

Sarah Mayer Public Comment - O'Gorman



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From: Mary O'Gorman <mary.ogorman@gmail.com>
Sent: Monday, January 8, 2024 1:53 PM
To: sbcob; Laura Capps
Subject: 1/9/24 BOS Comment- D4 Rezone Criteria
Attachments: 1-9-23 BOS Rezone criteria comment.pdf; EGV Plan-Ag Conversion policies.pdf; EGV Plan Compendium of Actions.pdf

Follow Up Flag: Follow up
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Please see attached letter, with attachments
a) EGV Plan- Ag Conversion Policies
b) EGV Plan- Compendium of actions

January 8, 2024

Dear Supervisors:

For purposes of this hearing- which seems to exist apart from the already hyper-confusing process of the Housing Element Update and PEIR hearings- it is important to keep many *existing* policies and programs in mind when contemplating “criteria” and “benefits”. This is especially true for the Eastern Goleta Valley [EGV] where the vast majority of the highest density rezones are proposed within a tiny geographic area. It may also be true for the other community plan areas that have been identified for high density housing.

Typically, the CEQA/PEIR process would identify the potential impacts, which would then determine both the ultimate rezone decisions, as well as the mitigations and benefits, to offset the staggering impacts that the BOS would be imposing on a small sliver of the County’s geographic footprint.

The “significant and unavoidable” impacts – ranging from air quality to hazardous materials to noise to biological resources= will be concentrated in the areas and neighborhoods within which you choose to add thousands of housing units. So “incentives” or “criteria” really do little to benefit anyone other than the developers and property owners, unless those criteria reflect the policies and programs already contained within the pertinent community plans.

When the EGV Community Plan was adopted in 2015, it included, via rezone and mixed used designation, the *capacity for thousands of new units* in the EGV. This was a program within the last Housing Element. Importantly, the EGV Plan contained policies and programs that were designed to help ameliorate some of the impacts of *that* increased density- some specific to the conversion of Ag.

The EGV Plan- beginning on Pg 56-contains policies that “shall” be undertaken if a “*rezone proposal in the Urban area...results in a change of land use designation from agricultural to non-agricultural*”. **This is Policy LUA-EGV-1.6.** I am attaching the policy along with the detailed requirements for benefits which **shall** be considered if such rezones from Ag to non-Ag occur- these include:

- *Avoid partitioning or interrupting contiguous blocks of agriculturally designated lands;*
- *Dedicate public open space for habitat restoration or public recreation;*
- *Provide public coastal access, parking, recreational trails, bike paths, pedestrian routes.*

In addition, many action items in the EGV plan addressed some deficiencies/needs that ALREADY existed and continue to exist within the densely populated EGV.

I am attaching that compendium, and highlighting some of the proposals including:

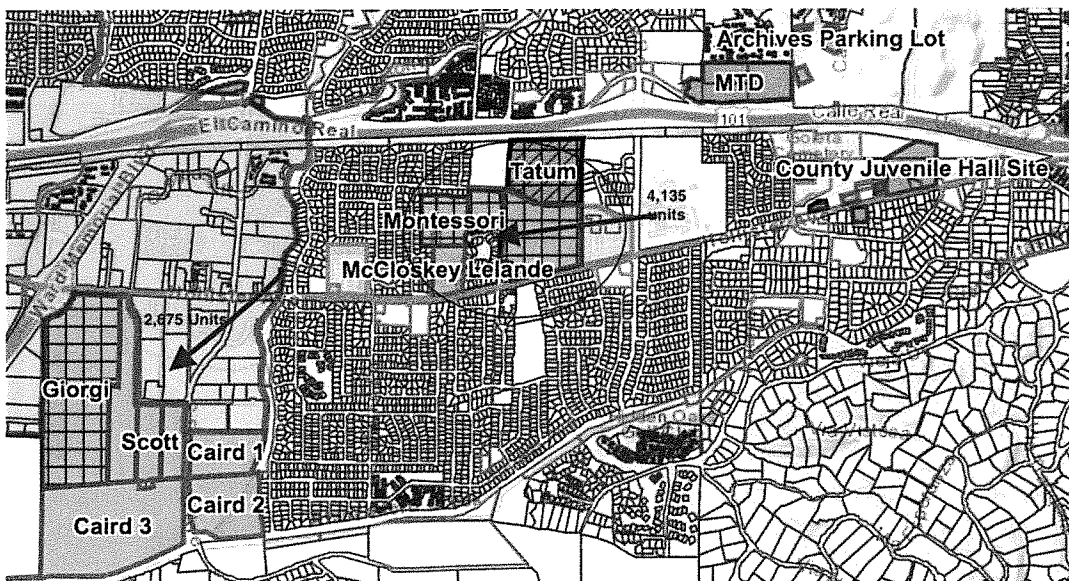
- *acquire and improve active and passive small or pocket parks to better serve neighborhoods south of US HWY 101;*
- *Remove impassible roadblocks and dead-end roadways where possible;*
- *Develop an active park on public property at the Ben Page Youth Center;*
- *Maximize public access to coastal resources;*

- Increase the number of street trees along EGV community corridors;
- Improve circulation, parking and flow of traffic through Hollister Avenue-State Street commercial corridor.

There are many other examples of needs and benefits in the attached compendium.

The current map of the South Coast includes potential conversion of several parcels of AG-1, for a potential **total of over 6000 units in less than a square mile** of an already densely populated segment of the community. All are proposed at either 20/30 or 30/40 units per acre.

There is no need to reinvent the wheel, when it comes to identifying needs and deficiencies that ALREADY exist in the EGV and policies and programs that are designed to address them. Also, It would be appropriate to go to those neighborhoods and seek their input in re: what would *they* see as “benefits” to adding several thousand units adjacent to their street.

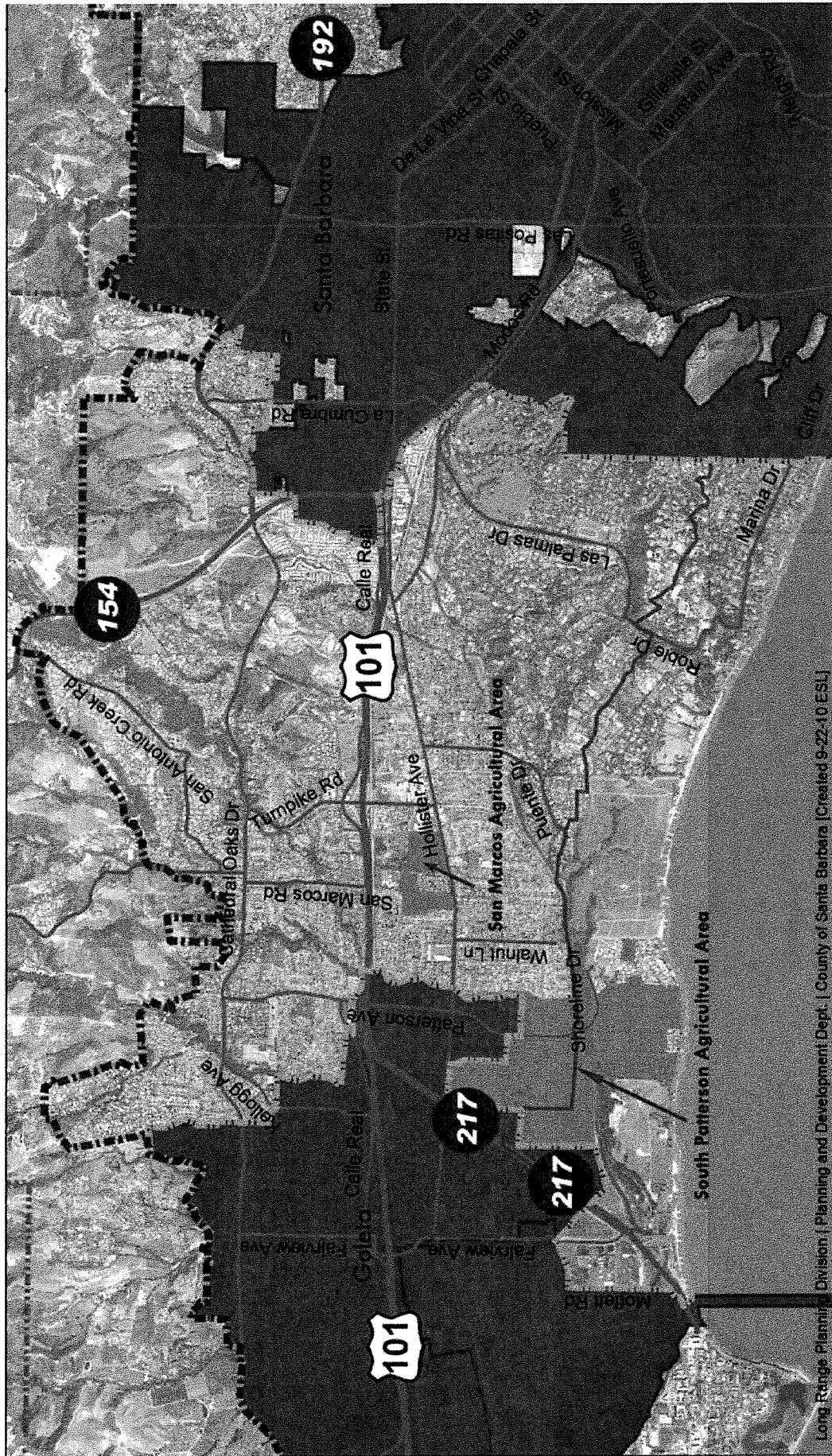


Finally, multiple County properties in the EGV have been identified for possible housing sites. It is important to keep the below EGV Plan policy in mind, when considering such housing- the policy specifies “affordable” and “low income” housing for those properties, as noted below:

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.

Sincerely,

Mary E O'Garra



Long Range Planning Division | Planning and Development Dept. | County of Santa Barbara | Created 9-22-10 (ESL)

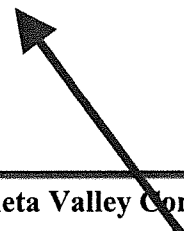
Eastern Goleta Valley: Urban Agriculture (UA-EGV)

- Proposed Urban/Rural Boundary
 - ▬ Eastern Goleta Valley Boundary
 - ▬ Los Padres National Forest Boundary
 - ▬ Coastal Zone
- Eastern Goleta Valley Urban Agricultural Areas**

Figure 15

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- 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 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:** (INLAND) 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.
- 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:



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1. Require a factual and substantive finding by the County that (a) the land is no longer appropriate for urban agricultural land uses following due consideration consistent with all policies of the Plan, or (b) there is an overriding public need for conversion to other uses. As part of the finding the County will:
 - a. Evaluate and document factually and substantively the quality and extent of agricultural resources onsite and adjacent to the property, 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. Require proposed land uses that:
 - a. Are consistent with all policies of this Plan.
 - b. Are compatible with each other and with neighboring land uses—whether agricultural or non-agricultural.
 - c. Avoid partitioning or interrupting contiguous blocks of agriculturally-designated lands.
 - d. Preserve and enhance environmental resources, including, but not limited to coastal bluff geology, habitat areas, visual resources, and watershed resources, and community characteristics, particularly with regard to agricultural heritage and natural environmental resources, and/or minimize environmental impacts.
 - e. 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.
 - f. Dedicate public open space for habitat preservation and/or public recreation and indicate the amount and extent.
 - g. Provide public coastal access, parking, recreational trails, bike paths, and/or pedestrian routes.
 - h. Confine and cluster non-agricultural development adjacent to existing developed areas and transportation facilities to maximize preservation of open space, with

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the exception of passive public recreation improvements such as trails, signs and park facilities.

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 uses on agriculturally-designated land in the Urban Area only 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.

APPENDIX IV: COMPENDIUM OF ACTIONS AND PROGRAMS

The table below provides a compendium of all of the action and program items identified in the Eastern Goleta Valley Community Plan.

Action or Program	Activity
<i>Planning Area Boundaries and Permitted Land Uses</i>	
Action EGV-5A	Mixed-Use Zoning District (MU): Develop the Mixed-Use Zoning District. The purpose and intent of the MU zone is to allow commercial/retail uses and residential uses in the same area, property, or structure to improve the Hollister Avenue – State Street 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 multimodal transportation system and streetscape improvements, per Policy LUR-EGV-2.3.
<i>Commercial/Mixed Land Uses</i>	
Action LUC-EGV-1A	Develop and apply Mixed-Use/Multifamily Residential Design Guidelines to development to ensure mixed-use and multifamily 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.
Action LUC-EGV-2A	Develop and implement programs to ensure economic vitality along the Hollister Avenue – State Street commercial corridor as 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 all Highway Commercial properties to allow for community-oriented commercial development and services.
<i>General Public Services and Facilities</i>	
Program SF-EGV-1A	The County Capital Improvements Program shall be monitored, reviewed, and updated annually consistent with this Eastern Goleta Valley 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).

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Action or Program	Activity
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.
Action SF-EGV-3A	<p>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.</p> <p>The master plan should:</p> <ul style="list-style-type: none"> ❖ 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. ❖ 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. ❖ Incorporate public outreach and input.
<i>Public Safety: Fire Protection, Law Enforcement, and Emergency Services</i>	
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.
Action FIRE-EGV-1B	The County shall encourage and support the development of a Community Wildfire Protection Plan for at risk communities of the Eastern Goleta Valley in compliance with the Community Wildfire Protection Plan Development Process for Santa Barbara County, adopted on August 2, 2011.

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Action or Program	Activity
Action FIRE-EGV-2A	Remove impassible roadblocks and dead-end roadways where possible in compliance with the Fire Department's Development Standard #1 for Access Roads in order to improve the accessibility and circulation for emergency responders and evacuation routes. All required public access roads shall be able to be used routinely for access into and out of an area.
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.
<i>Parks, Recreation, Trails, & Open Space</i>	
Program PRT-EGV-3A	(COASTAL) Continue to develop and implement shoreline management plans at Goleta Beach County Park for public recreation areas subject to wave hazards, erosion, and impacts from sea level rise. Shoreline management plans should provide for the protection of existing development, public improvements, coastal resources, coastal access, foredune restoration and public opportunities for coastal recreation. Plans must evaluate the feasibility of hazard avoidance, maintaining and restoring natural sand supply and beach nourishment and planned retreat, and encourage the use of non-structural shoreline protective methods.
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: <ul style="list-style-type: none"> ❖ Play structures and recreational improvements. ❖ Hydrology and flooding needs. ❖ Accessibility, circulation, and parking serving vehicles, bicycles, and pedestrians.
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.

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Action or Program	Activity
Action PRT-EGV-5B	The County shall review, address, and revise the Goleta Trails Implementation Study. In addition to any revisions necessary to update information contained in the current document, the revised implementation study shall investigate additional opportunities to add proposed trail corridors to the PRT map. The revised implementation study shall study and recommend to the Board of Supervisors incentives to encourage property owners to dedicate trail easements as determined to be feasible. The study shall consider opportunities to develop incentives appropriate for various project types, including General Plan Amendments, Rezones, Conditional Use Permits, and subdivisions. Incentives may include but are not limited to: tax reductions, benefit assessment districts, priority processing of applications, Development Impact Mitigation Fee discounts, and where appropriate, limited increases in development where consistent with resource protection and applicable general plan policies (e.g., additional parcels or residential units).
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: <ul style="list-style-type: none"> ❖ 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. ❖ 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.
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 maximize public access to coastal resources.

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Action or Program	Activity
Action PRT-EGV-7C	As funding becomes available, the County shall prepare a Park Master Plan and develop a passive park on the 10-acre Park property to include uses such as trails, informational kiosks, picnic areas, public restrooms, off-leash dog area, and other passive uses.
<i>Water, Wastewater, and Solid Waste Management</i>	
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).
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.
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.
<i>Transportation and Circulation</i>	
Program TC-EGV-1A	Programmatically improve Eastern Goleta Valley Community Corridors to best serve as multimodal Complete Streets in coordination with County Public Works Department.
Program TC-EGV-1B	Seek funding to programmatically increase the number of street trees along Eastern Goleta Valley Community Corridors as part of the Urban Forestry objectives and policies of the Section IV: 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.

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Action or Program	Activity
Action TC-EGV-1D	Monitor effectiveness of operation of transit, bicycle, and pedestrian facilities, and apply multimodal transportation and circulation improvements as operational, efficiency, and/or LOS standards develop within the Transportation Engineering field.
Action TC-EGV-1E	Improve circulation, parking, and flow of traffic through the Hollister Avenue – State Street commercial corridor and intersections through multimodal improvements, streetscape planning, and roadway capacity improvements as needed to support a mix of residential and commercial land uses in the vicinity.

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Action or Program	Activity
Program TC-EGV-1F	<p>Study and construct as feasible the following recommended improvements to create improved multimodal north-south and east-west routes to better connect destinations, neighborhoods, and land uses of Eastern Goleta Valley:</p> <ul style="list-style-type: none"> ❖ San Simeon Drive Improvements: If needed and constructed, design the San Simeon Drive roadway extension connecting the San Marcos Neighborhood with Turnpike Road 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 Avenue, and provide an east-west connection from the Maria Ygnacio bike path. Improve San Simeon Drive 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. ❖ Calle Real Extension Bicycle/Pedestrian Crossing: Create a bicycle/pedestrian connection over Maria Ygnacio Creek from Calle Real to the City of Goleta via Patterson Avenue. This improvement will achieve a needed east-west connection to the major commercial corridor in the City of Goleta and a new bicycle commuter route. ❖ Ben Page Youth Center/County Calle Real Administration Campus Area: Overpass or underpass crossing US Hwy 101 to connect users to employment/government center, recreational resources, and commercial services, and provide safe alternative for students to bypass Turnpike Road overpass. ❖ Hollister Avenue – State Street Commercial Corridor: Overpass or underpass crossing US Hwy 101 to connect north side neighborhoods and mobile home parks to south side commercial and transit opportunities, and provide a local connection between Calle Real and Hollister Avenue to bypass or improve the State Route 154 overpass.
Action TC-EGV-1G	<p>Create north-south connections between Cathedral Oaks Road and Calle Real for thru-traffic, bicycles, and pedestrians, or install a permeable barrier that can be opened as needed and determined by the County in the event of emergency or to address congested circulation.</p>

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Action or Program	Activity
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) of commercial nodes, public parks, and schools. Enhanced bus service should be considered for the following corridors to serve adjacent land uses: <ul style="list-style-type: none"> ❖ Turnpike Road from Tucker's Grove County Park/Cathedral Oaks Road to Hollister Avenue ❖ Calle Real from Turnpike Road to the City of Santa Barbara
Action TC-EGV-2D	Construct as needed and feasible a public transit facility within the planning area. 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, 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: <ul style="list-style-type: none"> ❖ Intersection of Hollister Avenue and Modoc Road ❖ Ben Page Youth Center and County Calle Real Administration Campus ❖ Junction of US Hwy 101 and Turnpike Road north-west of the Turnpike Center

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Action or Program	Activity
Program TC-EGV-3A	<p>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:</p> <ul style="list-style-type: none"> ❖ 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 ❖ Utilities that are shielded or designed to blend into the streetscape design
<i>Watershed Ecology: Hydrology, Biology, and Geology</i>	
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.
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-5.2, 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.

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Action or Program	Activity
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-5C	The County shall periodically review and update the ESH/RC Overlay Map as needed to incorporate any and all new data and include all habitats identified by Policy ECO-EGV-5.4 to the maximum extent feasible. The County shall pursue grants and other funding opportunities and collaborate with third parties, such as UCSB, California Department of Fish and Wildlife, and the Land Trust of Santa Barbara County, to coordinate habitat mapping efforts and maximize funding opportunities. Periodic updates are important since the scale of the overlay map 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.
<i>Cultural Resources</i>	
Action HA-EGV-2A	The County, Chumash representatives, and community should work together to ensure appropriate tribal access to significant tribal cultural resources while respecting the rights and privileges of private property owners.