and fire hazard risk.

OBJECTIVE FIRE-EGV-2: Provide fire protection services that meet or exceed the goals and standards established for adequate fire protection.

Policy FIRE-EGV-2.1: The County should maintain a five (5) minute response time within the urban area and a staffing level of firefighters ideally at a ratio of one (1) firefighter per 2,000 people, but at a maximum ratio of one (1) firefighter per 4,000 people.

Policy FIRE-EGV-2.2: All roads which provide access to structures and properties served by the County Fire Department shall be designed and constructed to Fire Department and County engineering standards or approved equivalent.

Policy FIRE-EGV-2.3: Secondary access shall be a consideration in the location and design of development. Two routes of ingress and egress shall be required for discretionary development unless the County Fire Department waives or modifies this requirement. Routes of ingress and egress required by the Fire Department shall be open and unobstructed.

Policy FIRE-EGV-2.4: Additional rural fire access routes which increase accessibility to rural areas in the event of wildfire should be considered. Additional fire access routes should connect the urban area to the rural area, maintain vegetation clearing/fire breaks, and provide public trail access to the maximum extent feasible.

Policy FIRE-EGV-2.5: The Planning and Development Department shall work with the County Fire Department to design, locate, and develop land use strategies for

Attachment 1: Exhibit A

acquiring and constructing emergency access roads in the rural and urban areas to improve accessibility and evacuation in the event of wildfire.

Policy FIRE-EGV-2.6: All non-agricultural development in the foothills area shall include provisions for water storage tanks, or connection to the Goleta Water District or other public water purveyor if development is located within the extent of a water district.

Policy FIRE-EGV-2.7: Where feasible, water storage facilities shall be part of a large system or public supply which is reliably maintained, rather than individual ad hoc systems.

Policy FIRE-EGV-2.8: When located within the boundaries of a water district, fire hydrants shall connect to the water district system.

Action FIRE-EGV-2A: Remove impassible roadblocks and dead-end roadways where feasible with Fire Department approved methods of access, in order to improve accessibility and circulation for emergency responders and evacuation routes.

Action FIRE-EGV-2B: Reopen Fire Station 19 to improve fire protection service provision.

Action FIRE-EGV-2C: Study and establish as feasible rural fire access roads to provide both improved fire response services and public trail corridors.

Law Enforcement Services and Facilities

OBJECTIVE POL-EGV-1: Provide police protection services that meet or exceed the goals and standards established for adequate police protection.

Policy POL-EGV-1.1: The County should maintain a staffing level of law enforcement officers of at least one (1) officer per 1,200 people to meet or exceed the demand for service based on existing and future service populations as determined by the County Sheriff's Department.

Policy POL-EGV-1.2 The County shall consider the publicly-owned lands of the Calle Real Administration Campus and the Ben Page Youth Center properties as suitable locations for law enforcement facilities, including substations, to augment the services of law enforcement in the urban area.

Emergency Services and Facilities

OBJECTIVE ES-EGV-1: Ensure effective emergency response services and minimize the adverse community-wide impacts of emergencies.

Policy ES-EGV-1.1: The County shall continue to facilitate effective emergency response systems in the event of a community-wide emergency in Eastern Goleta Valley.

PARKS, RECREATION, TRAILS, AND OPEN SPACE

GOAL #5. The community is healthy, where adults and children have ample opportunity to play, exercise, travel, explore, and experience the natural environment.

OBJECTIVE PRT-EGV-1: Locate parks, playgrounds, trailheads, open space preserves, sports fields, and recreational programming equitably so the resources are accessible to all residents.

Policy PRT-EGV-1.1: Diverse outdoor and indoor recreational opportunities shall be encouraged to enhance Goleta's recreational resources and to ensure that current and future recreational needs of residents are met.

Policy PRT-EGV-1.2: To enhance overall public health and well-being, recreation facilities shall be located, designed and constructed, as needed, to increase opportunities to play and exercise in Eastern Goleta Valley.

Policy PRT-EGV-1.3: New public recreational resources shall be prioritized for underserved locations to increase equitable access to a range of recreation opportunities.

Policy PRT-EGV-1.4: The County shall prioritize locating recreational resources in areas ~~else to the Valley Junction~~ within walking or biking distance of residential and educational land uses. ~~(Figure 25).~~

OBJECTIVE PRT-EGV-2: Ensure current and future recreational needs of residents are met.

Policy PRT-EGV-2.1: Planning and Development staff shall continue to coordinate with County Parks staff to identify and develop new recreational resources as needed to meet the needs of projected recreational demands, including, but not limited to:

- Playing fields, courts, and indoor recreation opportunities
- Playgrounds
- Open space preserves and multi-use trails
- Pocket parks
- Dog parks
- Equestrian facilities and trails

OBJECTIVE PRT-EGV-3: Preserve and enhance the quality of established recreational resources.

Policy PRT-EGV-3.1: County recreation resources shall be maintained and enhanced to best serve the users of the facility.

Policy PRT-EGV-3.2: Tucker's Grove and Goleta Beach County Parks shall be maintained and enhanced.

Attachment 1: Exhibit A

Program PRT-EGV-3A: *Continue to ameliorate ongoing beach erosion at Goleta Beach County Park with consideration of alternative park configurations and their potential recreational, environmental, and fiscal impacts.*

Policy PRT-EGV-3.2: There shall be no motorized off-road recreational vehicle use on County-owned lands within Eastern Goleta Valley.

Recreational Resource-Specific Policies

The following policies, actions and development standards are intended to apply to existing and proposed active parks, recreation programs, trails, and open spaces mapped on the PRT maps of the Land Use Element.

Active Parks and Recreation

OBJECTIVE PRT-EGV-4: Acquire and maintain active parks needed to adequately serve the local recreation needs.

Policy PRT-EGV-4.1: Acquisition and development of lands for pocket, neighborhood, and community parks should utilize vacant or underutilized lands near or adjacent to residential neighborhoods and educational facilities whenever possible.

Policy PRT-EGV-4.2: Properties with the potential for maximum public use shall be considered a high priority in park acquisition decisions. Public use is maximized when the park locations:

- are highly accessible to many people (e.g., park along bike path or at trailhead or on heavily used transportation corridor), or
- could be connected into network of multi-modal transportation options and/or trails, or
- provide a mix of recreational resources to serve a wide range of visitor demands (e.g., playgrounds near playing fields, or near a dog park, etc.)

Action PRT-EGV-4A: *Develop an active park on public property at the Ben Page Youth Center to complement and enhance the existing facilities. The park plan should address:*

- ❖ *Play structures and recreational improvements,*
- ❖ *Hydrology and flooding needs,*
- ❖ *Accessibility, circulation, and parking serving vehicles, bicycles, and pedestrians.*

Attachment 1: Exhibit A

***Action PRT-EGV-4B:** Acquire and improve active and passive small or 'pocket' parks to better serve neighborhoods south of US Hwy 101 in Eastern Goleta Valley. Pocket park acquisition may be paired with other public improvement projects, such as creeks, flood control, and transportation projects, particularly within the Atascadero Creek Greenway.*

Trails

OBJECTIVE PRT-EGV-5: Acquire and maintain multi-use trails needed to adequately serve the recreation demands of existing and future populations.

Policy PRT-EGV-5.1: Public Trail Acquisition: All opportunities for public recreational trails within the general corridors adopted by the Board of Supervisors as part of the Parks, Recreation and Trails (PRT) maps of the County Comprehensive Plan (and this Community Plan) shall be protected, preserved and provided for upon approval of any development, subdivision and/or permit requiring any discretionary review or approval, except as referenced in Agricultural Element Policy IA.

Policy PRT-EGV-5.2: The County shall support efforts of private organizations to establish a Goleta Trails Foundation. County support may include, but not be limited to: coordinating volunteer efforts, acting as liaison between volunteer groups and County Parks Department, provide information of grant opportunities, and facilitate communication between their organization and other trail organizations.

Policy PRT-EGV-5.3: The County Parks Department, or any group pursuing implementation of the trail system, shall refer to the PRT maps and Goleta Trails Implementation Study, together with its trail siting and design guidelines, to generally guide trail siting, acquisition, and implementation.

Policy PRT-EGV-5.4: In the siting of trail corridors, primary consideration shall be given to publicly-owned lands.

Policy PRT-EGV-5.5: The County shall combine trail easements with flood control easements, transportation easements, wildlife corridors, and/or green infrastructure whenever possible.

Policy PRT-EGV-5.6: The County shall work cooperatively with South Coast agencies, including cities, districts, or other interested organizations, such as the Santa Barbara County Trails Council, to site, acquire, and implement regional trail connections, corridors, and facilities.

Policy PRT-EGV-5.7: Trail acquisition and siting shall include, but not be limited to, the following general trail categories (Figure 25):

- San Marcos Preserve to Calle Real County Administration Campus connector trail

Attachment 1: Exhibit A

- Fremont\Slippery Rock trail
- Windy Gap fuel break/San Antonio Creek trail
- San Marcos Pass trail
- Calle Real County Administration Campus Trailheads and Urban Trails Network, including trails providing public coastal access.
- Maria Ygnacio Creek equestrian trail(s)

Policy PRT-EGV-5.8: Additional trail corridors should be sited, acquired, and implemented as opportunities arise.

Action PRT-EGV-5B: Review, address, and revise the Goleta Trails Implementation Study.

Policy PRT-EGV-5.9: When applications for general plan amendments and/or zoning changes, or subdivisions are processed, County staff shall review the PRT maps and Goleta Trails Implementation Study to determine if a trail corridor can be established for the general area/watershed in which the project is located. If so, coordination with property owners shall be required to implement trails to the greatest extent feasible. The trail alignment shall be consistent with applicable Agricultural Element and resource protection policies.

Policy PRT-EGV-5.10: The County shall actively pursue acquisition of public trails through exactions as part of development agreements and permitting, 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.

Action PRT-EGV-5C: Acquire and/or develop each trail identified on the PRT maps. Pursue acquisition of additional recreational trails and open space through:

- ❖ *Expansion of the County Capital Improvement Program for acquisition of additional public recreational and trail properties,*
- ❖ *Pursuit and protection of title to properties that are in the public domain through past use or development, and*
- ❖ *Acquisition of desirable property and/or necessary property to expand trails networks, to provide key interconnections, and to meet the most pressing public demands, through negotiated acquisition or cooperation with outside agencies, such as land trusts or cooperatives, as approved by the County Board of Supervisors.*

Policy PRT-EGV-5.11: The County Parks Department shall be responsible for reviewing trail easement requirements, location, and design, and conducting appropriate

Attachment 1: Exhibit A

environmental review and obtaining appropriate permits prior to trail construction on publicly-owned land.

OBJECTIVE PRT-EGV-6: Preserve and enhance established trails in Eastern Goleta Valley.

Policy PRT-EGV-6.1: Trail Use: All trails developed by and/or dedicated to the County shall be multi-use to the greatest extent feasible. Trails shall be limited to non-motorized vehicle uses, including hikers, and, where appropriate, mountain bikers and equestrians.

Policy PRT-EGV-6.2: Trails shall be designed to keep users on the designated pathways and shall be designed to minimize impacts to any sensitive habitat areas. Trails shall be sited to avoid environmental resources and to minimize conflicts between users and conflicts with surrounding land uses.

Policy PRT-EGV-6.3: Trail Design and Maintenance: In developing and maintaining the trail system, provisions shall be made for the following:

- appropriate trail signage at all major trail heads and signs or markers on public recreational trails,
- maintenance of the trail,
- adequate trailhead parking,
- new trailheads, with consideration given to the use of Old San Marcos Pass Road for trailheads, and
- minimization of erosion and water pollution, particularly that associated with trails located near creeks.

Policy PRT-EGV-6.4: The visual character and aesthetics of existing and proposed public trails shall be maintained.

Policy PRT-EGV-6.5: Trail corridors designated on the PRT maps shall be kept clear from encroachment by development and incompatible uses.

Passive Parks and Open Space

OBJECTIVE PRT-EGV-7: Acquire and maintain public open space needed to adequately serve the recreation demands of existing and future populations with the additional result of preserving habitat and ecological resources.

Policy PRT-EGV-7.1: The County shall pursue the acquisition of vacant properties for potential use as public parks or open spaces, where the purchase would serve as buffer zones for residential or commercial development, provide usable recreation space, or preserve wildlife habitats and migration corridors or sensitive biological resources.

Policy PRT-EGV-7.2: The County shall work to acquire and implement additional public coastal access.

Attachment 1: Exhibit A

Policy PRT-EGV-7.3: Acquisition or designation of property for public open space and passive recreation shall strive to incorporate the following features:

- significant natural and ecological resources,
- environmentally sensitive habitat areas
- ~~good visual qualities~~visual resources,
- significant physical constraints, and/or
- opportunities for public coastal access and parking.

Policy PRT-EGV-7.4: To the greatest extent feasible, coastal access shall be maintained in a natural condition.

DevStd PRT-EGV-7A: *Opportunities for coastal public access shall be analyzed, considered, and maximized as feasible for any discretionary proposal within the coastal zone. Where staircases or other engineered access structures are proposed, public access shall be strongly encouraged where appropriate.*

Action PRT-EGV-7A: *Review Offers to Dedicate Coastal Access for feasibility of accepting any or all such offers.*

Action PRT-EGV-7B: *Identify additional vertical access points and coastal parcels which could be acquired to preserve and provide for adequate public access to coastal resources.*

Policy PRT-EGV-7.5: The County shall work with South Coast agencies, including cities, districts, or other interested organizations, to site, acquire, and implement public open space.

Policy PRT-EGV-7.6: The County shall manage and maintain the San Marcos Foothills Preserve as public open space to protect and conserve environmental resources while allowing for limited public access consistent with any terms and/or easements for conservation of the property(ies).

WATER, WASTEWATER, AND SOLID WASTE MANAGEMENT

GOAL #6. **Water is conserved, and wastewater treatment and solid waste management systems are designed and managed sustainably.**

OBJECTIVE WAT-EGV-1: Maintain an adequate, safe water supply and protect groundwater basins from overdraft and quality degradation.

Policy WAT-EGV-1.1: For projects which would result in a net increase in water use, there shall be a sufficient supply of water to serve existing commitments plus the proposed project.

Policy WAT-EGV-1.2: The County, in its land use planning decisions, shall consider the most recent water resources analyses for all areas served by the Goleta Water

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District. The County shall work cooperatively with the Goleta Water District in the review of development proposals.

Policy WAT-EGV-1.3: When applicable, the County shall grant permits only if the long term potable water supplies of the agency that would serve a project are determined by that agency to be sufficient to meet new demand. The provision of water service to new customers shall not compromise existing customers or the maintenance of required drought buffers, consistent with the water provider's legislative and/or regulatory requirements, the 1991 and 1994 SAFE Water Supplies Ordinances of the Goleta Water District, and the Wright Judgment. County permits shall be granted following completion of the water service application process overseen by the appropriate water provider. ~~The County shall grant discretionary permits only if long term supplies are available to support new development, including any determined drought buffer.~~

Policy WAT-EGV-1.4: Efforts to comprehensively monitor the condition of private wells shall be encouraged.

Policy WAT-EGV-1.5: Groundwater recharge areas shall be protected from the adverse effects of urban and non-urban land uses.

Policy WAT-EGV-1.6: Creek channelization or other impermeable paving which significantly reduces groundwater recharge shall be discouraged.

OBJECTIVE WAT-EGV-2: Ensure water use efficiency.

Policy WAT-EGV-2.1: In order to minimize water demand, development shall utilize water conserving landscaping and low flow irrigation and plumbing to the maximum extent feasible.

Policy WAT-EGV-2.2: Water-conserving plumbing devices shall be required of discretionary development.

***Program WAT-EGV-2A:** The County, in coordination with water purveyors and sanitary districts, shall maintain and periodically update standards for low water use plumbing fixtures. The County shall encourage the water purveyors to continue their efforts to retrofit old fixtures with more efficient designs (e.g. low flow toilets and showerheads).*

Policy WAT-EGV-2.3: The County may grant discretionary permits for development using desalinated water only if the source of desalination is from an established public water purveyor. Desalinated water from private sources designed to serve a single project or geographic area within service boundaries of established public water purveyors shall not be a source of water for approvable development.

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OBJECTIVE WAT-EGV-3: Encourage the use of recycled/reclaimed water sources where safe and efficient.

Policy WAT-EGV-3.1: The County shall support the use of recycled and/or reclaimed water consistent with applicable Federal, State and County regulations for health and safety, including, but not limited to, the following system types:

- Rain barrels and cisterns
- Greywater systems
- Purveyor provided reclaimed or recycled irrigation water

Policy WAT-EGV-3.2: In areas where reclaimed water is available by pipeline, development shall include dual plumbing systems for the use of reclaimed water when feasible and appropriate for the development.

Policy WAT-EGV-3.3: Reclaimed/recycled water sources used for agricultural lands should only be used when salinity of the water source does not compromise the long-term viability of agricultural soils.

Policy WAT-EGV-3.4: The use of reclaimed water for tree crops and non-edible ornamental plants in order to conserve existing water supplies shall be assessed by County Environmental Health Services (EHS) Department. If permitted, EHS shall require reclaimed water irrigation systems meet California Regional Water Quality Control Board requirements for wastewater discharge.

OBJECTIVE WW-EGV-1: Ensure wastewater is treated, and is safe for local watershed ecosystems.

Policy WW-EGV-1.1: To ensure wastewater achieves a level of treatment to best ensure public health and welfare, development shall connect to the sewer system of the respective sanitary district wherever feasible.

Policy WW-EGV-1.2: The County shall encourage conversion of septic systems to sewer systems in the urban area.

DevStd WW-EGV-1A: *To the maximum extent feasible, development requiring private sewage disposal shall utilize gravity flow of wastewater to the septic tank and disposal field to minimize mechanical failure, which may cause surfacing of effluent. Where gravity flow of effluent is unavailable and pumping may be allowed, the lift station shall be owned and/or maintained by a public agency and private operation and maintenance of a lift station shall be prohibited. For lots of record where gravity flow of effluent is unavailable, pumping may be allowed. For subdivisions where gravity flow to the public sewer is unavailable, the lift station shall be owned and/or maintained by a public agency such as a community services district. Private operation and maintenance of a lift station shall be prohibited.*

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DevStd WW-EGV-1B: *To reduce the possibility of prolonged effluent daylighting from septic system failure, two disposal fields shall be built to serve each septic system as required by Environmental Health Services so that when one field begins to fail, the other field can immediately be put into use. An additional third expansion area shall be set aside where no development can occur, except for driveways on constrained sites. In the expansion area, a disposal field should be constructed when any other disposal field is in a state of failure.*

DevStd WW-EGV-1C: *For remodels of plumbed structures where the existing septic system must be enlarged or where septic system repairs are required due to failure, in addition to the enlargement and/or repair of the existing septic system, an additional disposal field shall be installed whenever feasible.*

DevStd WW-EGV-1D: *Where feasible, measures to decrease the amount of nitrates filtering through soil to groundwater shall be required, including:*

- *Shallow-rooted non-invasive plants (maximum root depth of four feet) shall be planted above all leach fields to encourage evapotranspiration of effluent and uptake of nitrates. Impervious surfaces, such as paved driveways, shall not be constructed above leach fields. If site constraints require a driveway to be located above a leach field in order to ensure reasonable use of property, turf block or other suitable pervious surface shall be used.*
- *For properties of 5 acres and less, advanced treatment for the removal of nitrates shall be required on septic systems utilizing drywells as the disposal field. Existing septic systems that utilize drywells that have failed, or that need to be modified, must also install advanced treatment.*

DevStd WW-EGV-1E: *Septic systems and other potential sources of water pollution shall be a minimum of 100 feet from the geologic top of bank of tributary or creek banks (reference point as defined by Planning and Development and Environmental Health Services). Modifications to existing sources of potential water pollution shall meet this buffer to the maximum extent feasible.*

DevStd WW-EGV-1F: *Individual or cumulative impacts of septic systems for new development shall not cause pollution of creeks and waterways. Development shall not be approved where individual or cumulative impacts of septic systems for new development would cause pollution of creeks unless this would preclude reasonable use of property.*

DevStd WW-EGV-1G: *Development shall be designed to reduce runoff from the site by minimizing impervious surfaces, using pervious or porous surfaces, and minimizing contiguous impervious areas.*

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Policy WW-EGV-1.3 Pollution of surface and groundwater shall be avoided. Where contribution of potential pollutants of any kind is not prohibited and cannot be avoided, such contribution shall be minimized to the maximum extent feasible.

Policy WW-EGV-1.4: The County shall remove and/or relocate runoff outfalls away from sensitive receptors and environmentally sensitive habitat areas where feasible.

Policy WW-EGV-1.5: The County shall work with the sanitary districts to acquire grants and other funding to relocate untreated runoff outfalls per the Environmental Resources and Constraints section.

Policy WW-EGV-1.6: The County shall continue to work with the sanitary districts to improve effluent quality prior to release into the natural environment or use as reclaimed resources by the community.

OBJECTIVE RRC-EGV-1: Maximize solid waste diversion and minimize solid waste generation.

Policy RRC-EGV-1.1: Opportunities for resource recovery and landfill solid waste diversion shall be provided.

DevStd RRC-EGV-1A: *Development shall be designed with adequately-sized solid waste container enclosures or designated areas easily accessible to residents and waste management services. The enclosures ~~should~~ shall be covered and provide adequate fully-enclosed space for solid waste, recycling, yard waste, and/or food waste containers compliant with waste management service and County Public Works Department requirements.*

Program RRC-EGV-1A: *Continue to enhance and implement curbside recycling and solid waste diversion programs with consideration of incentives to increase participation. Facilities for curbside solid waste management shall be required for development as deemed appropriate by the County Public Works Department.*

Policy RRC-EGV-1.2: The County shall promote onsite and neighborhood composting of plant-based materials.

Program RRC-EGV-1B: *Provide yard waste collection programs to residential development in the urban area and, where feasible, outside the urban area. Such programs may include yard waste accumulation bins, curbside pickups and onsite composting. Facilities for curbside yard waste collection shall be required as deemed appropriate by the County Public Works Department.*

Program RRC-EGV-1C: *Continue to enhance and implement the yard waste mulching program with consideration of incentives to increase participation.*

Policy RRC-EGV-1.4: Appropriate recycling services shall be provided at all construction sites to maximize diversion of construction and demolition (C&D) waste from the landfill.

TRANSPORTATION AND CIRCULATION

GOAL #7. Transportation planning is coordinated with land use planning to allow for community development and land uses per the policies and land use designations of this Plan while maintaining safe roadways and intersections.

GOAL #8. The community is served by an efficient transportation network serving the multi-modal needs of all users and abilities.

GOAL #9. Average daily trips (ADTs) and vehicle miles traveled (VMTs) generated in the community are minimized to reduce greenhouse gas emissions generated by transportation.

Regional Travel: Multi-Modal Complete Streets Policies

OBJECTIVE TC-EGV-1: Enhance the existing automobile transportation network with multi-modal improvements as needed to make walking, biking, and public transit more practical, safe, accessible, and attractive to residents and commuters.

Policy TC-EGV-1.1: A minimum Level-of-Service —(LOS) standard ‘C’ shall be generally maintained for roadways and intersections. With strong consideration of the appeal, efficiency, and safety of the roadway for all users, LOS ‘D’ may be acceptable only within ~~the Valley Junction and State Street/Hollister Ave Commercial~~ Bowtie Corridor when the effect on circulation and travel speeds enhances community character (Figure 31).

Policy TC-EGV-1.2: The Circulation Element and implementing Transportation Improvement Plan shall include long term improvements to multi-modal transportation facilities targeted to provide for these levels of service. Roadway and intersection design and improvements shall protect overall operation of the circulation system and the quality of life within the community.

Policy TC-EGV-1.3: As multi-modal operational, efficiency, and/or LOS standards develop within the Transportation Engineering field, relevant improvements should be considered for primary and secondary roadways and arterials, signalized intersections, intersections that are not signalized, and transit, bicycle, and pedestrian facilities as determined by the Roadway Classification Standards for Eastern Goleta Valley. ~~LOS standards should be considered for primary and secondary roadways and arterials, signalized intersections, intersections that are not signalized, and transit, bicycle, and pedestrian facilities as determined by the Roadway Classification Standards for Eastern Goleta Valley (Appendix XXXXX).~~

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- Policy TC-EGV-1.4:** Improved access to retail, commercial, recreational, and educational facilities via public transit, bikeways and pedestrian facilities shall be considered in public and private transportation and circulation planning for Eastern Goleta Valley.
- Policy TC-EGV-1.5:** **Complete Streets:** Multi-modal Complete Streets shall be developed and maintained to maximize safety, accessibility, and connectivity of all modes of transportation to each other and to the places people need to go. Complete Streets are designed to optimize the utility, safety, and attractiveness of the transportation network to all users of the facilities. Transportation planning should strive to create attractive and accessible streets for all users, including drivers, bicyclists, public transportation vehicles and riders, and pedestrians of all ages and abilities.
- Policy TC-EGV-1.6:** The following roadways shall be defined as Eastern Goleta Valley Community Corridors and prioritized for multi-modal Complete Street improvements in County transportation project planning for Eastern Goleta Valley (Figure 29):
- ~~8.1.~~ Hollister Ave from the City of Goleta to the City of Santa Barbara
 - ~~9.2.~~ Calle Real from the City of Santa Barbara to its western terminus
 - ~~10.3.~~ Turnpike Rd from Cathedral Oaks Rd to its southern terminus
- Policy TC-EGV-1.7:** Human-scale design standards within commercial zones and transit/pedestrian design standards for new residential and commercial development should be encouraged to increase the appeal of walking, bicycling, and using public transit and decrease traffic congestion on roadways.
- Policy TC-EGV-1.8:** In its long range land use planning efforts, the County shall seek to provide access to retail, commercial, recreational, and educational facilities via transit lines, bikeways and pedestrian trails.
- Policy TC-EGV-1.9:** All feasible measures to fully mitigate the transportation impacts associated with development projects, including new and innovative measures as may become available, shall be considered and encouraged. ~~Innovative measures to fully mitigate the transportation impacts associated with development projects shall be encouraged.~~

Program TC-EGV-1A: *Programmatically improve Eastern Goleta Valley Community Corridors to best serve as multi-modal Complete Streets in coordination with County Public Works Department.*

Program TC-EGV-1B: *Seek funding to programmatically increase the number of street trees along Community Corridors as part of the Urban Forestry objectives and policies of the Section IV:*

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Environmental Resources and Constraints. Installation and maintenance of street trees should be considered a required component of development along Community Corridors.

Program TC-EGV-1C: *Update and revise the Goleta Transportation Improvement Plan (GTIP) as needed to address and implement County transportation facility improvements envisioned in this Plan.*

Action TC-EGV-1D: *Monitor effectiveness of operation of transit, bicycle, and pedestrian facilities, and apply multi-modal transportation and circulation improvements as operational, efficiency, and/or LOS standards develop within the Transportation Engineering field. Establish Level of Service (LOS) Standards for transit, bicycle, and pedestrian facilities and improvements to apply to multi-modal transportation and circulation improvements.*

Policy TC-EGV-1.10: Regional Transportation: The County shall strive to increase connectivity and accessibility of north-south and east-west roadways, bike paths, and pedestrian routes to multi-modally connect:

- ~~1.1.~~ 1.1. the north and south sides of Eastern Goleta Valley over US Hwy 101 and the Southern Pacific RR, and
- ~~1.2.~~ 1.2. the Cities of Goleta and Santa Barbara.

Action TC-EGV-1E: *Improve circulation, parking, and flow of traffic through the State Street Bowtie corridor and intersections through multi-modal improvements, streetscape planning, and roadway capacity improvements as needed to support a mix of residential and commercial land uses in the vicinity.*

Program TC-EGV-1F: Study and construct as feasible the following recommended improvements to create improved multi-modal north-south and east-west routes to better connect destinations, neighborhoods, and land uses of Eastern Goleta Valley:

- ❖ **San Simeon Drive Improvements:** *If needed and constructed, design the San Simeon roadway extension connecting the San Marcos Neighborhood with Turnpike Ave and the Valley Junction to include bicycle and pedestrian facilities; Make this roadway a bicycle route and a Safe Route to School to calm traffic speeds and retain character of the residential street, achieve an official east-west bicycle route as an alternative to Hollister Ave, and provide an east-west connection from the Maria Ygnacio Bike path to the Valley Junction; and Improve San Simeon to serve as a low-speed street that has been improved for bicycle travel through treatments such as traffic calming and traffic reductions, signage and pavement markings, and intersection crossing treatments, and*
- ❖ **Calle Real Extension Bicycle/Pedestrian Crossing:** *Create bicycle/pedestrian connection over Maria Ygnacio Creek to extend Calle Real to the City of Goleta via Patterson Ave. This*

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improvement will achieve a needed east-west connection to the major commercial corridor in the City of Goleta and a new bicycle commuter route, and

- ❖ **Ben Page Youth Center/County Calle Real Administration Campus Area:** Overpass or underpass to connect users to employment/government center, recreational resources, and commercial services, and provide safe alternative for students to bypass Turnpike Rd overpass, and/or.
- ❖ **State Street/Hollister Ave Commercial:** Overpass or underpass to connect north side neighborhoods and mobile home parks to south side commercial and transit opportunities. Also provides local connection between Calle Real and Hollister to bypass or improve the US Hwy 154 overpass.
- ~~❖ **State Street Bowtie Area Hwy Crossing:** Connect north side neighborhoods and mobile home parks to south side commercial and transit opportunities. Also provide a bypass or improvement of the US Hwy 154 overpass for pedestrians and cyclists., and/or,~~
- ~~❖ **Ben Page Youth Center/County Calle Real Administration Campus Hwy Crossing:** Connect users to employment/government center, recreational resources, and commercial services, and provide safe alternative for students to bypass Turnpike Rd overpass. Increase access to public lands and increases connectivity in the Valley Junction.~~

Action TC-EGV-1G: Create north-south connections between Cathedral Oaks Rd and Calle Real to thru-traffic, bicycles, and pedestrians, or installing a permeable barrier that can be opened as needed and determined by the County in the event of emergency or to address congested circulation.

Cyclists, Pedestrians, and Public Transit Riders

OBJECTIVE TC-EGV-2: Consider the facility needs of cyclists, pedestrians, and public transit riders in land use and development decisions.

Policy TC-EGV-2.1: Bicycle and Pedestrian Facilities: The County shall include bicycle and pedestrian uses in the planning process of transportation corridors. When feasible, roadway improvements, including overpasses or underpasses, shall be sited and designed to encourage and accommodate pedestrian and bicycle use. All overpasses or underpasses should provide for Class I or Class II bicycle routes.

Policy TC-EGV-2.2: Bicyclists: The use of the bicycle as a mode of transportation shall be encouraged by providing and ensuring well-lit, safe, well-connected, and accessible Class I/II/III bikeways to meet the transportation and recreation needs of Goleta Valley cyclists.

Policy TC-EGV-2.3: Priority Bicycle Facilities: The following bicycle improvements are prioritized in Eastern Goleta Valley (Figure 30):

~~13.1.~~ Safe Routes to Schools

~~14.2.~~ East-west paths and/or those providing direct commuter connections between commercial and residential land uses

~~15.3.~~ Class I and Class II crossings over or under local highways

Policy PRT-EGV-2.4: Public Bikeway Acquisition: All opportunities for public bikeways acquisition and development within the general corridors mapped as part of the Circulation maps of the County Comprehensive Plan shall be protected, preserved and provided for upon approval of any development, subdivision and/or permit requiring any discretionary review or approval.

Policy TC-EGV-2.5: Bicycle Route Type Priorities: Separated bicycle facilities (Class I paths) are generally a higher priority than on-road facilities (Class II lanes or Class III lanes). However, on-road lanes are a high priority where they improve safety or connectivity. Of these types of bicycle routes, bicycle paths and lanes which serve commuters to connect residential uses with employment centers and schools are a high priority.

DevStd TC-EGV-2A: Signal Detection. All future or reconstructed signalized intersections along designated bicycle routes shall include detectors sensitive to waiting bicyclists.

Policy TC-EGV-2.6: Pedestrians: The County shall facilitate pedestrian needs and shall provide and ensure well-lit, safe, well-connected, accessible walkways and sidewalks within the Valley Junction and around commercial nodes, schools, and recreation to increase the walkability of Eastern Goleta Valley.

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Policy TC-EGV-2.7: Transit Riders: The County shall continue to work with public transit providers to ensure accessible public transit service and facilities to meet transit needs and increase ridership.

Policy TC-EGV-2.8: Priority Transit and Pedestrian Facilities: Public transit and pedestrian improvements prioritized in Eastern Goleta Valley shall be those that:

- ~~16.1.~~ receive the highest amount of ridership, or
- ~~17.2.~~ provide for intermodal connections, or
- ~~18.3.~~ would complete a missing link in sidewalks, or
- ~~19.4.~~ would provide pedestrian links between residential and commercial areas, or complete gaps in the pedestrian system.

Program TC-EGV-2A: Sidewalk Connections: Continue to complete gaps in existing sidewalk system and improve pedestrian crossings along Community Corridors.

Program TC-EGV-2B: Signal Timing: Set the timing of traffic signals during routine maintenance and other signal adjustment program to allow adequate time for pedestrians (including the elderly and young children) to walk across safely when the pedestrian call button is activated.

Program TC-EGV-2C: Transit Facilities: Coordinate with MTD, Caltrans, and County Public Works to increase bus service and the number of convenient sheltered bus stops within 1/4 mile (walking distance) from the Valley Junction, commercial nodes, and schools. Enhanced bus service should be considered for the following corridors to serve adjacent land uses:

- ❖ Turnpike Rd from Tucker's Grove County Park/Cathedral Oaks Rd to Hollister Ave
- ❖ Calle Real from Turnpike Rd to the City of Santa Barbara

Action TC-EGV-2D: Construct a public transit facility within or adjacent to the Valley Junction. If feasible, the transit facility should adequately serve the needs of the public transit system, as well as the needs for other modes of transportation, including bike racks, drinking fountains, shade, benches, etc.

Program TC-EGV-2E: Maintain a working group with MTD, the Association of Governments, the Airport and UCSB to study the potential for the creation and joint-funding of affordable electric or other "clean-air" shuttle service and, if found feasible, implement such a system along Community Corridors.

Action TC-EGV-2F: Support and pursue the location of a train/light rail station in Goleta Valley, designed to connect to neighborhood and commercial nodes where feasible. Appropriate potential locations include:

- ❖ *State Street Bowie: Junction of State Street and Hollister Ave at Modoc Rd*
- ❖ *Ben Page Youth Center and County Calle Real Administration Campus*
- ❖ *Junction of US Hwy 101 and Turnpike Rd north-west of the Turnpike Shopping Center*

Streetscape Design and Parking

OBJECTIVE TC-EGV-3: Design the built environment and transportation system to improve local air quality, climate, and aesthetics, and to provide sufficient parking for all modes of travel.

Policy TC-EGV-3.1: Commercial development, mixed-use neighborhoods, employment centers, and public transit centers shall provide sufficient vehicle and bicycle parking for employees and patrons.

Policy TC-EGV-3.2: As feasible, the County shall purchase vacant properties as needed for potential use as public parking, or bus turnout areas, where the purchase would help to alleviate traffic congestion and support economic vitality and development. Public parking lots should provide facilities for electric vehicle charging stations where feasible.

Program TC-EGV-3A: Streetscape and Building Frontage Design: *Develop and implement a program to fund and maintain streetscape and landscape improvements of the Community Corridors as part of Complete Streets improvements. The following design elements shall be considered for Community Corridors:*

- ❖ *Street tree canopy and landscaped medians,*
- ❖ *Landscape buffers between automobile traffic and pedestrian traffic,*
- ❖ *Landscape design in public-private interface areas to create a coordinated transition,*
- ❖ *Street furniture and decoration, such as bus stop shelters, planter boxes, benches, lighting, and trash/recycling containers, decorative paving, and signage,*
- ❖ *Public parking lots and other solutions that are low-impact, convenient, and alleviate traffic congestion and support economic development, and*
- ❖ *Utilities that are shielded or designed to blend into the streetscape design.*

Policy TC-EGV-3.3: A range of parking solutions, such as underground garages, lifts, and shared lots, shall be considered for commercial and mixed-use structures, properties, and neighborhoods to address parking demand.

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- Policy TC-EGV-3.4:** Local roadways should be designed to enhance safety and attractiveness to all users of the roadway.
- DevStd TC-EGV-3A:** *Street lighting shall be designed and oriented to illuminate sidewalks, crosswalks and other pedestrian facilities to enhance the safety and attractiveness of walking.*
- DevStd TC-EGV-3B:** *Roadways should be designed and improved appropriately to discourage speeding through residential neighborhoods and school zones. Installations to control speeds should be considered including, but not limited to:*
- Speed humps and tables
 - Landscaped bulb outs and/or center medians
 - Reduced travel lane widths
- Policy TC-EGV-3.5:** The County shall strive to ensure posted speed limits in residential neighborhoods are enforceable and set in a manner that maximizes the safety of the residents, pedestrians and cyclists. A posted speed limit may necessitate appropriate traffic calming measures to implement and enforce lower posted speed limits.
- Policy TC-EGV-3.6:** The County should continue to work with state and local officials to allow flexibility for local jurisdictions to define roadways classifications and set enforceable speed limits for local roadways.
- Policy TC-EGV-3.7:** The County should support the use of reclaimed/recycled water for all landscaping projects within the County right-of-way, if reclaimed water is reasonably available.
- Policy TC-EGV-3.8:** Transportation planning and projects shall be designed and constructed respective of environmental resources and constraints and consistent with the policies of this Plan (see also, Section IV: Environmental Resources and Constraints).
- DevStd TC-EGV-3C:** *Roadway maintenance, widening or new construction should be designed to accommodate restoration and preservation of the Goleta Slough, Environmentally Sensitive Habitat (ESH) and Riparian Corridor (RC), and other habitat areas.*

SECTION IV: ENVIRONMENTAL RESOURCES AND CONSTRAINTS (p.149 – p.200)

GENERAL RESOURCES AND CONSTRAINTS

GOAL #10. The community’s natural resources are protected, conserved, and restored, and environmental constraints are respected.

OBJECTIVE ENV-EGV-1: Protect undeveloped contiguous habitat areas from sprawl, leap-frog development, and encroachment by urban uses to preserve and enhance environmental resources.

Policy ENV-EGV-1.1: Restrict urban-style development to the urban area, prioritizing infill and redevelopment strategies, to protect coastal and rural area environmental resources.

AIR QUALITY AND GLOBAL CLIMATE CHANGE

GOAL #11. Local land use and development do not contribute adversely to regional air quality or global climate change.

OBJECTIVE AQ-EGV-1: Reduce locally-produced air pollution and greenhouse gases.

Policy AQ-EGV-1.1: The County shall impose appropriate restrictions on construction activities associated with development to avoid deterioration of air quality.

DevStd AQ-EGV-1A: *Development shall minimize the generation of pollution and fugitive dust during construction.*

Policy AQ-EGV-1.2: The County shall support transportation plans and land use patterns that reduce vehicle trips and total vehicle miles traveled.

Policy AQ-EGV-1.3: The County shall require development to minimize energy needs and air pollution generated during construction and operational phases.

DevStd AQ-EGV-1B: *The County shall require energy and resource-conserving designs and/or techniques.*

Policy AQ-EGV-1.4: The County should continue to work with state and local officials to reduce air pollution attributable to marine shipping routes off the coast of Eastern Goleta Valley.

OBJECTIVE AQ-EGV-2: Protect sensitive populations from air pollution.

Policy AQ-EGV-2.1: Sensitive receptor populations shall be protected from sources of air pollution.

DevStd AQ-EGV-2A: *Development that provides housing or care facilities shall establish adequate buffers from sources of air pollution.*

WATERSHED ECOLOGY: HYDROLOGY, BIOLOGY, AND GEOLOGY

GOAL #12. Water runoff is clean and not harmful to watershed and marine habitats.

OBJECTIVE HYD-EGV-1: Minimize pollution of streams, sloughs, drainage channels, groundwater basins, estuaries, the ocean and areas adjacent to such waters.

Policy HYD-EGV-1.1: Introduction of contaminated urban and agricultural runoff into all coastal waters, including sloughs, rivers, streams, coastal wetlands and intertidal areas, shall be eliminated or minimized.

DevStd HYD-EGV-1A: *Bioswales or other type of biofilter shall be installed in paved areas to catch and filter urban runoff prior to reaching watersheds, stream habitat, storm sewer, and other waterways. If bioswales are deemed infeasible, sedimentation, silt, and grease traps ~~shall~~ may be considered as alternative solutions to catch and filter urban runoff. Filters shall address short-term construction and long-term operational runoff.*

DevStd HYD-EGV-1B: *Washing of concrete, paint, heavy equipment, or other hazardous materials shall be allowed only in areas where polluted water can be contained and treated during construction and in industrial settings.*

Policy HYD-EGV-1.2: Untreated outfalls should avoid or be relocated out of Environmentally Sensitive Habitat and riparian areas.

OBJECTIVE HYD-EGV-2: Minimize potential flood hazards.

Policy HYD-EGV-2.1: Adequate setbacks from floodways and flood hazards shall be required.

Policy HYD-EGV-2.2: Setbacks of a minimum of 50 feet from top of bank but adjusted upward as needed to adequately protect life and property from potential flood hazards shall be required as determined by County Flood Control.

DevStd HYD-EGV-2A: *A Hydrologic/Hydraulic Report shall be prepared by Registered Civil Engineer for any development within a floodplain that requires channel improvements. Said Hydrologic/Hydraulic Report shall be submitted to the County Flood Control District and P&D for review and approval. Channel improvements shall be sufficient to convey the 100 year discharge, or applicable discharge deemed appropriate by the County Flood Control District, and shall allow for revegetation of creek banks. Any creek revegetation plans shall be reviewed and approved by P&D and County Flood Control. Revegetation plans shall provide for complete revegetation of the creek banks and top of banks with appropriate native species consistent with the policies of this Plan.*

DevStd HYD-EGV-2B: *Natural building materials such as rock, heavy timber, and erosion control shrubs and wire revetment planted with native or naturalized plants shall be used wherever possible in replacing or constructing flood control infrastructure.*

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Policy HYD-EGV-2.3: As part of its on-going maintenance operations, the County Flood Control District shall minimize impacts to stream channels where feasible and consistent with sound flood control practices, and incorporate mitigation measures from the Flood Control Maintenance Program Environmental Impact Report (PEIR) to restore channels and stream banks. The District should incorporate and project costs for these efforts into County budget planning.

GOAL #13. The ecological and biological resources of local watersheds are preserved, balanced, and thriving, ridgeline to shore.

OBJECTIVE ECO-EGV-1: Preserve and enhance the watershed ecosystems of Eastern Goleta Valley.

Policy ECO-EGV-1.1: The County shall designate and provide protection to important or sensitive environmental resources and habitats in Eastern Goleta Valley.

Policy ECO-EGV-1.2: The County shall adhere to and incorporate the following priorities for the protection of ecological and biological resources:

- Preservation and/or enhancement of existing natural resources,
- Maintenance of habitat continuity and wildlife corridors,
- Establishment, enlargement, and restoration of ecological preserves and wildlife corridors,
- Long term protection of regional ecosystems,
- Protection and/or enhancement of critical habitats for endangered, threatened, and sensitive biota,
- Enhancement or restoration of degraded habitats, including active removal and management of invasive non-native species,
- Active management of preserves, open space and/or conservation easements,
- Active management of natural areas to diminish fire hazard while sustaining natural resources and values, such as habitat areas and hydrologic function, through management of fuel loads or other appropriate measures (see also, Section III.C: Public Safety), and
- Land use and development patterns that minimize or alleviate the impact to the natural environment and improve Eastern Goleta Valley's urban ecology.

General Biological and Ecological Resource Protection and Enhancement Policies

OBJECTIVE ECO-EGV-2: Preserve and enhance the vitality of biological resources of Eastern Goleta Valley.

Attachment 1: Exhibit A

Policy ECO-EGV-2.1: Open space and conservation easements should be considered effective methods to preserve important biological resources and habitats.

Policy ECO-EGV-2.2: The use of native, drought-tolerant, and/or fire-resistant plants shall be strongly encouraged in landscaping and restoration projects, especially in parks, buffers adjacent to native habitats and in designated open space.

Policy ECO-EGV-2.3: Where sensitive plant species and sensitive animal species are found pursuant to the review of a discretionary project, the habitat in which the sensitive species is located shall be preserved to the maximum extent feasible. For the purposes of this policy, sensitive plant species are those species that appear on the County's list of locally rare, generally rare, or endangered plants, and the California Native Plant Society's Inventory of Endangered Vascular Plants of California. Sensitive animal species are defined as those animal species identified by the California Department of Fish and Game, the U.S. Fish and Wildlife Service and/or are listed in Tate's The Audubon Blue List (birds).

Policy ECO-EGV-2.4: Where sites proposed for development contain sensitive or important habitats and areas to be preserved over the long term, degradation of these habitats shall be avoided or to the maximum extent feasible, and demonstrated unavoidable impacts minimized as a component of a project, including, but not limited to, one or more of the following conditions:

- Dedication of onsite open space easements covering habitat areas,
- Onsite habitat restoration programs utilizing appropriate native, drought-tolerant, and/or fire-resistant species,
- Monetary contributions toward habitat acquisition and management, and/or
- Offsite easement and/or restoration of comparable habitat/area when onsite preservation is infeasible.

Policy ECO-EGV-2.5: Restoration: In cases where adverse impacts to biological resources cannot be avoided after impacts have been minimized, restoration shall be required. A minimum replacement ratio of 2:1 shall be required to compensate for the destruction of native habitat areas or biological resources. The area or units to be restored, acquired, or dedicated for a permanent protective easement shall be twice the biological value of that which is destroyed. Restoration may also be required for parcels on which development is proposed and on which disturbance has previously occurred if the currently proposed development would exacerbate the existing impact. Where onsite restoration is infeasible or not beneficial with regard to long-term preservation of habitat, an offsite easement and/or restoration which provides adequate quality and quantity of habitat and will ensure long-term preservation shall be required.

Policy ECO-EGV-2.6: The County shall ensure the following requirements for any restoration efforts are considered and incorporated into the restoration plan:

- Restoration shall include the appropriate diversity and density of plants native to the locality and shall be propagated from local genetic stock (preferably collected from the site's watershed if feasible, or between Gaviota and Carpinteria, or as determined satisfactory by a qualified biologist),
- Restoration shall incorporate maintenance and monitoring measures to ensure that the remedial action is mitigating permanent remedy of the impact of development,
- When restoration is required, on-site rather than off-site restoration shall be preferred.

OBJECTIVE ECO-EGV-3: Preserve and enhance the ecological value and function of habitats of Eastern Goleta Valley.

Policy ECO-EGV-3.1: Habitats that shall be preserved and enhanced include, but are not limited to:

- Creeks, streams, and waterways, and fish passage,
- Wetlands and vernal pools,
- Riparian vegetation,
- Wildlife corridors between habitat areas,
- Roosting, nesting, and foraging habitat for bird species, and
- Nesting and foraging habitat for subterranean species.

Policy ECO-EGV-3.2: Ecological communities and habitats shall not be fragmented into small non-viable pocket areas by development.

Policy ECO-EGV-3.3: In rural areas and where major wildlife corridors are present in urban areas, development shall not interrupt major wildlife travel corridors within Eastern Goleta Valley. Typical wildlife corridors are provided by drainage courses and similar undeveloped natural areas.

Policy ECO-EGV-3.4: Atascadero Creek Greenway: Atascadero Creek shall be considered as a 'greenway' and wildlife corridor from its headwaters in the San Marcos Foothills to its outlet at Goleta Slough and Goleta Beach. The greenway is defined generally as a 100 ft buffer from the centerline of the creek, but may be adjusted where appropriate to include biological/hydrological resources consistent with this Plan. Within the buffer, the greenway shall conceptually and functionally protect and enhance the creek corridor's habitat, hydrologic, and recreational value to the community, including, but not limited to, the installation of passive hiking trails, bike paths, wildlife

Attachment 1: Exhibit A

passage, and pocket parks. (see also, Section III.D: Parks, Recreation, Trails, and Open Space). Protection, restoration, and enhancement of the greenway shall be encouraged for all development proposed within or adjacent to the greenway consistent with this Plan (Figure 35).

OBJECTIVE ECO-EGV-4: Protect existing forested areas and encourage reforestation to provide habitat, cool the built environment, and provide cleaner air.

Policy ECO-EGV-4.1: Protecting Existing Trees: Existing trees in Eastern Goleta Valley shall be preserved to the maximum extent feasible, prioritizing "protected trees". Protected trees are defined for the purposes of this policy as mature native, naturalized, or roosting/nesting trees that are healthy, structurally sound, and have grown into the natural stature particular to the species. Protected trees include, but are not limited to:

- Oaks (*Quercus agrifolia*),
- Sycamores (*Platanus racemosa*),
- Willow (*Salix* sp.),
- Redwoods (*Sequoia sempervirens*),
- Maples (*Acer macrophyllum*),
- California Bay Laurels (*Umbellularia californica*),
- Cottonwood (*Populus fremontii* & *Populus balsimifera*),
- White Alder (*Alnus rhombifolia*)
- California Walnut (*Juglans californica*)
- Any trees serving as known raptor nesting or key raptor roosting sites, and
- Any trees serving as Monarch Butterfly aggregation sites.

Policy ECO-EGV-4.2: All existing "protected trees" shall be protected from damage or removal, except in cases where preservation of trees would preclude reasonable use of a parcel, or threaten life and/or property.

DevStd ECO-EGV-4A: *Where development may damage or destroy existing trees, a Tree Protection Plan shall be required by the County when either the project site contains protected trees per Policy ECO-EGV-4.1, or where threatened protected trees on adjacent properties have drip lines which reach onto the project site. This requirement for a Tree Protection Plan may be modified or deleted where it can be found that no trees (proposed to be retained) would be potentially damaged by the project activities. This decision shall be based on the location of trees and the project's potential to directly or indirectly damage trees through such activities as grading, brush clearing, construction, vehicle parking, supply/equipment storage, trenching or the proposed use of the property. The Tree Protection Plan shall be developed at the applicant's expense and should be prepared by a County approved arborist, biologist, or*

Attachment 1: Exhibit A

other qualified professional as determined by the County. The plan shall be approved by P&D prior to issuance of a CDP or LUP. The plan shall be included and considered with all grading and building plans. The County's standard Tree Protection Plan is included in the Standard Mitigation Measures/Standard Conditions Manual.

DevStd ECO-EGV-4B: *A sufficient permanent buffer shall be established around trees serving as raptor nesting sites or key roosting sites, except in cases where such a buffer would preclude reasonable use of a parcel. The size of the buffer shall be determined by P&D with a qualified biologist based on conditions and needs of individual cases.*

DevStd ECO-EGV-4C: *To the extent feasible, fuel modification practices involving mature oaks and other native trees shall be limited to removing dead trees and materials, proper pruning, mowing the understory, and limbing up the branches. Fuel modification practices shall not result in the removal or substantial risk of loss of protected trees.*

Policy ECO-EGV-4.3: Trees on County-owned Property in the Urban Forest: The County shall integrate the planting and cultivation of native trees as green infrastructure into capital improvement programming to reforest County-owned lands in Eastern Goleta Valley.

Policy ECO-EGV-4.4: Trees on Non County-owned Property in the Urban Forest: Planting and cultivation of native trees to reforest privately-owned lands shall be encouraged. Landscaping plans for development shall be encouraged to include planting and cultivation of native trees in the urban area.

Program ECO-EGV-4A: *Develop, maintain, and modify as needed an Urban Forestry strategy and/or program consistent with the policies and development standards of this Plan.*

Action ECO-EGV-4B: *As part of the County's Capital Improvement Program, the planting and cultivation of trees shall be considered a priority for public lands, including parks, open spaces, streetscape designs, and County facilities.*

Action ECO-EGV-4C: *The County should seek federal, state, and private monies to help fund the acquisition, planting, cultivation, and maintenance of the public trees component of the urban forest. Volunteer or community service shall be encouraged to advance the development of an Urban Forest in Eastern Goleta Valley.*

General Environmentally Sensitive Habitat (ESH) and Riparian Corridor (RC) Policies:

The following policies, actions and development standards are intended to apply to environmentally sensitive habitat (ESH) areas or riparian corridors (RC), depicted generally on the County's approved ESH/RC maps.

OBJECTIVE ECO-EGV-5: Designate and provide protection for environmentally sensitive habitats and riparian corridors in the Planning Area.

Attachment 1: Exhibit A

Policy ECO-EGV-5.1: Environmentally Sensitive Habitat (ESH) areas and Riparian Corridors (RC) within Eastern Goleta Valley shall be protected and, where feasible and appropriate, enhanced.

Policy ECO-EGV-5.2: The following general criteria are utilized to determine which resources and habitats in Eastern Goleta Valley are identified as ESH. Significant habitat resources within urban, EDRN and Mountainous Areas that meet one or more of these criteria shall have coverage of the ESH overlay.

~~20.1.~~ Unique, rare, or fragile communities which should be preserved to ensure their survival into perpetuity.

~~21.2.~~ Habitats of rare and endangered species that are also protected by State and Federal laws.

~~22.3.~~ Plant communities that are of significant interest because of extensions of ranges, or unusual hybrid, disjunctive, or relict species.

~~23.4.~~ Specialized wildlife habitats which are vital to species survival, e.g., White-tailed Kite habitat, butterfly trees.

~~24.5.~~ Outstanding representative natural communities that have values ranging from a particularly rich flora and fauna to an unusual diversity of species.

~~25.6.~~ Areas which are important because of their high biological productivity and ecological function such as wetlands and vernal pools.

~~26.7.~~ Areas which are structurally important in protecting watershed ecology and species, e.g., riparian corridors that protect stream banks from erosion and provide shade.

Policy ECO-EGV-5.3: To protect the viability of agricultural operations in the rural area consistent with the Comprehensive Plan and the Agricultural Element, the ESH Overlay shall not be applied to lands designated Agriculture in the rural area. Instead, riparian corridors in rural agricultural areas shall have coverage of the Riparian Corridor (RC) Overlay, which provides unique requirements for habitat areas located on land with rural agricultural land use designations.

Policy ECO-EGV-5.4: ESH and RC Habitat Types: The following specific biological resources and habitats in the urban, inner-rural, EDRN and Mountainous areas shall be considered environmentally sensitive and designated on the Goleta Valley Community Plan ESH/Riparian Corridor map (Figure 34) based on the criteria of Policy ECO-EGV-1.1 and shall be protected and preserved through provisions of the Environmentally Sensitive Habitat (ESH) and Riparian Corridor (RC) overlay.

Attachment 1: Exhibit A

- Riparian woodland corridors,
- Monarch butterfly roosts,
- Sensitive native flora,
- Coastal sage scrub,
- Oak woodlands,
- Vernal pools,
- Native Grasslands,
- Wetlands,
- Raptor/Turkey Vulture Roosts,
- Critical wildlife habitat, and
- Wildlife Corridors

Action ECO-EGV-5A: The Land Use and Development Code and maps of ESH/RC overlay areas shall be studied and updated to reflect the current extent of known biological resources/habitat areas, with consideration of potential additional biological resources and habitats meeting the criteria of Policy ECO-EGV-1.1, including, but not limited to chaparral habitat areas. If additional biological resources and/or habitat areas are identified, Policy ECO-EGV-5.4 shall be modified to include the updated resources list.~~The Land Use and Development Code and maps of ESH/RC overlay areas shall be updated to reflect the current extents of known biological resources/habitat areas.~~

Action ECO-EGV-5B: The ESH overlay shall be studied and updated to require a land use permit for clearing and/or disturbance of ESH areas, subject to equivalent provisions for review and approval of a development project.

Program ECO-EGV-5BC: The County shall periodically review and update the extent of the ESH/RC overlays as needed to incorporate any and all new data. This is 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.

DevStd ECO-EGV-5A: ESH and RC Setbacks and Buffers: Development within 100 feet of ESH or RC areas shall be required to include setbacks or undeveloped buffer zones from these areas consistent with the habitat protection policies of this section as part of the proposed development, except where setbacks or buffers would preclude reasonable use of the parcel. Public recreational trails shall be allowed within setbacks or buffer areas. In determining the location, width and extent of setbacks and/or buffer areas, the County's biological resources and/or vegetation maps and other available data shall be used (e.g., maps, studies, or observations).

Policy ECO-EGV-5.5: Minimum Buffer Areas for ESH: The minimum buffer strip and setbacks from streams and creeks for development and activities within the ESH

Attachment 1: Exhibit A

overlay that are regulated by the County Zoning Ordinances shall be as follows, except on parcels designated for agriculture in rural areas where Policy ECO-EGV-5.6 shall apply:

- **ESH areas within the urban area and EDRNs:** a minimum setback of 50 feet from either side of top-of-bank of creeks or existing edge of riparian vegetation, whichever is further, shall be indicated on all site plans. Plans shall minimize ground disturbance and vegetation removal;
- **ESH areas within the Mountainous-GOL zone district:** a minimum buffer of 200 feet from the edge of existing riparian vegetation. Grading and vegetation removal within these buffers shall be restricted while not precluding reasonable use of a parcel.

DevStd ECO-EGV-5B: *Storage of equipment, supplies, vehicles, or placement of fill or refuse shall not be permitted within an established ESH setback or buffer area. Except in rural areas designated for Agriculture, P&D may require installation of a temporary protective fence along the outer boundary of an established ESH buffer, at the applicant's expense, prior to initiation of any grading or development activities to prevent disturbance of the buffer.*

DevStd ECO-EGV-5C: *Development within ESH areas in the urban area, EDRNs and Mountainous-GOL Zone Districts shall provide onsite restoration of any project-disturbed buffer or riparian vegetation, unless restoration would preclude reasonable use of the parcel. A restoration plan, approved by the County, shall be developed by a County approved biologist (or other experienced individual acceptable to the County) and implemented at the applicant's expense, per the requirements for Restoration Plans.*

Policy ECO GV-5.6: **Minimum Buffer Areas for RC:** The minimum buffer strip and setback from streams and creeks for development and activity within the RC Overlay that are regulated by the County Zoning Ordinances shall be as follows:

- **For new or expanded areas of cultivated agriculture, vineyard, or orchard use with documented evidence of historic legal agricultural use within the previous ten-year period:** a minimum setback of 25 feet from the top of the bank or the edge of existing riparian vegetation, whichever is further, minimizing ground disturbance and vegetation removal, and prohibiting development of buildings within 50 feet of the top of bank or the edge of existing riparian vegetation, or
- **For new or expanded areas of cultivated agriculture, vineyard, or orchard use without documented evidence showing that it is a legal agricultural use within the previous ten-year period:** a setback adequate to preserve riparian habitat, but no less than 25 feet from

Attachment 1: Exhibit A

the edge of existing riparian vegetation or the top of bank, whichever is further, minimizing all ground disturbance and vegetation removal, and prohibiting development of buildings within 50 feet of the top of bank or the edge of existing riparian vegetation.

DevStd ECO-EGV-5D: *Required minimum buffers for ESH and RC may be adjusted upward or downward on a case-by-case basis but shall not preclude reasonable use of a parcel. The buffer shall be established based on an investigation of the following factors and, when appropriate, after consultation with the Department of Fish and Game and Regional Water Quality Board in order to protect the biological productivity and water quality of streams:*

- Existing vegetation, soil type and stability of stream corridors,
- How surface water filters into the ground,
- Slope of the land on either side of the stream,
- Location of the 100 year flood plain boundary, and
- Consistency with adopted plans, particularly Biology and Habitat policies.

DevStd ECO-EGV-5E: **Restoration Plans for ESH and RC Disturbances:** *When a habitat and/or vegetation restoration plan is required per the requirements of this section, the applicant shall prepare and implement a habitat restoration plan to restore degraded or disturbed portions of an ESH or RC area to offset increased development and increased human and domestic animal presence. The restoration plan shall use native species that would normally occur on-site absent any disturbance. The restoration plan shall contain the source of the plant material, planting methods and locations, site preparation, weed control, and monitoring criteria and schedules.*

DevStd ECO-EGV-5F: *Projects subject to land use permits within the ESH and RC Overlays shall provide onsite restoration of any project-disturbed creek buffer or riparian vegetation within the riparian corridor boundary to maintain a continuous canopy of appropriate native trees along such corridors. If the project would result in disturbance of habitat, a restoration plan shall be required. When restoration is not feasible onsite, offsite restoration which covers comparable quality and quantity of habitat and will ensure long-term preservation shall be considered consistent with Policy ECO-EGV-2.4.*

DevStd ECO-EGV-5G: Exotic Landscaping: Landscaping which includes exotic invasive species shall be prohibited in or near ESH or RC areas and their determined setbacks or buffer areas. The California Invasive Plant Council publishes a list of invasive species to which the applicant may refer. Landscaping in ESH and RC areas and appropriate buffers shall include compatible native species.

Attachment 1: Exhibit A

Specific Habitat Area Protection Policies:

Unless otherwise noted the following Policies, Development Standards and Actions apply to all mapped Environmentally Sensitive Habitat and Riparian Corridor Areas, as well as the specified habitats.

OBJECTIVE ECO-EGV-6: Preserve and protect important local habitat types, including native woodlands, native grasslands, coastal sage scrub, monarch butterfly roosts, and riparian vegetation.

Native Woodlands, Native Grasslands, and Coastal Sage Scrub Habitats

Policy ECO-EGV-6.1: Native woodlands, native grasslands, and coastal sage scrub shall be preserved and protected as viable and contiguous habitat areas.

DevStd ECO-EGV-6A: *Development shall avoid impacts to native woodlands, native grasslands, and coastal sage scrub that would isolate, interrupt, or cause a break in a contiguous habitat.*

DevStd ECO-EGV-6B: **Native Woodland Buffer Areas:** *Within urban areas and existing developed rural neighborhoods, native woodlands shall be preserved by providing a minimum 25 foot buffer around the respective habitat area. Within areas zoned Mountainous-GOL, the buffer around native woodlands shall be 50 feet. Roads or other development shall be located outside such habitat and buffer areas, rather than in or through the middle of the habitat area, except where these requirements would preclude reasonable use of a parcel.*

DevStd ECO-EGV-6C: **Native Grassland and Coastal Sage Scrub Buffer Areas:** *Native grasslands and coastal sage scrub shall be preserved by providing a minimum 25 foot buffer vegetated with native species and by placing the project outside of the buffer rather than in or through the middle of the habitat area, except where these requirements would preclude reasonable use of a parcel.*

DevStd ECO-EGV-6D: *Onsite requirements which would avoid or minimize the impact of development on native woodlands, native grasslands, or coastal sage scrub, such as revegetation, erosion and water quality protection, and other measures, shall be included in project design as necessary.*

Monarch Butterfly Habitats

Policy ECO-EGV-6.2: Monarch Butterfly roosting habitats shall be preserved and protected.

DevStd ECO-EGV-6E: *Any construction, grading or development within 200 feet of known or historic butterfly roosts shall be prohibited during the months between November 1 and April 1. This requirement may be adjusted on a case-by-case basis where P&D with a qualified biologist concludes that one or more of these activities would not impact monarchs using the trees or where it would preclude reasonable use of the parcel.*

DevStd ECO-EGV-6F: *Where development is proposed within 200 feet of known or historic butterfly roosts, P&D shall determine if the proposed project would have the potential to adversely impact monarch butterfly habitat. This shall be*

Attachment 1: Exhibit A

determined based on proximity to known or historic butterfly trees. In the event the proposed project does have the potential to adversely affect monarch butterfly habitat, the applicant shall submit to P&D a Butterfly Habitat Protection Plan. This plan shall be developed at the applicant's expense and shall be included on any grading/construction designs. The plan shall include the following information and measures:

- The mapped location of the windrow or cluster of trees where monarch butterflies are known, or have been known, to aggregate,
- A minimum buffer of 100 feet around the roost habitat site shall be established. Buffers may be increased from this minimum as necessary to protect the resource. A temporary fence shall be installed at the outside of the buffer boundary and maintained for the duration of all grading and heavy construction. All ground disturbance and vegetation removal shall be avoided within this buffer region,
- Existing vegetation shall be maintained within this buffer.
- If trimming or clearing of vegetation within 100 feet of a known Monarch Butterfly roost needs to occur, it shall not occur without the review and the approval of the Planning and Development Department, and
- Any trimming or clearing associated with a land use permit or coastal development permit within 100 feet of a known Monarch Butterfly roost shall be supervised by a qualified biologist or other party acceptable to P&D.

Riparian Vegetation and Watershed-Based Habitat Corridors

Policy ECO-EGV-6.3: Riparian vegetation shall be protected and shall not be removed except where clearing is necessary for the maintenance of free flowing channel conditions, the removal of invasive exotic species, the provision of essential public services, or where protection would preclude the reasonable use of a parcel. Degraded riparian areas shall be restored.

DevStd ECO-EGV-6G: *Riparian protection and reasonable riparian restoration measures shall be required in the review of a project requiring discretionary approval and shall be based on a project's proximity to riparian habitat and the project's potential to directly or indirectly damage riparian habitat through activities such as grading, brush clearing, construction, vehicle parking, supply/equipment storage, or the proposed use of the property. Damage could include, but is not limited to, vegetation removal/disturbance, erosion/sedimentation, trenching, and activities which hinder or prevent wildlife access and use of habitat. All development, including dredging, filling and grading within stream corridors, shall be limited to activities necessary for construction.*

Attachment 1: Exhibit A

DevStd ECO-EGV-6H: *Projects that require alluvial well extractions and stream diversion shall monitor the long term effects on surface stream flow and riparian vegetation. Contingencies for maintaining stream flow (e.g., minimum bypass flows, alternate water sources, decreased pumping rates, groundwater discharge) shall be required.*

Policy ECO-EGV-6.4: Natural stream channels and conditions shall be maintained in an undisturbed state in order to protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts.

DevStd ECO-EGV-6I: *No structures shall be located within a riparian corridor, except:*

- Public trails or paths that would not adversely affect existing habitat,
- 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,
- Alternative structures or developments have been approved by the Army Corps of Engineers pursuant to a Section 404 permit,
- Other development where the primary function is for the improvement of fish and wildlife habitat, such as fish passage structures, or
- Where this policy would preclude reasonable use of a parcel.

Culverts, dams for water supply projects, agricultural roads and crossings in rural areas zoned for agricultural use, fences, pipelines, and bridges may be permitted when no alternative route or location is feasible, or where other environmental constraints or site design considerations (e.g., public safety) would require such structures. All development shall incorporate the best mitigation measures feasible to minimize the impact to riparian vegetation.

DevStd ECO-EGV-6J: *When the activities permitted in stream corridors would require removal of riparian plants, revegetation with local native plants shall be required consistent with requirements for restoration plans.*

Policy ECO-EGV-6.5: For wetland areas and surrounding habitats that have been damaged by pollution and artificial stream channelization, the County shall seek opportunities for restoration to their natural condition.

DevStd ECO-EGV-6K: Where restoration of wetland areas and surrounding habitats is sought, the result shall re-establish a continuous riparian corridor along the affected section of the stream or waterway, with appropriate native vegetation and natural conditions, including lighting and noise, extending outward a minimum of 25 feet from the top of the bank or historic habitat edge.

OBJECTIVE GEO-EGV-1: Protect coastal bluffs from erosion.

Attachment 1: Exhibit A

Policy GEO-EGV-1.1: Development on coastal bluff-top property shall be sited to avoid areas subject to erosion and designed to avoid reliance on coastal armoring and/or bluff protection devices.

Policy GEO-EGV-1.2: Development on coastal bluff-top property shall be sited and designed to have a setback sufficient to avoid 100 years of bluff erosion and to not contribute to increases in bluff erosion (e.g., piping). Coastal bluff-top development ~~should~~ shall consider the long-term effects of climate change and sea-level rise during planning and design stages.

DevStd GEO-EGV-1A: *The County shall require development proposed to be located on ocean bluff-top property or on the bluff face to perform a site specific analysis by a registered or certified geologist prior to project review and approval to determine the extent of the hazards (including bluff retreat, coastal resources, and effects of climate change, including sea-level rise) on the project site and identify appropriate protective measures other than seawalls and revetments. These measures can include, but not be limited to adequate bluff setbacks, restriction of irrigation, appropriate placement of drainage culverts, restriction of the use of septic tanks, use of appropriate landscaping on bluff top or face, etc.*

Policy GEO-EGV-1.3: Where feasible and consistent with Coastal Land Use Plan policies, relocation of structures threatened by bluff retreat shall be required for development on existing legal parcels, rather than installation of coastal protection structures.

Policy GEO-EGV-1.4: All County flood control activities (including dredging) shall be conducted in a manner which maintains the function of long-shore transport and enhances coastal sand supply.

OBJECTIVE GEO-EGV-2: Retain the structural geologic integrity of Eastern Goleta Valley.

Policy GEO-EGV-2.1: Excessive grading for the purpose of creating or enhancing views or aesthetics shall not be permitted.

DevStd GEO-EGV-2A: *If subject to BAR review, no permits for building pads shall be issued until the structure has received BAR approval.*

Policy GEO-EGV-2.2: No development shall be allowed on slopes of 30 percent or greater. Ground disturbances and development on slopes of 20 percent or greater should be avoided, unless such avoidance would preclude reasonable use of the parcel, wherein the portion of the site which exhibits the least amount of slope shall be utilized. Development on these sites should be designed to minimize combined grading from driveway and building pad creation.

DevStd GEO-EGV-2B: *Landscape plans shall be required for development on slopes greater than 20 percent, to ensure revegetation of graded areas. All landscape plans shall be subject to review by the Planning and Development Department; landscape*

Attachment 1: Exhibit A

securities shall be required unless expressly waived by the Planning and Development Department.

Policy GEO-EGV-2.3: Erosion control measures including the use of drought-tolerant landscaping shall be established in all site drainages.

DevStd GEO-EGV-2C: *All surface water runoff shall be captured and diverted to avoid exposing slopes to potential erosion, consistent with the hydrologic policies of this plan.*

OBJECTIVE GEO-EGV-3: Minimize potential seismic hazards.

Policy GEO-EGV-3.1: Development shall avoid known geologic faults consistent with the policies of the County's Seismic Safety and Safety Element.

Policy GEO-EGV-3.2: Development proposed on Rincon Formation soils shall be subject to an evaluation of conformance to EPA 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.

HISTORY AND ARCHAEOLOGY

GOAL #14. The historic and archeological features of Eastern Goleta Valley are preserved.

OBJECTIVE HA-EGV-1: Protect and preserve significant cultural, archaeological and historical resources in Eastern Goleta Valley.

Policy HA-EGV-1.1: Known and discovered historic and archeological resources shall be protected from immitigable disturbance or destruction.

DevStd HA-EGV-1A: *Any 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.*

Policy HA-EGV-1.2: Development resulting in increased building size or demolition of structures included in the list of historic resources shall be reviewed for consistency with historic resource preservation policies by P&D.

Policy HA-EGV-1.3: To the greatest extent feasible, historical and/or culturally significant 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.

HAZARDS AND NOISE CONFLICTS

GOAL #15. Ambient noise is restricted to acceptable levels.

OBJECTIVE N-EGV-1: Reduce and prevent noise impacts during planning, construction, and operation phases of development, especially to sensitive receptor populations.

Attachment 1: Exhibit A

- Policy N-EGV-1.1:** Noise impacts to interior noise-sensitive land uses, such as residential, educational, medical, lodging, public meeting spaces, or others specified by the Noise Element of the Comprehensive Plan, shall be minimized.
- Policy N-EGV-1.2:** Levels and duration of noise in existing residential neighborhoods shall be maintained consistent with the Noise Element.
- DevStd N-EGV-1A:** *Development shall be designed to limit the level of exterior noise measurable within interior spaces to 45 dBA, consistent with the Noise Element, and the duration of noise to reasonable hours with special consideration of construction and special event noise sources.*
- Policy N-EGV-1.3:** Existing and projected noise generation levels shall limit the location, siting, and design of development.
- Policy N-EGV-1.4:** The County shall implement land use patterns and transportation planning that reduces motor vehicle trips and total vehicle miles traveled and calms speeds where appropriate to reduce road traffic-related noise generation.
- Policy N-EGV-1.5:** The County should work with appropriate agencies and other parties to resolve or minimize noise conflicts or nuisances.

GOAL #16. Hazardous materials are managed and contained to protect health and safety.

OBJECTIVE HAZ-EGV-1: Protect people from hazardous materials and conditions.

Policy HAZ-EGV-1.1: Safety measures shall be required as part of project review to minimize the potential for hazardous materials risks and public safety impacts.

Policy HAZ-EGV-1.2: Potential regional hazards shall be considered in land use planning and development, including hazards related to oil, gas, and nuclear energy production.

VISUAL RESOURCES

GOAL #17. The spectacular beauty of Eastern Goleta Valley is preserved and enhanced.

OBJECTIVE VIS-EGV-1: Preserve and enhance the visual resources and public vistas of the built and natural environment.

Policy VIS-EGV-1.1: Development should minimize impacts to open space views as seen from public vistas and scenic local routes and avoid impairment of significant visual resources.

Policy VIS-EGV-1.2: Public Vistas and Scenic Local Routes: Prominent views to and from the following Public Vistas and along and through Scenic Local Routes shall be preserved and enhanced:

- Santa Ynez Mountains and rural foothills,

Attachment 1: Exhibit A

- Undeveloped skyline,
- Coastal resources, including sloughs, beaches, wetlands, bluffs, mesas, the Santa Barbara Channel and islands,
- Open space, or other natural areas,
- Natural watershed resources, such as creek/riparian corridors, wetlands, vernal pools, habitat areas, etc., and
- Rural agricultural and mountainous areas.

Policy VIS-EGV-1.3: Gateway to the Community: The County shall enhance the gateway to the Eastern Goleta Valley at the intersection of US Hwys 154/101 and State Street ~~and along the State Street Bowtie Corridor~~ as a local visual resource. Urban design and roadway improvements should indicate the transition to the Eastern Goleta Valley community through a combination of features including, but not limited to:

- Landscaping,
- Signage,
- Public art and monuments,
- Decorative pavement and streetscape installations,
- Building façade and interface design, and
- Multi-modal transportation amenities.

Policy VIS-EGV-1.4: Priority Public Vistas, Scenic Local Routes, and Gateway Map: The scenic value of visual resources, public vistas, and scenic local routes and view corridors depicted in Figure 37 shall be preserved and enhanced. The Priority Public Vistas, Scenic Local Routes, and Gateway Map shall be updated periodically to depict the extent and location of visual resources defined through Policy VIS-EGV-1.2 and Policy VIS-EGV-1.3. ~~The relationship of land use and development decisions to the preservation and enhancement of the scenic value of visual resources and viewing locations depicted in Figure 36 shall be considered.~~

Policy VIS-EGV-1.5: High quality, well-designed structures and landscaping of commercial, institutional, agricultural, and residential development shall result through discretionary and/or design review processes, especially when development is highly visible from public places, such as public roads, bike paths, parks, trails, and beaches.

Policy VIS-EGV-1.6: Development shall be compatible in design and scale with the surrounding built environment and shall not impair public visual resources.

Policy VIS-EGV-1.7: Mixed Use Development Design: Mixed-use development shall be reviewed by the County Board of Architectural Review. Where mixed-use development includes commercial and residential uses, the scale and design

Attachment 1: Exhibit A

of the development shall maximize compatibility between the mix of uses and with surrounding development, enhance the character and function of the adjacent area, avoid light, noise, odor, and/or air pollution effects on residential uses, limit signage appropriately to achieve attractive designs for both residents of dwelling units and patrons of commercial businesses, and should incorporate plaza or courtyard materials that create a community space through the use of color and layering as patterns in the landscape and hardscape.

Policy VIS-EGV-1.8: The night sky shall be protected from excessive and unnecessary light associated with development as a strategy to promote safety, save money, conserve resources, help retain the community's character, eliminate light trespass on adjacent properties or other sensitive areas, and reduce health risks.

Policy VIS-EGV-1.9: In hillside areas where water tanks are required for structural fire-fighting purposes, tanks should be designed to:

1. blend in with natural land forms
2. not impinge on the views; and/or
3. be screened by landscaping.

Policy VIS EGV-1.10: In hillside areas, structures shall avoid the use of highly reflective materials, or be sited to minimize visible glare, with the exception of solar panel installations.

DevStd VIS-EGV-1A: *Development should enhance, frame, or promote public views within and adjacent to public vistas and scenic local routes, designing the development to:*

- Incorporate natural features in design.
- Plant trees and install landscaping for screening purposes and/or minimizing view blockage as applicable.
- Limit the height and size of structures.
- Cluster building sites and structures.
- Limit grading for development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land.
- Preserve historical and culturally significant structures and ~~sites~~landscapes.
- Ensure use of signage is appropriate and attractive.
- Provide site-specific visual assessments, including use of story poles.
- Provide a similar level of architectural detail on all elevations visible from scenic corridors.

Attachment 1: Exhibit A

- Place existing overhead utilities and all utilities underground.
- Design buildings along scenic local routes to help protect views and create an attractive scenic corridor. On flat sites, vary or step building heights so that the height of building elements is lower close to the street and increases with distance from the street.
- Design site layouts with parking behind buildings or out of view from building frontages and roadways.
- Avoid wall-like landscaping or building frontages along Community Corridors and Scenic Local Routes.

DevStd VIS-EGV-1B: *Development of structures on coastal bluffs shall be discouraged, including coastal armoring, seawalls, and engineered staircases. Existing structures on coastal bluffs should be removed as feasible. When structures are removed, coastal bluffs shall be restored consistent with Comprehensive Plan policies for restoration (See also, Section IV. D: Ecology, Biology, and Watersheds).*

DevStd VIS-EGV-1C: *Development shall not occur on ridgelines if suitable alternative locations are available on the property. When there is no other suitable location, structures shall not intrude into the skyline or be conspicuously visible from public vistas. Additional measures such as an appropriate landscape plan and limits to building height may be required in these cases.*

~~**Policy VIS-EGV-1.7:** *Development adjacent to and within the Valley Junction and State Street Bowtie Corridor of Eastern Goleta Valley shall be reviewed by the County Board of Architectural Review.*~~

DevStd VIS-EGV-1D: *Setbacks, landscaping, and structural treatments shall be emphasized along major roadways to help preserve public views and create an aesthetic visual corridor.*

DevStd VIS-EGV-1E: *Development along State Street, Hollister Avenue, Calle Real, and Turnpike Road should enhance existing view corridors. Parking lots and other impervious surfaces should be placed in side and rear, rather than frontage, areas in all development along community corridors (see also Section III.F: Transportation and Circulation).*

DevStd VIS-EGV-1F: *Commercial and residential buildings along Hollister Ave/State St, Calle Real, and Turnpike Rd should have variation in building setback and façade design along the street frontage to enhance the visual interest and quality of the streetscapes (see also, Section II: Community Development and Land Use).*

DevStd VIS-EGV-1G: *Land use and development of the County Administration Campus on Calle Real should establish and enhance visual resources, including view corridors toward the mountains, coastline, and public spaces through appropriate landscape design and architecture(see also Section III: Public Services and Facilities).*

Attachment 1: Exhibit A

~~**Policy VIS-EGV-1.8:** The night sky shall be protected from excessive and unnecessary light associated with development.~~

~~**DevStd VIS-EGV-1H:** Outdoor lighting shall be designed, located, properly mounted, and maintained in order to prevent over-lighting, energy waste, glare, light trespass, and light pollution of the night sky while decreasing the ambient illumination of the community as a whole. Outdoor lighting shall be designed and sited to minimize both light intrusion on neighboring properties and ambient illumination of the community as a whole.~~

~~**DevStd VIS-EGV-1I:** Outdoor lighting shall have the minimum number of fixtures and intensity needed for the intended purpose. Fixtures shall be fully shielded and fully cut-off to prevent light trespass above the horizontal, onto adjacent properties or into sensitive areas. Direct upward light emission shall be avoided. Light levels at the property line should not exceed 0.1 foot-candles adjacent to business properties and 0.05 foot-candles at residential properties. No light trespass in rural areas or on properties with sensitive resources shall be allowed. Development with outdoor lighting facilities shall be illuminated with only fully shielded lighting with low glare design directed downward.~~

~~**DevStd VIS-EGV-1J:** All exterior lighting shall be designed as part of the overall architectural style and in scale with the development.~~

~~**DevStd VIS-EGV-1K:** Lighting poles for parking lots shall be of the minimum height necessary to achieve sufficient and evenly spread illumination without "hot spots" for safety and security. Streetlights shall be pedestrian in scale and compatible with the development.~~

~~**DevStd VIS-EGV-1L:** Interior lighting should illuminate only the interior of the building, and not illuminate the outdoors. This is particularly important for highly visible developments on ridges, hillsides, and in other sensitive areas.~~

~~**DevStd VIS EGV-1M:** Lighting plans for development shall be reviewed by the BAR and these plans will, as a minimum, indicate the type, location, and number of fixtures, and include "cut" sheets indicating manufacturer-supplied specifications, photographs of fixtures, plots of the distribution of light levels in foot-candles on the ground at the designated mounting heights for the proposed fixtures, and a photo-simulation of the proposed night-time lighting.~~

~~**DevStd VIS-EGV-1N:** Shut-off controls shall be used to decrease unnecessary night-time lighting. Commercial outdoor lighting should be used for safe pedestrian passage and property identification during business hours and shut off during non-business hours.~~

~~**Policy VIS-EGV-1.9:** In hillside areas where water tanks are required for structural fire-fighting purposes, tanks should be designed to:~~

- ~~4. blend in with natural land forms~~

Attachment 1: Exhibit A

Draft Goleta Valley Community Plan
MODIFIED POLICY FRAMEWORK COMPENDIUM

Santa Barbara County
Planning and Development Dept.

5. ~~not impinge on the views, and/or~~
6. ~~be screened by landscaping.~~

~~**Policy VIS EGV-1.10:** In hillside areas, structures shall avoid the use of highly reflective materials, or be sited to minimize visible glare, with the exception of solar panel installations.~~