

Mission Canyon Community Plan

Case Nos. 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00032, and
11RZN-00000-00004

Attachment 4: Mission Canyon Community Plan

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The Mission Canyon Community Plan was transmitted to the Board of Supervisors under separate cover.

The document is available at:

http://longrange.sbcountyplanning.org/planareas/mission_canyon/missioncanyon.php



Mission Canyon Community Plan

Adopted by the County Board of Supervisors [insert date]



COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT DEPARTMENT
LONG RANGE PLANNING DIVISION

December 2013

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SECTION I INTRODUCTION, BACKGROUND, AND OVERVIEW

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A. VISION STATEMENT AND PLAN GOALS

Mission Canyon's character and charm result from the community's eclectic mix of residential styles, mountain, city, and ocean views, starry nighttime skies, and narrow winding roads without curbs, sidewalks, or traffic lights. Mission Canyon's historical stone walls, bridges, and archeological features are distinctive, as are significant areas of riparian habitat and natural vegetative cover which support wildlife. Mission Canyon is also home to the Santa Barbara Botanic Garden and Rocky Nook Park.

The Mission Canyon Plan Area (Plan Area) is primarily contained in the Mission Creek watershed and is a state designated Very High Fire Hazard Severity Zone. The Plan Area is composed of three distinct neighborhoods: the South of Foothill area, a gateway entrance into Mission Canyon rich in historical context; Mission Canyon Heights, a densely developed area on a steep south-facing slope; and Upper Mission Canyon, an area of medium density and semi-rural aesthetic that ends in trailheads leading into the Los Padres National Forest.

The primary intent of the Mission Canyon Community Plan (Community Plan) is to articulate the community's expressed desire to preserve neighborhood character and charm and to protect and enhance the quality of life enjoyed by residents and visitors. The Community Plan's goals, policies, development standards, and actions are designed to accomplish this aim by enhancing fire safe practices, improving parking, pedestrian, and bicyclist circulation, and assuring the compatibility of new, remodeled, or rebuilt structures with existing development, while placing a high priority on a safe, healthy, sustainable future emphasizing pro-active environmental protection, resource conservation, and integrated planning. The key goals within this plan include:

- Maintain and enhance existing community qualities, including Mission Canyon's natural scenic beauty and charm;
- Improve fire safe practices including vegetation management, defensible space, hydrants and water supply, road safety, and emergency ingress and egress;
- Protect public views of the ocean, mountains, and scenic corridors;
- Provide for the reasonable use of property and limited additional development that is compatible with the natural terrain and with the scale and character of existing structures in the area;
- Provide for public health and safety by ensuring that development does not exceed availability of adequate services and infrastructure;
- Develop plans for possible post-disaster recovery and reconstruction that balance the likely conflict between the desire for rapid recovery and the desire to rebuild a community that is more resistant to future disaster;
- Protect sensitive habitats and other biological resources;
- Protect watershed function, protect groundwater and surface water quality, and prevent flooding and erosion;
- Provide safe and efficient circulation systems and improve pedestrian and bicyclist access and safety;
- Promote water conservation, resource recovery, green building practices, and energy conservation and generation;

- Preserve open space;
- Protect historical and cultural resources; and
- Improve aesthetics through the application of Residential Design Guidelines.

B. COMMUNITY PLAN LOCATION AND BOUNDARIES

The Mission Canyon Plan Area is located in the South Coast of Santa Barbara County in the foothills of the Santa Ynez Mountains, north of and adjacent to the City of Santa Barbara (Figure 1). The Plan Area is bounded by the City of Santa Barbara to the west, south, and east. To the north lies rural land within the boundary of the Los Padres National Forest. Elevations range from approximately 300 feet to just over 1,000 feet above sea level.

Mission Canyon's 1,122 acres support residential development, some recreational areas, and undeveloped parcels. Upper portions of the Plan Area are in the Los Padres National Forest. There is no commercial or industrial development. There are 1,141 parcels and the following land uses: residential, agricultural, recreation/open space, other open lands (which are lands subject to environmental constraints on development, lands which have no agricultural potential, or lands with outstanding resource value), and one institution/government facility (Fire Station 15). Major access roads include Mission Canyon Road, State Route 192 (Foothill Road), Tunnel Road, and Las Canoas Road. Many roads throughout Mission Canyon are private. Residential development occurs throughout the Plan Area, generally with larger parcels to the north and smaller parcels to the south.

Mission Canyon supports a diversity of biological resources, including coast live oak riparian woodland and chaparral. The upper watershed of Mission and Rattlesnake Creeks supports stretches of relatively undisturbed habitat serving as wildlife corridors within the Plan Area.

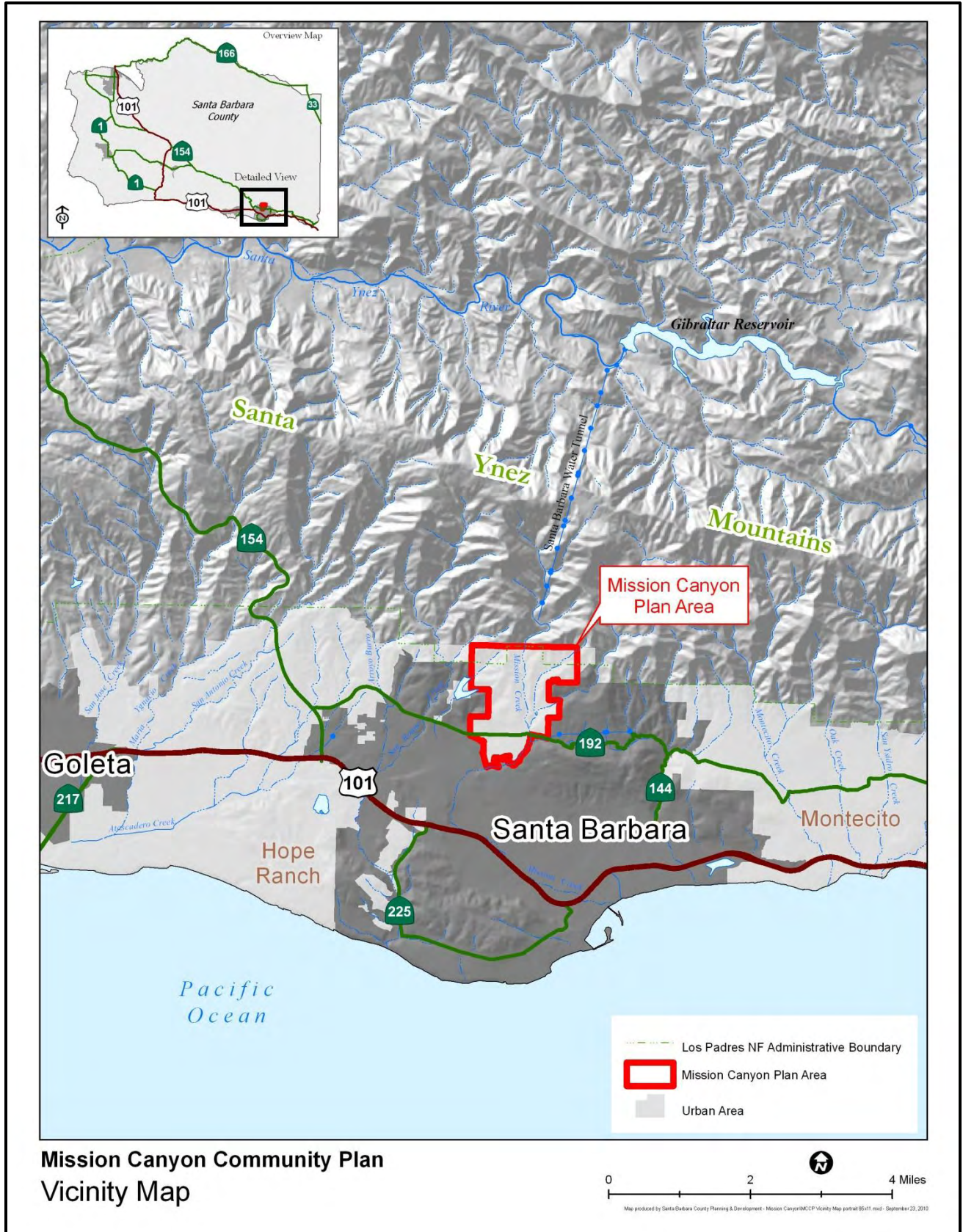


Figure 1: Vicinity Map

C. PURPOSE AND INTENT AND LEGAL AUTHORITY

1. PURPOSE AND INTENT

The Mission Canyon Community Plan is intended to direct all aspects of preservation and development, including the policy and regulatory elements used in evaluating future development projects. This Community Plan, which replaces the 1984 Mission Canyon Area Specific Plan, contains goals, policies, development standards, and actions intended to regulate and guide future development and improvements. The Community Plan was developed and recommended for adoption with significant input from the Mission Canyon Planning Advisory Committee (MCPAC) and members of the public. The following regulations are specific statements that will guide decision-making based on goals and objectives as well as the analysis of data. The Community Plan is meant to provide clear direction to residents, planners, builders, and decision-makers regarding development. All future development shall be consistent with this Community Plan and any amendments.

2. GENERAL PLAN REQUIREMENTS

California State Law (Government Code section 65300 et seq.) requires jurisdictions to prepare a comprehensive, long-term general plan with land use diagrams (e.g., maps) and text to guide development. The general plan must include at least seven state-mandated elements. In Santa Barbara County, the general plan is referred to as the “Comprehensive Plan”. The County adopted and/or updated the seven mandated elements as follows: Land Use (1980), Circulation (1980), Housing (updated every five years), Conservation (1979), Open Space (1979), Noise (1979), and Seismic Safety & Safety (2010). In addition to the mandatory elements, the County also has completed the following additional elements: Scenic Highways Element (1975), Environmental Resource Management Element (1980), Hazardous Waste Element (1990), Agricultural Element (1991), and Energy Element (1994). Supplements to the mandated elements include the Groundwater Resources (1994) and Oak Tree (2003) supplements to the Conservation Element (1994), the Safety Element (2000) supplement to the Seismic Safety & Safety Element and the Air Quality (1979) supplement to the Land Use Element. Comprehensive plans are amended regularly to remain current. Zoning maps and ordinances further define and implement the Comprehensive Plan.

Local jurisdictions may prepare more focused community or area plans for smaller geographic regions. Previously adopted community or area plans in Santa Barbara County include those of Los Alamos, Summerland, Montecito, Goleta, Orcutt, Toro Canyon, and Santa Ynez. Appropriate text from previously adopted community plans is reiterated in the Mission Canyon Community Plan when applicable to this community. In particular, text, policies, and development standards from the Toro Canyon Plan (adopted by the Board of Supervisors in 2002), formed the basis for some sections of the Mission Canyon Community Plan due to Toro Canyon’s regional and physical similarities to Mission Canyon.

What is a Community Plan?

Community plans focus on general planning issues pertaining to an identified geographical area or community (Public Resources Code section 21083.3). Community or area plans are adopted in the same manner as a general plan amendment would be and are similarly implemented by local ordinances (e.g., zoning). A community plan must be internally consistent with the general plan, of which it is a part.¹

The Mission Canyon Community Plan includes by reference relevant policies of the County's Comprehensive Plan. This Community Plan also contains Mission Canyon specific development policies and measures to implement those policies. The policy direction and analysis of the Mission Canyon Community Plan will govern all development proposals; however, site-specific environmental review and planning approvals are still required for specific developments. Chapter 35 of the County Code (Santa Barbara County Land Use & Development Code [LUDC], effective January 2007) is the applicable zoning ordinance in Mission Canyon. Figure 2 depicts the relationship between the Mission Canyon Community Plan and Residential Design Guidelines to the mandated elements of the Comprehensive Plan and the LUDC.

¹State of California General Plan Guidelines (Governor's Office of Planning and Research 2003).

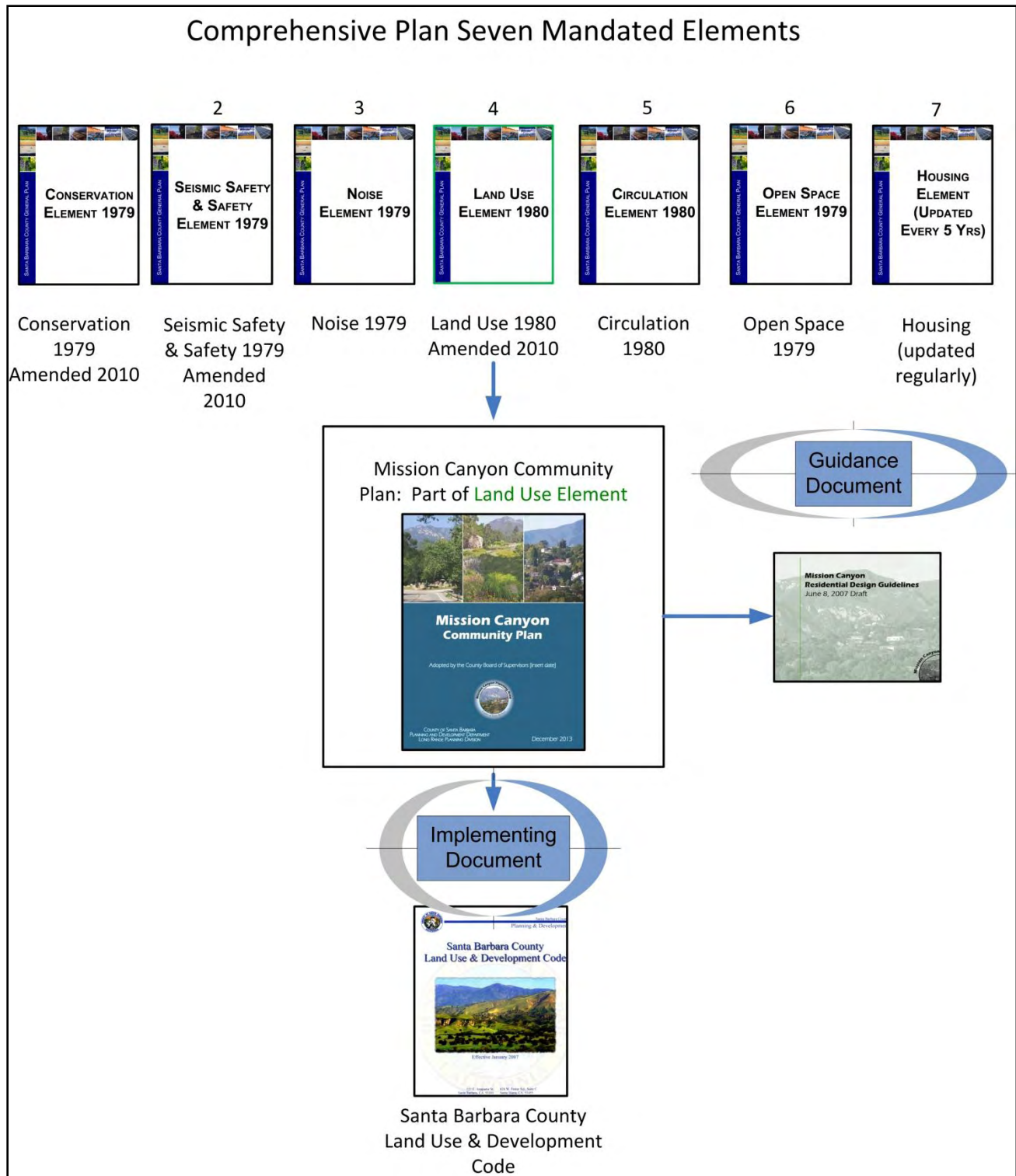


Figure 2: Relationship of Mission Canyon Community Plan to Other County Documents

D. OVERVIEW OF THE MISSION CANYON COMMUNITY PLAN

1. STRUCTURE OF THE MISSION CANYON COMMUNITY PLAN

The Mission Canyon Community Plan groups each of the seven mandated Comprehensive Plan elements into three “Super Elements.” The Super Elements and their respective subtopics are as follows:

1. **Community Development** includes the subtopics of Land Use and Planning for Post-Disaster Recovery and Reconstruction. The state-mandated elements of Land Use, Safety, Housing, and Noise are addressed in this Super Element.
2. **Public Facilities and Services** includes the subtopics of Fire Protection/Hazards; Parks, Recreation, and Trails; Circulation and Parking; Public Services; and Wastewater. The state-mandated elements of Land Use, Safety, Circulation, Conservation, and Open Space are addressed in this Super Element.
3. **Resources and Constraints** includes the subtopics of Biological Resources; Flooding and Drainage; Geology, Hillsides, and Topography; History and Archaeology; and Visual and Aesthetic Resources. The state-mandated elements of Land Use, Safety, Conservation, and Open Space are addressed in this Super Element.

2. DEFINITIONS

Specific goals, policies, development standards, and actions, as defined below, follow each Super Element.

Goal - A goal is an ideal future end, condition, or state related to the public health, safety, or general welfare toward which planning efforts are directed. A goal is a general expression of community values and therefore is abstract in nature (e.g., “An aesthetically pleasing community,” or “Quiet residential streets”).

Policy - A policy is a specific statement guiding decision making that is based on a general plan’s goals and objectives, as well as on data analysis. Policies should be clear and unambiguous (e.g., “Infill development at specified densities shall be encouraged, and scattered urban development shall not be allowed”).

Development Standards - Development standards are measures that will be incorporated into development projects to provide consistency with certain policies of the community plan. Not all policies require development standards.

Action - An action is a one-time program or procedure that carries out community plan policy. Not all policies require actions. Actions are often implementation items that could require future decision-maker funding and approval. Actions generally take the following two forms:

One-time Actions - One-time actions usually are adopted concurrently with the community or area plan.

Programs - Programs actions are primarily administrative functions, such as the development of an ordinance or study to address a goal (e.g., “A Tree Preservation Ordinance shall be drafted”). Program actions are adopted with the goals, policies, and development standards of the community plan and normally require action after adoption.

E. BACKGROUND AND COMMUNITY PLAN PROCESS

Prior to the early 1980s, all wastewater treatment and disposal in Mission Canyon consisted of onsite wastewater and dry well systems. In 1978, partially due to the problematic nature of wastewater disposal within the area, the Board of Supervisors designated Mission Canyon a “Special Problems Area.” Following this designation, the County undertook studies to evaluate wastewater disposal alternatives, which resulted in the preparation of a Wastewater Facilities Plan. The Wastewater Facilities Plan divided the Plan Area into two distinct parts, a Service Area proposed for connection to the City of Santa Barbara’s El Estero Wastewater Treatment Plant, and a Maintenance Area where current and future onsite wastewater treatment systems would be permitted.

In 1983 an Environmental Impact Report (EIR) was prepared to address the environmental impacts of extending sewer service to portions of Mission Canyon. During the initial environmental review period, the City of Santa Barbara (City) expressed concerns related to growth inducement issues, particularly in terms of potential conflicts with the City’s Charter Amendment adopted in 1982, which states “...land development shall not exceed its public services and physical and natural resources...”.² A Supplemental EIR was prepared to respond to the City’s concerns. The Supplemental EIR concluded that the adoption of a “Specific Plan” could control the rate of growth within the area more effectively than existing regulations.³

After the Specific Plan concept was approved by the County, a Joint Powers Agreement with the City was adopted that recognized the City’s provision of sewer service and required approval of both entities for any amendments to the Specific Plan. A Mission Canyon Area Specific Plan was adopted by both the County and City in October 1984.

The City provides wastewater treatment and disposal for all existing and future buildings requiring sewers in the Service Area as well as receipt, treatment, and disposal of effluent pumped from onsite wastewater treatment systems located in the Maintenance Area. The County constructed the sewer facilities and makes semi-annual payments to the City for sewer operations and maintenance costs associated with Mission Canyon. Although not a part of the Joint Powers Agreement, the City also provides potable water to Mission Canyon residents. The agreement for this service is referenced in the 1984 Specific Plan as originating from a 1912 Water Services Agreement.

Since the adoption of the Specific Plan in 1984, there have been a variety of changes in Mission Canyon. Approximately 52 new units were built and many others were remodeled and expanded;

² Charter of the City of Santa Barbara (Santa Barbara City Clerk’s Office, Reprinted 2005).

³ Interface Planning and Counseling Corporation, Supplement Draft Environmental Impact Report Mission Canyon Area Wastewater Facilities Plan (1983).

approximately 85% of the total parcels in Mission Canyon are developed with a housing unit. The Santa Barbara Botanic Garden acquired more acreage, and the existing County Landmark designation in the garden was expanded to include several parcels and more features. New Fire Hazard Severity Zone Map designations were adopted by the state in 2007 and the County designated all of Mission Canyon as a High Fire Hazard Area in 2008. The Tea Fire of 2008 resulted in evacuation orders and destroyed many structures directly east of the Plan Area and the Jesusita Fire of 2009 devastated Mission Canyon north of Foothill, resulting in the loss of 68 Plan Area homes and areas of native habitat.

New issues that emerged since 1984 include traffic, circulation, and parking, illegal units, storm water runoff and erosion, and fire hazards. Other concerns include visual and neighborhood impacts from increasingly larger new and remodeled homes, and changes to the scenic streetscape along major roads. In July 2006, the Board of Supervisors directed an update to the 1984 Specific Plan to focus on traffic, circulation, and natural hazards, as well as to address architectural design with the preparation of Residential Design Guidelines. The Board of Supervisors appointed a nine-member Mission Canyon Planning Advisory Committee (MCPAC) to work with County staff to draft Residential Design Guidelines and update the Specific Plan. As work progressed, it became clear that planning for the area would be best served by a community plan, rather than an update to the 1984 Specific Plan.

F. EXISTING COUNTY PLANS AND POLICIES

Existing Santa Barbara County Comprehensive Plan (Comprehensive Plan) policies summarized below provide context for the relationship between the Comprehensive Plan and the Mission Canyon Community Plan. The Mission Canyon Community Plan augments the Land Use, Circulation, and other Comprehensive Plan elements to provide specific policy direction; however, countywide policies will remain in effect. The summaries presented here are an overview and do not contain actual policy language.

1. **Land Use Element:** The Land Use Element represents the County's policy on land use and interrelates all the different factors that affect population growth, urban development, and open land preservation. The Land Use Element's four fundamental goals include:

Environment: Environmental constraints on development shall be respected. Economic and population growth shall proceed at a rate that can be sustained by available resources.

Urbanization: In order for the County to sustain a healthy economy in the urbanized areas and to allow for growth within its resources and within its ability to pay for necessary services, the County shall encourage infill, prevent scattered urban development, and encourage a balance between housing and jobs.

Agriculture: In rural areas, cultivated agriculture shall be preserved and where conditions allow, expansion and intensification should be supported. Lands with both prime and non-prime soils shall be reserved for agricultural uses.

Open Lands: Certain areas may be unsuitable for agricultural uses due to poor or unstable soil conditions, steep soils, flooding or lack of adequate water. These lands are usually located so that they are not necessary or desirable for urban uses. There is no basis for the proposition that all land, no matter where situated or whatever the need, must be planned for urban purposes if they cannot be put to some other profitable economic use.

Applicability: Land Use Element goals and policies regarding development, streams and creeks, hillside and watershed protection, flood hazard areas, environmental concerns, historical and archaeological sites, parks and recreation, visual resources, and air quality are applicable to guiding development in the Mission Canyon Plan Area.

2. **Conservation Element:** The County's natural and cultural resources are the subject of the Conservation Element, which describes water resources, agricultural resources, ecological systems, historical and archaeological sites, and mineral resources, and recommends policies and programs designed to protect them.

Applicability: Water quality and supply are addressed in the Public Services and Wastewater sections of the Community Plan. Ecological systems, including policies and development standards protective of Plan Area creeks are included in the Biological Resources section. Historical and archaeological sites are addressed in the History and Archaeology section. The Conservation Element's recommended policies and programs regarding agricultural and mineral resources are not applicable to the Plan Area.

3. **Seismic Safety and Safety Element:** The purpose of the Seismic Safety and Safety Element is to reduce potential deaths, injuries, and damage to property caused by earthquakes, fires, geologic hazards, and other natural disasters. Specific recommendations are given for these subjects.

Applicability: With the exception of a couple of parcels, the Plan Area is located in the Very High Fire Hazard Severity Zone as designated by the State of California. It also contains several faults, areas of poor soil, steep unstable slopes, and areas located within floodplains. Such hazards are addressed in the Fire Protection/Hazards, Flooding and Drainage, and Geology sections of the Community Plan.

4. **Noise Element:** The purpose of the Noise Element is to protect the public from noise that could jeopardize health and welfare. The Noise Element identifies major noise sources, estimates the extent of their impact, and discusses potential methods of noise abatement. Specifically, the Noise Element identifies 65 decibels (dB) Day-Night Average Sound Level as the maximum exterior noise exposure compatible with noise-sensitive land uses (e.g., residences, schools, and hospitals), unless noise mitigation features are included in project designs.

Applicability: The Noise Element – 3 Map for the Santa Barbara Area depicts approximately 20 feet on either side of Foothill Road in the 65–69 dB Community Noise Level Equivalent range (no other portions of Mission Canyon are shown as exposed to 65 dB or above). In this instance, the County’s standard conditions for approval could require noise control measures incorporated into project design to reduce exterior noise to at or below 65 dB and interior noise to at or below 45 dB. In general, the relative quiet of the community is valued by residents and visitors as noted in the Community Plan Land Use Goal LU-MC-3.

5. **Circulation Element:** The Circulation Element identifies key roadway links throughout the unincorporated areas of the County, provides traffic capacity guidelines to maintain acceptable levels of service, and guides decisions regarding new development.

Applicability: The roadway classifications, levels of service, and capacity levels adopted in the Circulation Element apply to all roadways and intersections within the unincorporated area, with the exception of those roadways and intersections within an adopted community plan area. The Community Plan Circulation and Parking section is the Circulation Element for the Plan Area and is designed to balance roadway classifications with land use and Plan Area quality of life decisions.

6. **Open Space Element:** The Open Space Element consists of policies and measures for preserving open space for natural resources, outdoor recreation, public health and safety, and the managed production of resources. The Open Space Element also inventories public and private open space areas and contains recommendations and programs for preserving and managing those lands.

Applicability: Factors to protect open space and scenic resources are considered in the Parks, Recreation, and Trails; Biological Resources; and Visual and Aesthetic sections of the Community Plan.

7. **Housing Element:** The Housing Element policies require the County to plan for an adequate amount of housing to meet the existing and projected housing needs of all economic segments of the community.

Applicability: The amount of housing in Mission Canyon is appropriate for a semi-rural/urban area with a Special Problems Area designation resulting from high fire hazards, steep slopes, and onsite wastewater treatment system issues. It is not appropriate to change the existing zoning to allow for higher densities given the Plan Area’s substantial environmental constraints.

The Community Plan is also consistent with the following additional Comprehensive Plan Elements, as applicable to this Plan Area:

- 8. Environmental Resource Management Element (ERME):** The ERME is a compendium and synthesis of the Seismic Safety and Safety, Conservation, Open Space, and Scenic Highways Elements and identifies specific factors that limit urban development, such as prime agricultural lands, steep slopes, biological habitat areas, floodplains and floodways, and geologic hazards.

Applicability: The Community Plan recognizes the existence of various ERME factors through its prevailing pattern of land uses and densities.

- 9. Energy Element:** The Energy Element contains long-range planning guidelines and mechanisms to encourage energy efficiency and alternative energies in the County.

Applicability: Energy efficiency is an important issue in the Plan Area and is addressed in the Public Services section of the plan.

Other documents and Plan Area designations relevant to Mission Canyon include:

Mission Canyon Residential Design Guidelines

The Mission Canyon Residential Design Guidelines provide guidance to homeowners, developers, and designers in identifying the components that define the character of a neighborhood and to use this information when designing new or remodeled homes. The guidelines also provide tools for Planning and Development staff, the County's Board of Architectural Review, and other decision-makers to properly evaluate development proposals based on the community's goals.

Land Use & Development Code

The Santa Barbara County Land Use & Development Code (LUDC) constitutes a portion of Chapter 35 of the County Code. The LUDC carries out the policies of the Comprehensive Plan by classifying and regulating the uses of land and structures within the County. The LUDC is the tool used by the County to carry out goals and policies of this Community Plan.

Special Problems Area Designation

County of Santa Barbara Ordinance 3665 provides for the delineation of "Special Problems Areas" for certain areas of the County where physical constraints affect development and building activity. In 1978, the Board of Supervisors designated the entire Mission Canyon Plan Area as a Special Problems Area due to existing or anticipated special and unique problems pertaining to flooding, drainage, soils, geology, access, sewage disposal, water supply, location, or elevation, which are issues that have the potential to impact public health, safety, and welfare. A Special Problems Committee (Committee) composed of representatives from Planning and Development, Environmental Health, Fire, and Public Works reviews proposed buildings and structures in Special Problems Areas. Project application materials are submitted to the Committee at the time of application for a land use and/or grading permit. The Committee may impose any and all reasonable conditions to prevent or mitigate present or anticipated problems that may result from the project. The Committee has the authority to prohibit construction if they unanimously agree

that there is no other feasible way to prevent a serious risk of substantial damage to property, public or private, or of injury to persons.

G. MEANING OF KEY TERMS USED IN THIS PLAN

Many of this Community Plan's goals, policies, development standards, and actions make repeated use of the term "development". To provide clear guidance and promote consistent application of the Community Plan, the meanings of these key terms shall be defined as follows:

"Development" is as defined in the Land Use & Development Code;

"Shall" indicates an unequivocal directive;

"Should" signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations; and

"May" indicates a permissive suggestion or guideline.

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SECTION II

COMMUNITY DEVELOPMENT

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A. LAND USE

1. SETTING

Mission Canyon is an area of considerable scenic beauty comprising approximately 1,122 acres on the south-facing slopes of the Santa Ynez Mountains. Most of the Plan Area is developed with single family residences located on parcels ranging in size from less than 7,000 square feet (sq. ft.) to over 40 acres (Figure 3). There are 161 developed and vacant parcels smaller than 7,000 sq. ft. However, 7,000 sq. ft. represents the minimum lot size for most residential zones presently allowed in the County's Land Use & Development Code (LUDC).

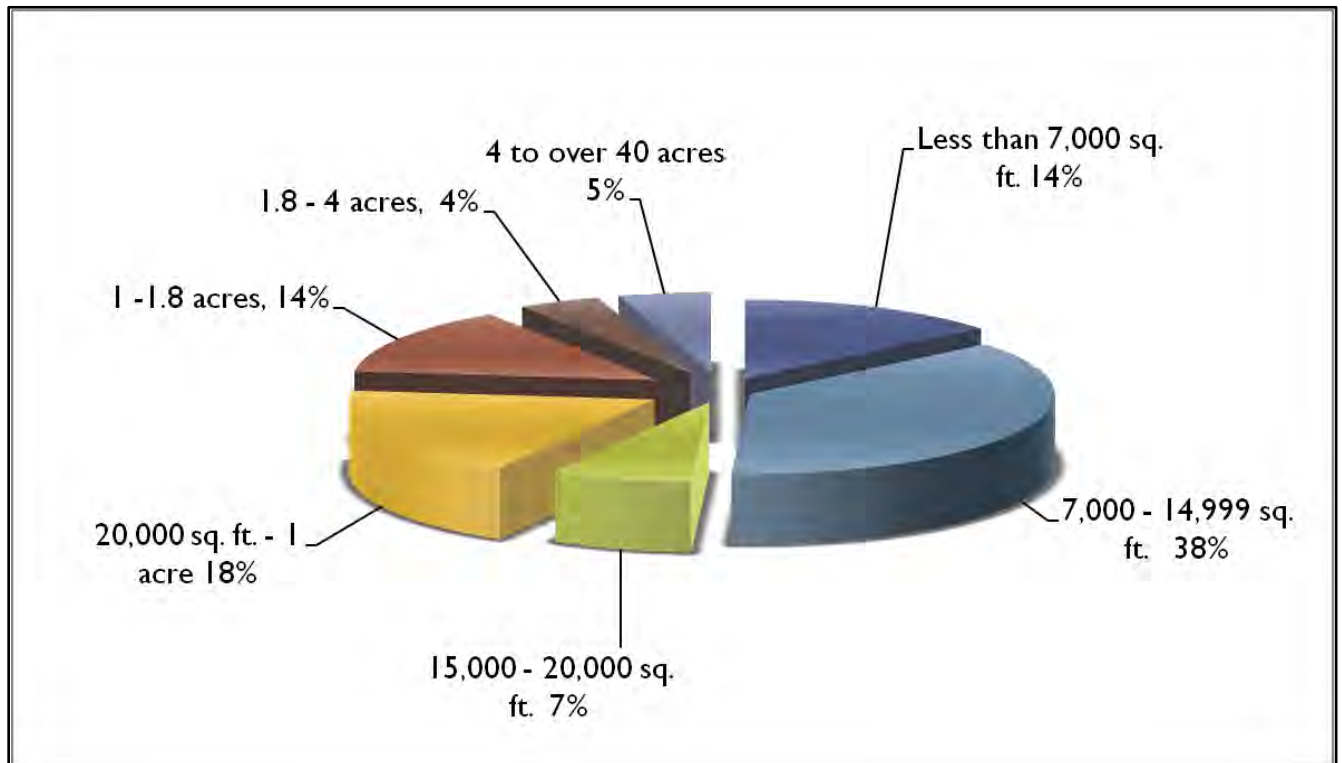


Figure 3: Parcel Sizes

Topography ranges from relatively flat areas south of Foothill Road to steep slopes north of Foothill Road. Much of the Plan Area is covered with native vegetation including coast live oaks, sycamores, chaparral, and riparian species, as well as introduced exotic varieties. Most of the Plan Area is within the Mission Creek watershed comprised of Mission and Rattlesnake Creeks. The upper portion of Mission Canyon is within the boundaries of the Los Padres National Forest.

The potential danger from wildfire is magnified in the Plan Area due to the limited number of major ingress and egress routes, steeply sloped topography, and significant amount of vegetative cover. Mission Canyon and Tunnel Roads, the two primary ingress and egress routes into upper Mission Canyon, both dead end at the upper boundary of the Plan Area. Although other secondary ingress and egress routes exist, it may be challenging to evacuate this area in an emergency. Mission Canyon is considered an “urban-wildland interface” area because residential neighborhoods are

intermixed and adjacent to fire-prone wildlands. The physical framework of Mission Canyon provides a heightened awareness of the potential danger from wildfires, which in turn has strongly influenced the goals, policies, and development standards outlined in this Community Plan. Recent experience from the Tea Fire in 2008 (adjacent to the Plan Area) and the Jesusita Fire of May 2009, which destroyed 68 primary residential units and damaged many others within the Plan Area, particularly demonstrated the importance of this issue.

a. Existing Neighborhoods

Mission Canyon residents tend to view the Mission Canyon Plan Area as one neighborhood with common interests and concerns. However, general differences in terms of home and lot size, residential density, topography, and other natural features are evident in three distinct neighborhoods: South of Foothill, Mission Canyon Heights, and Upper Mission Canyon (Figure 4). Table 1 summarizes parcel information for each neighborhood, followed by a description of general neighborhood characteristics.

Table 1: Neighborhood Existing Parcel Information (2012)

Neighborhood	Number of Parcels	Number of Vacant Parcels^[a]	Number of Units
South of Foothill	258	26	232
Mission Canyon Heights	550	26	524
Upper Mission Canyon	332	113	221
TOTAL	1,140	165	977

^[a]“Vacant parcels” includes parcels where the primary unit was destroyed by the Jesusita Fire and was not rebuilt by 2012.

South of Foothill

South of Foothill comprises approximately 143 acres of relatively flat terrain. Parcel sizes range from just over 800 sq. ft. (which are considered “existing nonconforming” parcels) to over 10 acres; the average parcel size is just over 0.5 acre. There are 26 vacant parcels, eight of which are substandard in size and/or width. All developed parcels have sewer connections.

South of Foothill includes the Mission Canyon Scenic Corridor (see the Visual and Aesthetic Resources section for more information); 19-acre Rocky Nook Park; “Glendessary House,” a County Landmark; the Santa Barbara Woman’s Club, and County Fire Station 15. Mission Santa Barbara and the Santa Barbara Museum of Natural History are directly south of this neighborhood in the City of Santa Barbara. Mission Canyon Road and Foothill Road are the main access roads. A multi-use trail leads from Rocky Nook Park to Foothill Road ending at County Fire Station 15. Mission Creek runs through the eastern edge of this neighborhood and through Rocky Nook Park. History and archaeology, parks and trails, and visual and aesthetic resources are particularly important in this area.

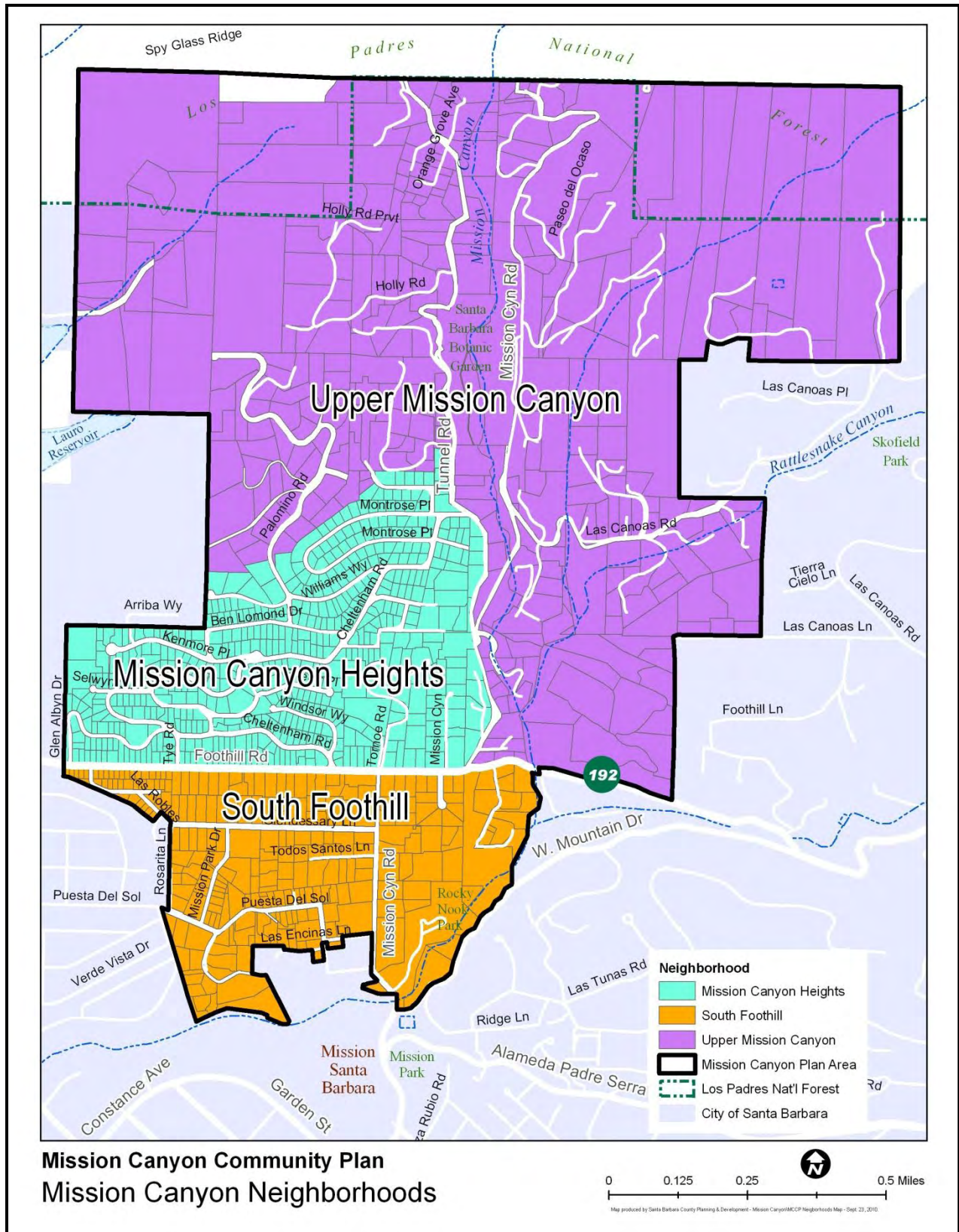


Figure 4: Mission Canyon Neighborhoods

Mission Canyon Heights

Mission Canyon Heights comprises approximately 160 acres of steeply sloped terrain. Parcel sizes range from less than 500 sq. ft. (existing nonconforming as to size) to more than two acres, with the average parcel size of just over 0.5 acre. There are 26 vacant parcels, eight of which are substandard in size and/or width. Most developed parcels have sewer connections with the exception of a few parcels remaining on onsite wastewater treatment systems. This area is almost entirely developed with single-family residences at a higher density than the South of Foothill or Upper Mission Canyon neighborhoods. Issues of particular importance to this neighborhood, due to its constrained roadways and topography, include fire hazard, circulation and parking, geology, hillsides and topography, and flooding and drainage.

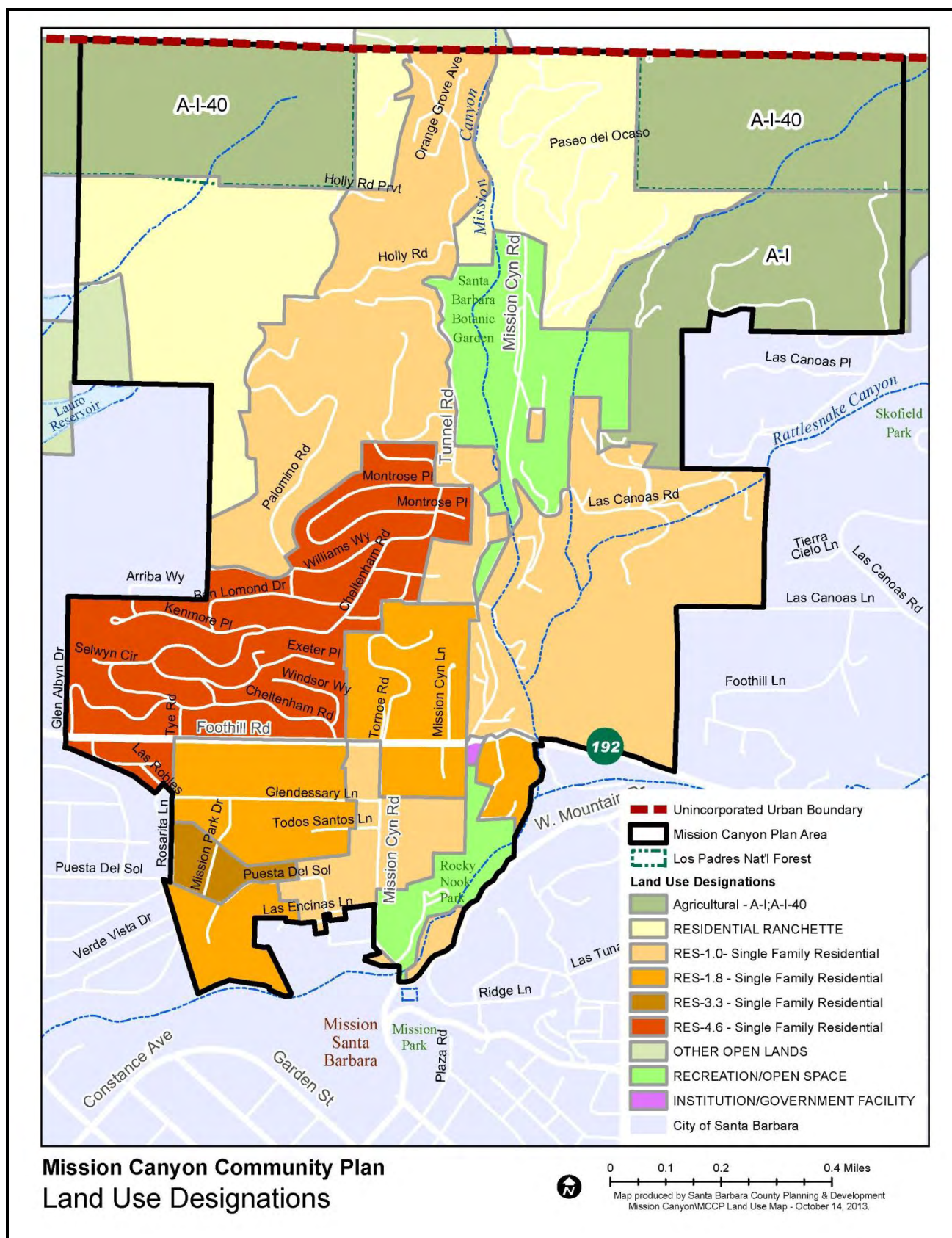
Upper Mission Canyon

Upper Mission Canyon comprises approximately 817 acres of variable terrain. This neighborhood has the largest parcel sizes, ranging from over 7,000 sq. ft. to over 40 acres, with a few smaller parcels. The average parcel size is just under one acre. There are 113 vacant parcels, nine of which are substandard in size and/or width. The majority of homes in this area use onsite wastewater treatment systems for wastewater disposal. Areas of interest include the Santa Barbara Botanic Garden, the nearby access to Tunnel and Jesusita trails at the terminus of Tunnel Road, and Skofield Park off Las Canoas Road (in the City of Santa Barbara). Mission and Rattlesnake Creeks run through this area. Hazards and constraints most prominent in this area include fire, circulation and parking, geology, hillsides and topography, flooding and drainage, wastewater, and biological resources.

2. LAND USE, ZONING, AND BUILDOUT

a. Land Use and Zoning

Figure 5 shows land use designations and Figure 6 shows zoning in the Plan Area. Figure 6 also includes adjacent City of Santa Barbara zoning designations, explained in Table 2 below. Figures 7 and 8 show land use and zoning by number of parcels. No land use or primary zone district changes are proposed in this Community Plan.



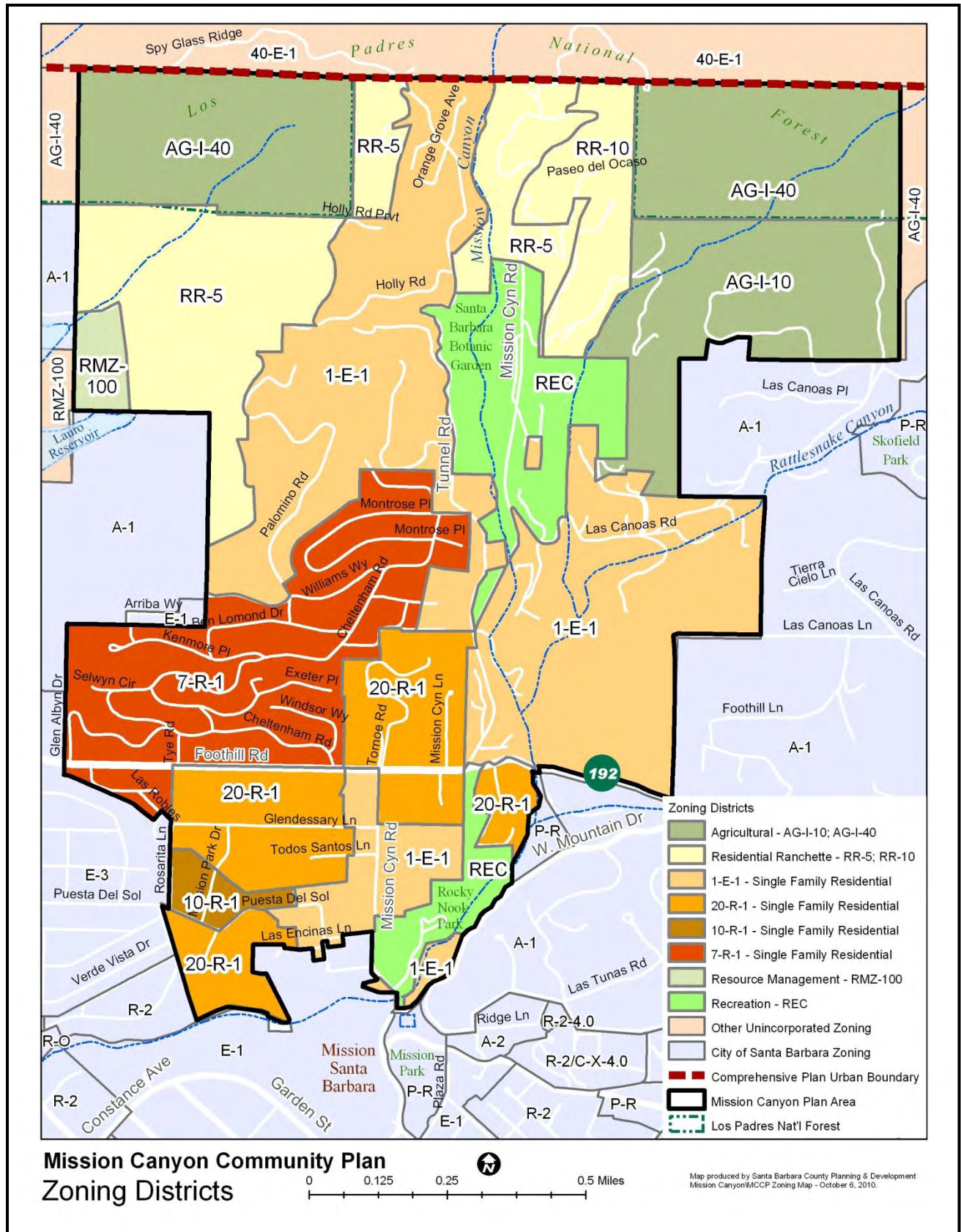


Figure 6: Zoning Districts

Table 2: City of Santa Barbara Adjacent Zoning Designations

Zone Classification	Type
A-1	One-family residence, minimum 1-acre lot size
A-2	One-family residence, minimum 25,000 square feet lot size
E-1	One-family residence, minimum 15,000 square feet lot size
E-3	One-family residence, minimum 7,500 square feet lot size
R-2	Two-family residence, minimum 7,000 square feet lot size (for newly created lots)
P-R	Park and Recreation Zone
C-X	Research and Development and Administrative Office Zone

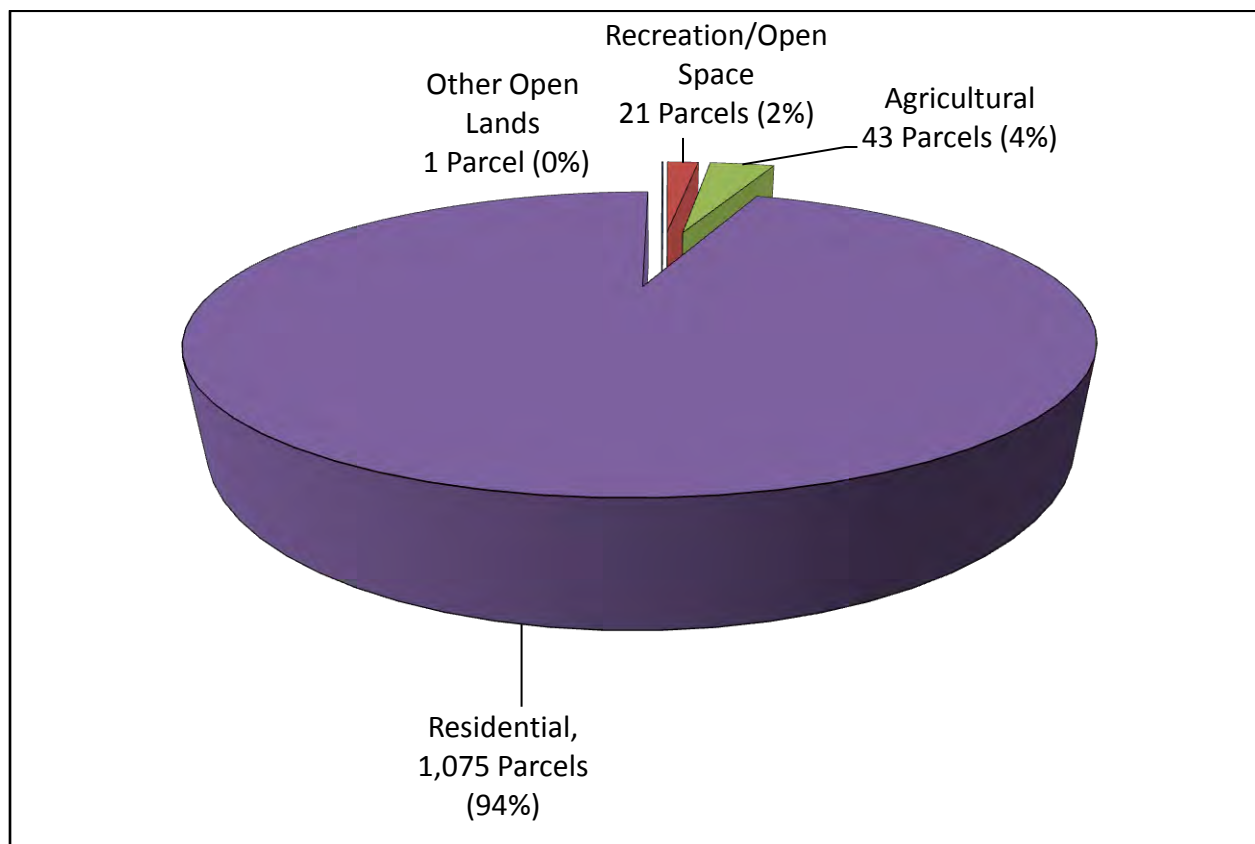


Figure 7: Parcels by Land Use Designation

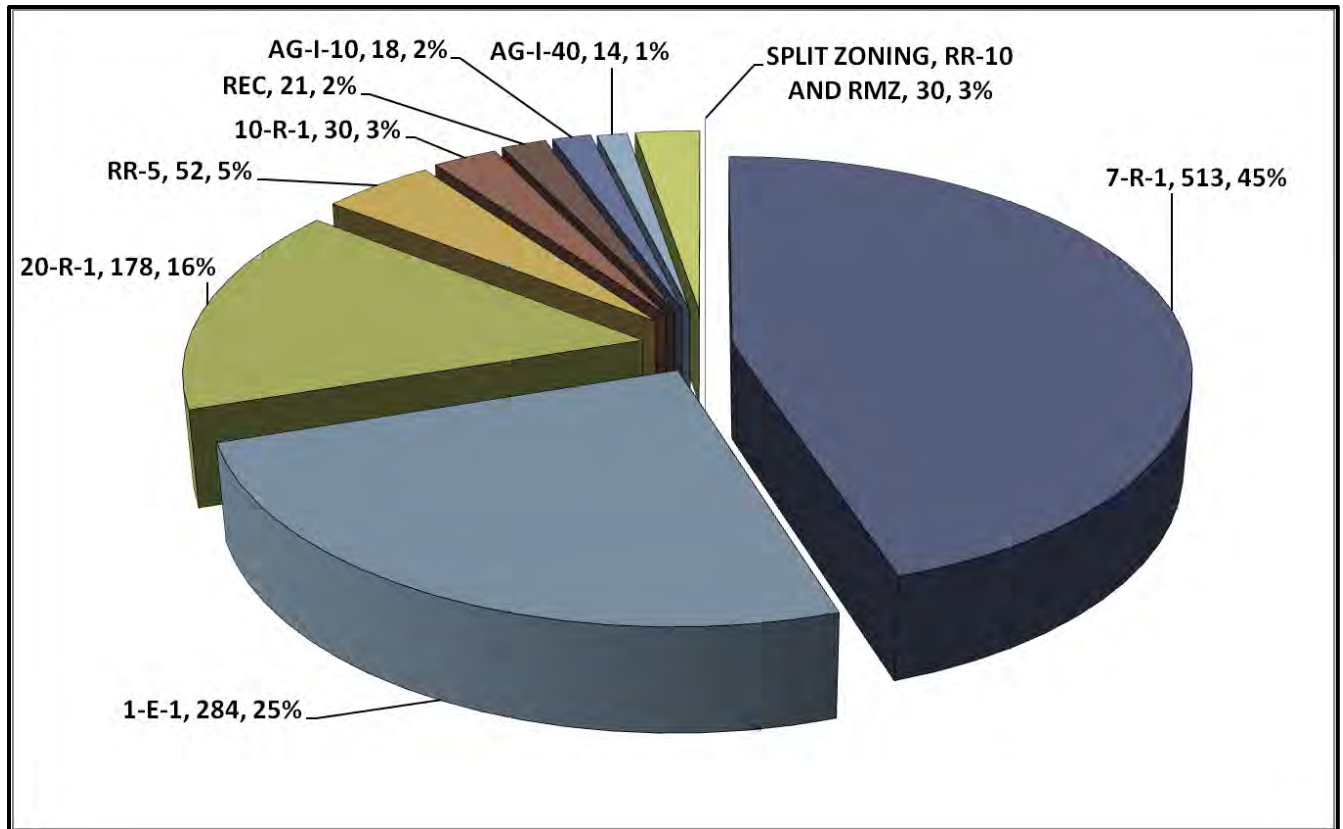


Figure 8: Parcels by Zoning

Land Uses Other than Residential

About 6% of the Plan Area is designated for Recreation/Open Space, Agricultural, Other Open Lands, and Institution/Government Facility. The Recreation/Open Space designation provides opportunities for various forms of outdoor recreation of a public or private nature. Recreation/Open Space encompasses the Santa Barbara Botanic Garden (Botanic Garden) and Rocky Nook County Park. Included within this designation is the Santa Barbara Woman's Club, located adjacent to Rocky Nook Park, and the facilities supporting the Botanic Garden, both operating under a Conditional Use Permit (CUP), which allow for special uses that may be desirable to the community but are not allowed within the zone district. In 2010, the Botanic Garden was granted an updated CUP for continued operation and a Final Development Plan for proposed development.

Directly adjacent to the Plan Area, the Santa Barbara Museum of Natural History (Museum) owns parcels both within County and City jurisdiction. The Museum currently operates under three CUPs issued by the City. Recently, the Museum was considering the preparation of a campus Master Plan and development application to the City but the project was put on hold as of July 2013. The Museum parcels that are under County jurisdiction are designated residential but operate as quasi-public open space next to Mission Creek.

The Agricultural designation preserves agricultural land for the crop cultivation or animal husbandry. There are several large areas in Upper Mission Canyon with this designation. Currently,

the Plan Area supports a few acres of olive groves and avocados, however, due to poor soils and steep slopes, more intensive agricultural use is not anticipated in the future.

Other Open Lands is a designation for lands subject to environmental constraints, lands with no agricultural potential, or lands with outstanding resource value. One residence per 100 acres is permitted in this category. In Mission Canyon, one vacant 10-acre parcel next to Lauro Reservoir has this designation.

Lastly, the parcel adjacent to Rocky Nook Park that contains County Fire Station 15 is designated as Institution/Government Facility.

b. Buildout Analysis

Total theoretical buildout for the Mission Canyon Plan Area under existing Comprehensive Plan land use designations is shown in Table 3. The estimated buildout calculation does not account for limiting factors such as individual lot configurations, access, or biological resource and other constraints, but it does exclude additional development potential (i.e., lot splits) on parcels that are mostly sloped 30% and greater.⁴ For parcels with slopes less than 30%, buildout assumes the approval of lot split applications on existing parcels large enough to be split into one or more new lots and subsequently developed with a new unit. For example, if a three-acre parcel was zoned 1-E-1 (one-acre minimum lot and building site area) and had one existing unit, then two additional units could presumably be built on newly created lots of one acre each. However, the number of additional potential units is very likely overestimated because there are many constraints not considered such as access issues, onsite wastewater treatment system installation challenges, and biological resources.

⁴ The slope constraint of 30% and greater was based on reviewing buildable area on the Mission Canyon Slope and Vacant Parcel Map dated December 2006. This map provides a general indication of slopes; site-specific slope maps would be required for development.

Table 3: Buildout Under Existing Land Use and Zoning

Land Use	Zoning	Parcels ^[a]	Acres ^[b]	Existing Units	Potential Units ^[c,d]	Maximum Theoretical Buildout
A-I	AG-I-10	13	61	6	7	13
A-I/Residential Ranchette	RR-10/AG-I-10	6	39	6	1	7
A-I-40	AG-I-40	14	139	2	3	5
A-I-40/MA-40	40-E-1/AG-1-40	3	122	3	0	3
A-I-40/Residential Ranchette	RR-5/AG-1-40, RR-10/AG-1-40 AG-1-10	6	30	3	3	6
Other Open Lands	RMZ-100	1	10	0	1	1
Recreation/Open Space	REC	21	85	2	4	6
RES-1.0	1-E-1	283	300	232	68	300
RES-1.0/RES-1.8	20-R-1/1-E-1	1	0.3	0	0	0
RES-1.0/Residential Ranchette	RR-5/1-E-1	10	16	5	1	6
RES-1.8	20-R-1	178	104	165	32	197
RES-3.3	10-R-1	30	8	25	7	32
RES-3.3/RES-1.8	10-R-1/20-R-1	4	2	4	0	4
RES-4.6	7-R-1	510	113	485	46	531
RES-4.6/RES-1.8	7-R-1	3	0.5	3	0	3
Residential Ranchette	AG-1-10, RR-5, RR-10	57	148	36	22	58
TOTAL		1,140	1,178	977	195	1,172

^[a] “Parcels” are based on Assessor Parcel Numbers, not legal lots for which a Certificate of Compliance or Conditional Certificate of Compliance has been recorded.

^[b] Total parcel acreage is greater than confirmed area within the Plan Area boundary by 56 acres due to the inclusion of whole parcels that are bisected by the Plan Area boundary.

^[c] This table projects buildout of primary land uses only, not potential secondary uses on a site. Therefore, residential second units are not included.

^[d] Some parcels are substandard in size and the number of parcels and number of potential units are not necessarily equal.

3. PLANNING ISSUES

Mission Canyon’s boundaries enclose an area with many common planning issues including:

- Appropriate locations for residential development;
- Appropriate types of residential development and accessory structures;
- Preservation of open space and the community’s semi-rural character;
- Adequate and safe circulation for automobiles, bicyclists, and pedestrians;
- Development in high fire hazard areas;
- Evacuation routes and emergency vehicle access;
- Habitat preservation and protection;
- Unstable soils and slopes;
- Trails and recreation; and

- Adequate wastewater systems.

Residential Second Units

A residential second unit is a dwelling unit on a permanent foundation that provides complete, independent living facilities for one or more persons in addition to a primary dwelling on the same lot.⁵ The residential second unit may be attached (shares a common wall with the primary dwelling) or detached (not physically attached to the primary dwelling). Since 2003, state law encourages the creation of second units by requiring development applications for second units to be considered ministerially, meaning that they do not require discretionary review or a hearing. Prior to 2003, residential second units (also called “granny units”) were not permitted in Mission Canyon as long as the area was still designated a Special Problems Area. In 2003, the LUDC was amended to permit residential second units in designated Special Problems Areas if the Director of Planning and Development can make a series of findings as provided in the LUDC.⁶

Since 2003, a total of seven permit applications for residential second units in Mission Canyon have been filed with the County. Theoretically, over 800 residential second units could be built in Mission Canyon based on existing zoning and parcel sizes but not accounting for limiting factors such as slope or onsite wastewater treatment system suitability. Due to the high fire hazard, Community Plan policy and an amendment to the LUDC would limit the permitting of most residential second units in Mission Canyon. This restriction provides some consistency with the adjacent City of Santa Barbara’s zoning code that prohibits residential second units in High Fire Hazard Areas (as defined in the City’s Fire Master Plan).⁷

4. LAND USE GOALS, POLICIES, DEVELOPMENT STANDARDS, AND ACTIONS

GOAL LU-MC-1: **Ensure that development does not exceed the availability of adequate services and infrastructure to provide for public health and safety within an area with limited ingress and egress.**

Policy LU-MC-1: The policies and development standards of the Mission Canyon Community Plan shall be implemented in a manner that does not take private property for public use without just compensation as required by applicable law.

Policy LU-MC-2: The County shall recognize that the Mission Canyon Plan Area is a constrained community with respect to fire hazard, parking and circulation, flooding and drainage, wastewater and geology, and hillsides and topography and shall require that future development is adequately served by existing services and infrastructure.

⁵ Santa Barbara County LUDC Article 35.11.

⁶ Ibid., section 35.42.230.

⁷ City of Santa Barbara, Title 28 Zoning Ordinance, section 28.94.030.

Policy LU-MC-3:	Residential second units shall be prohibited in the Mission Canyon Plan Area unless: <ul style="list-style-type: none">• The project application involves two contiguous legal lots under one-ownership, at least one of which is vacant;• The owner has merged the two contiguous legal lots prior to issuance of the final building permit for the residential second unit; and• The vacant lot is otherwise residentially developable.
Action LU-MC-3.1:	The LUDC shall be amended upon Community Plan adoption to restrict residential second units in the Mission Canyon Plan Area.
GOAL LU-MC-2:	Protect the semi-rural quality of life by encouraging excellence in architectural and landscape design. Promote area-wide and neighborhood compatibility and protect residential privacy and public views.
DevStd LU-MC-2.1:	The Mission Canyon Residential Design Guidelines shall be used to guide development subject to review and approval by the Board of Architectural Review.
GOAL LU-MC-3:	Maintain an environment where the relative quiet of the community is a recognized value.
Policy LU-MC-4:	The public shall be protected from continuous noise that could jeopardize health and welfare.
DevStd LU-MC-4.1:	Stationary equipment, such as air conditioning units, pumps, and generators, that could generate noise exceeding 65 dB(A) at property boundaries, shall be shielded to Planning and Development's satisfaction.

B. PLANNING FOR POST-DISASTER RECOVERY AND RECONSTRUCTION

1. SETTING

Experience shows that in areas affected by natural disasters (wildfire, earthquake, floods, etc.) the topics of recovery and reconstruction often invoke an emotional debate. Recovery and reconstruction after a natural disaster often causes tension between victims' desire for a quick return to the status quo (often with unsafe development patterns and construction techniques) and the opportunity to recreate a community that is more resistant to a potential future disaster. Mission Canyon is a designated Very High Fire Hazard Severity Zone in which state and County land use, development, and building code regulations govern the wildland-urban interface area. Consequently, prudent planning includes hazard mitigation: plans, policies, and actions that reduce or eliminate long-term risks to life and property. Planning for post-disaster reconstruction provides a mitigation-driven vision of what a community could become in the aftermath of a foreseeable natural disaster.⁸ Such planning attempts to balance the desire for rapid recovery while maintaining and enhancing the community's aesthetic qualities and creating a safer community better able to resist future disasters.

2. PLANNING ISSUES

After the October 1991 Oakland Hills fire disaster, which was one of the worst urban/wildland interface disasters in U.S. history, public controversy centered on the same problems currently plaguing Mission Canyon: street widening, on-street and off-street parking regulations, building height, bulk, and scale, setbacks, vegetation management, and water supply.⁹ In hindsight, had pre-disaster planning occurred in Oakland, the post-disaster reconstruction period could have avoided repeating some of the same unsafe conditions that contributed to the disaster's intensity.

In May 2009, the Jesusita Fire caused significant fire damage in Mission Canyon, including the destruction of 68 primary residential units. Following the fire, the community began to undergo the rebuilding process. As of 2012, over 50% of residents chose to rebuild their home in generally the same size and footprint as the original structure, due to factors such as limited insurance payouts, changed economic conditions, and the easier permit application process afforded to those who rebuild in the same general size and footprint.

Pre-disaster Planning

Planning for possible disasters is both an individual and community responsibility. Proactive individual responsibilities include creating defensible space surrounding a home in accordance with fire department regulations; maintaining an emergency preparedness plan, a plan for evacuation, and disaster kit; and keeping important papers such as home insurance and building plans in a safe, fireproof place. Homeowners are encouraged to check with their insurance agents to ensure that they are adequately covered and that their policies can cover the costs to rebuild consistent with

⁸ Planning for Post-Disaster Recovery and Reconstruction (American Planning Association, Planning Advisory Service 1998), Report No. 483/484.

⁹ Ibid.

new building code and ordinance requirements. During post-disaster reconstruction, some off-site building costs (i.e., new fire hydrants, wider driveways) may possibly be ineligible for coverage.

Fire-related Regulations

New fire-related building code regulations have been adopted for the California Building Code (referred to as the Wildland-Urban Interface Fire Area Building Standards) that require ignition-resistant construction standards in areas located in any Fire Hazard Severity Zone within State Responsibility Areas (in Mission Canyon, all areas north of Foothill Road), any Very High Fire Severity Zone in Local Agency Responsibility Areas (all areas south of Foothill Road), and any Wildland-Urban Interface Fire Area designated by the enforcing agency. Adherence to these fire-related building codes will help ensure that reconstruction will reduce future vulnerability to wildfire in Mission Canyon.

Narrow Private Roads

Some private roads and driveways in Mission Canyon do not meet County Fire Development Standards for width, which require a minimum of 12 to 24 feet, depending on how many residences are served. Some private roads and driveways also do not meet the requirement for a bulb turnaround with a 40- to 48-foot radius at the end of dead-end roads.¹⁰ Post-disaster reconstruction planning could provide an opportunity to increase road widths and provide turnarounds, at least to an extent consistent with preserving the semi-rural character of the community.

Narrow Public Roads

Public roads within the Plan Area are an important element of the character and charm of the community, but they are also likely to be a hazard during natural disasters. Generally, current standard residential public roads are 40 feet wide (travel lane widths of 12 feet with 8-foot shoulders) although public roads with lower traffic levels are acceptable at 32 feet wide. However, the average public road width in Mission Canyon is only approximately 25 feet wide with little or no shoulder. Post-disaster reconstruction could provide a unique opportunity to restructure and perhaps incrementally increase public road width to improve emergency ingress and egress and provide enhanced pedestrian and bike access, at least to an extent consistent with preserving the character and ambiance of the community.

Size, Bulk, and Scale

As shown by the aftermath of the 1990 Painted Cave fire in Santa Barbara, many residents often choose to rebuild their lots with larger structures that have different architectural styles. However, larger structures are more vulnerable to fire hazard, are generally less energy efficient, and often compromise community character. The LUDC contains a provision that incentivizes rebuilding with a modest-sized home, as it allows for exemption of permitting requirements when a property owner is replacing a conforming damaged or destroyed structure with a structure that is in the same general footprint location as the damaged structure, when it is the same size or only slightly larger, and when no exterior designs or specifications are changed.¹¹ However, additional incentives

¹⁰ Title 14 of the California Code of Regulations currently establishes a minimum private road width of two nine-foot traffic lanes in the State Responsibility Area (north of Foothill Road). Local jurisdictions can adopt more restrictive requirements as amendments to the Fire Code.

¹¹ LUDC, section 35.20.040.

could be developed to further encourage applicants to take advantage of the benefits of rebuilding with modest-sized homes. The Mission Canyon Residential Design Guidelines provide supporting information for residents, designers, builders, and decision-makers who are designing or approving post-disaster residential structures that differ from what existed on site.

Nonconforming Uses, Structures, and Lots

The County differentiates between nonconforming uses, structures, and lots, defining each separately in the LUDC.¹² A nonconforming use is the use of a property for a purpose not permitted in the zone district; for example, operating a store or factory in a residential zone. A nonconforming structure is a structure that is used for a purpose that is allowed in the zone district but does not conform in some other manner; for example, a building that is too tall for the zone district or a building that is built too close to the property line. A nonconforming lot is a lot that is smaller than the minimum size allowed in the zone district or one that does not meet the width/depth ratio of the zone district. There is a distinct difference between nonconforming structures, which were built before a modern zone district was applied, and illegal structures, which are built without permits.

A nonconforming structure or a structure dedicated to nonconforming residential use that is damaged or destroyed may be reconstructed in the same or lesser size and in the same general footprint. Subject to provisions in the LUDC, the replaced structure may also be exempt from permit requirements and design review. Full compliance with current building code regulations is still required. The character and ambiance of Mission Canyon can be maintained by ensuring that current building code standards are met while maintaining the architectural or historical characteristics of the original building.

Emergency Egress

Although informal emergency egress routes (other than the main public roads) have been explored in upper Mission Canyon, there are no established routes readily available for public use. Mission Canyon residents should work with County and City staff and property owners to establish ingress and egress routes to be used in certain emergency situations when warranted.

3. POST DISASTER RECONSTRUCTION GOAL, POLICY, AND ACTIONS

GOAL PDR-MC-1: **In the aftermath of disaster, the Mission Canyon community should be rebuilt so that it can survive a future natural disaster with minimum loss of life and property while maintaining and enhancing its character and charm.**

Action PDR-MC-1.1: The County and the Mission Canyon community should consider developing a plan to facilitate post-disaster reconstruction. The proposed Post-Disaster Reconstruction Plan would provide a vision for decision-makers and a framework within which decisions would be made. The Post-Disaster Reconstruction Plan should consider the following elements:

- An efficient post-disaster permitting process;

¹² Ibid., section 35.101.020.

- Incentives to maintain community character;
- Recovery and reconstruction ordinance; and
- Other measures as developed by the County and community.

Policy PDR-MC-2: During reconstruction of damaged and destroyed structures, the County shall require removal of encroachments in the public right-of-way (e.g., remove unpermitted encroachments such as walls, fences, and landscaping) along key ingress and egress roads (Mission Canyon, Tunnel, Cheltenham, and Tye Roads), unless an encroachment permit is obtained. Regained right-of-way shall be for the purpose of providing adequate sight distance, creating a clear zone to provide pull over spaces in emergencies, and ensuring access and safety for pedestrians and bicyclists.

Action PDR-MC-2.1: The County and Mission Canyon community shall establish a plan to develop additional ingress and egress routes to and from Mission Canyon that can be used in an emergency.

SECTION III

PUBLIC FACILITIES AND SERVICES

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A. FIRE PROTECTION/HAZARDS

1. SETTING

a. Fire Hazard Setting

Wildland fire hazard has always threatened the Mission Canyon area. The east-west trending Santa Ynez Mountain range dominates the area and makes the Santa Barbara front country prone to local Santa Ana and sundowner wind conditions. Terrain is steep, rocky, and covered with chaparral vegetation that has adapted over millions of years with fire as part of its natural ecosystem. The chaparral plants have evolved to survive the annual dry season and are highly flammable when temperatures are high and humidity and fuel moisture are low. Landscape vegetation also covers much of the developed Plan Area.

Santa Barbara's front country shows a major wildland fire occurring about once every ten years (Figure 9). Recent large wildfires include the 1964 Coyote Fire, which burned 67,000 acres, destroyed 106 homes, and resulted in 1 death; the 1971 Romero Canyon Fire, which burned 14,500 acres, destroyed 4 homes, and resulted in 4 deaths; the 1977 Sycamore Canyon Fire, which burned 805 acres and destroyed 195 homes; and the 1990 Painted Cave Fire, which burned 4,900 acres, destroyed 479 homes, and resulted in 1 death. More recently, fire frequency has begun to accelerate. The 2007 Zaca Fire, which burned 240,000 acres of the Los Padres National Forest, was followed by the Gap Fire in 2008, which burned approximately 9,000 acres and destroyed 4 outbuildings. The Tea Fire, also in 2008, burned nearly 2,000 acres and destroyed 210 homes. This was followed by the Jesusita Fire in 2009, which caused significant damage to Mission Canyon and adjacent foothill areas, burning 8,700 acres and destroying 158 homes, 68 of which were in the Plan Area.

Mission Canyon Fire Protection Areas and Agencies

The State Board of Forestry designates fire protection responsibility areas for federal, state, and local agencies. Federal agencies such as the U.S. Forest Service have responsibility to provide wildland resource fire protection on all Federal Responsibility Area (FRA) lands. To more efficiently provide protection over a more contiguous land base, federal agencies trade protection areas with the California Department of Forestry and Fire Protection (CAL FIRE).

State Responsibility Area (SRA) lands, designated by the CAL FIRE, are lands where CAL FIRE assumes financial and legal responsibility for preventing and suppressing fires. In Santa Barbara County, SRA fire protection is provided by the County Fire Department under contract with CAL FIRE. The County provides the initial response to fire on SRA land but if a wildland fire escapes the initial attack, CAL FIRE responds with fire fighting resources to assist the County. SRA lands within Mission Canyon are located north of Foothill Road and encompass approximately 870 acres. South of Foothill Road, there are an additional 160 acres of Local Responsibility Area (LRA) within Mission Canyon where fire protection is also under the jurisdiction of the County Fire Department.

County Fire Department

County Fire Station 15 is located at 2491 Foothill Road and is the primary station serving Mission Canyon. County Fire Station 15 is staffed by 3 firefighters on a 24-hour basis. Available ground equipment includes one Type 1 Engine and one Type 3 Brush Truck. All of the firefighters have Emergency Medical Technician training (EMT-1) and provide first response medical services. Paramedic and ambulance services are provided by American Medical Response under contract to the County of Santa Barbara. The County's Five Year Capital Improvement Program (2013–2018) includes a proposal to replace Station 15 with a new 6,800 sq. ft. station at the present site. This construction project is currently unfunded.

The County Fire Department actively participates in the application review process for all new development within the Mission Canyon Special Problems Area. This provides the opportunity to review development early in the process and address emergency access, water supply, vegetation management, and fire protection systems (e.g., sprinklers, fire hydrants). Through this process, older structures are progressively made more fire safe, as permit applications for remodels and additions are required to meet current building and fire codes.

b. Fire Protection Standards

The County Fire Department employs the following standards for fire protection services:

1. A firefighter-to-population ratio of 1 firefighter on duty 24-hours a day for every 2,000 people is considered ideal. A ratio of 1 firefighter to 4,000 people is the minimum ratio for both urban and rural areas.
2. A five-minute response time in urban areas. This incorporates the following National Fire Protection Association response-time objectives:
 - a. One minute for turnout time, and
 - b. Four minutes or less, for the arrival of the first-arriving engine company.

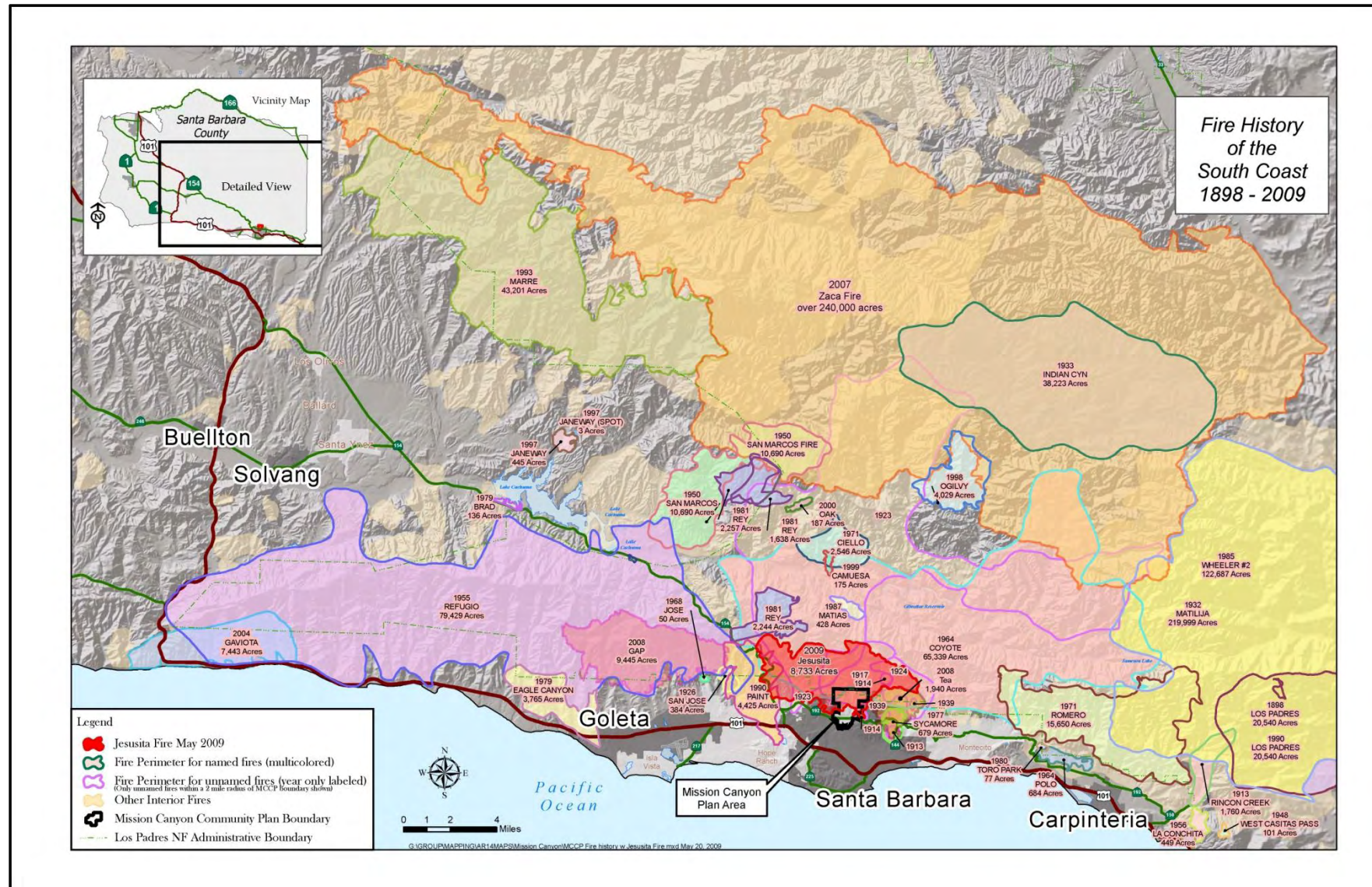


Figure 9: Fire History of the South Coast

c. Fire Protection Components

Defense against wildfire hazards depends on a variety of factors, including structural design features, adequate emergency responder access and resident evacuation, water supply and availability, and adequate defensible space and vegetation clearance around structures and along driveways. The following describes each of these factors as they relate to Mission Canyon.

Fire Hazard Severity Zones

Fire Hazard Severity Zones are used to designate where exterior wildfire exposure building codes apply to new buildings. Except for a few parcels south of Foothill Road, Mission Canyon is located in the Very High Fire Hazard Severity Zone (Figure 10).

Building and Fire Codes

The ability to protect structures during a fire is complex. Many of the residences in Mission Canyon were built before the adoption of building and fire codes that required non-combustible roofing and building materials. The County Building Code is continually updated to incorporate appropriate building standards, construction techniques, and materials for building in high fire hazard areas.

In 2005, the California Building Commission adopted the Wildland-Urban Interface Code effective January 1, 2008 for SRAs and July 1, 2008 for LRAs. The Wildland-Urban Interface Code provides for ignition-resistant construction standards in the wildland-urban interface and requires siding, exterior doors, decking, windows, eave, wall vents, and enclosed overhanging decks meet new test standards. In July 2010, the state adopted the 2010 California Fire Code, which incorporated the 2009 edition of the International Fire Code with amendments. The state allows local jurisdictions to establish more restrictive and reasonably necessary differences to the California Fire Code, as was done by the County when it adopted the 2010 California Fire Code with amendments in December 2010. A key component to the 2010 California Fire Code is the requirement for residential fire sprinklers in all new one and two family and town-home construction.

Access and Evacuation Routes

In the wildland-urban interface area, evacuation from a wildfire is critically important. Being prepared and evacuating early can save lives. Each emergency situation is unique, and during an emergency the situation can change very rapidly. For that reason, the County Fire Department has not prescribed fixed emergency evacuation routes. Instead, standard protocol is for residents to tune into local media for evacuation instructions when emergency personnel determine that evacuation is necessary. Foothill, Mission Canyon, Tunnel, and Cheltenham Roads are the primary egress routes out of Mission Canyon.

Road systems (both roads and driveways) have a significant effect on emergency response, the safety of emergency responders, and the ability to safely evacuate the public during a wildfire. Fire and other emergency first responders must use the same path to gain access to fire that residents and visitors use to evacuate. Many roadways and driveways serving Mission Canyon were built prior to current roadway and access standards. The narrow, winding, and often steep roadways north of Foothill Road pose a serious problem, especially if they are further constrained by on-street parking and vegetation encroachment.

Red Flag Warning

The County's Red Flag Warning Plan uses the County Fire Department, fire agencies, citizen groups, and news media to inform the public of high fire danger, the potential for a major wildfire, and the need to exercise fire safe practices during these events. The Red Flag Warning Plan incorporates the National Weather Service Red Flag Criteria and the California Fire Weather Program Risk Preparedness Guide. Participating agencies include the Santa Barbara City Fire Department. The Red Flag Warning Plan is implemented when:

- Red flag weather conditions occur, as predicted by the National Weather Service;
- Red flag indices reach or exceed local plan levels;
- Suppression and prevention force availability becomes severely depleted due to emergency activity and other incidents; or
- Other unusual circumstances dictate the need to implement red flag activities.

The Santa Barbara County Fire Chief may enact a Red Flag Warning. A Red Flag Warning may be initiated when the temperature is greater than or equal to 85°, the winds are greater than or equal to 15 miles per hour, and the relative humidity is less than or equal to 20%. When a Red Flag Warning is called, whether regionally or locally, the participating agencies place Red Flag Warning signs in the affected Red Flag Warning zone. Four Red Flag Warning signs are located in Mission Canyon, at Tye and Cheltenham near Foothill Road and along Mission Canyon and Tunnel Roads.

In January 2012, the Board of Supervisors adopted a resolution that designated Tunnel Road, north from Montrose Place to its terminus, as "No Parking" and a tow away zone during National Weather Service or County Fire Chief declared Red Flag Warning in this area. Upon declaration of a Red Flag Warning day, County Fire Station 15 crew will flip-down the notice signs and the County Fire Department will notify local media and interested parties of the declaration and "No Parking" enforcement activation.

Fire Flow and Water Pressure

Existing water supply and pressure throughout the Plan Area is generally adequate to meet structural fire suppression needs. Fire hydrants located throughout the Plan Area (Figure 11) permit the first responders to employ traditional fire attack tactics and strategies on fires occurring within residential areas and to support attack and defense operations related to wildland fires. County Fire Department fire hydrant spacing and flow rate requirements are listed below in Table 4. Fire hydrant spacing is measured as the distance between fire hydrants while along approved access roads.

Table 4: Fire Hydrant Spacing and Flow Rates

Area Type\Acres	Hydrant Spacing	Minimum Hydrant Flow Rate (gallons per minute)
Commercial	300 ft	1,250 gpm
Urban & Rural Developed Neighborhood	500 ft	750 gpm
Rural 5 to 10 Acres	600 ft	500 gpm
Rural Over 10 Acres	800 ft	500 gpm

Source: Santa Barbara County Fire Department Fire Hydrant Spacing and Flow Rates Development Standard #2.

Defensible Space

Defensible space is the area surrounding a building or structure where basic wildfire protection practices are implemented. The area is characterized by the establishment of fuel modification measures, which entail decreasing the volume of flammable vegetation to reduce fire intensity and duration. In January 2005, Senate Bill 1369 extended the required defensible space clearance around homes and structures from 30 feet to 100 feet. Proper clearance to 100 feet dramatically increases the chance of a house surviving a wildfire and provides for firefighter safety when protecting homes during a wildland fire. The 100-foot defensible space area is a state law and adopted County Fire Department standard. The County Fire Department has jurisdiction to ensure the minimum defensible space is maintained for all buildings and structures within the unincorporated areas of the County. In some instances the County Fire Department will require more than the minimum defensible space area if a structure is located on a slope or if a structure is surrounded by a large vegetative fuel load.

As part of the permit process, the County Fire Department requires a defensible space inspection prior to occupancy. Fuel management for defensible space includes ongoing requirements for removal of dead vegetation, litter, vegetation that might grow into overhead electrical lines, certain ground fuels and ladder fuels, as well as the thinning of live trees. The County Fire Department also implements an annual fuel hazard abatement program beginning in May, which includes drive-by inspections of every property in Mission Canyon. Those who fail the initial inspection are provided with a notice to abate fire nuisance and are provided approximately three weeks to meet the requirements for defensible space clearance, or face citations, costs for clearance, and administrative fees.

Mission Canyon Association

The Mission Canyon Association (MCA) is actively involved in fire safety preparedness for Mission Canyon residents. The MCA educates homeowners of their responsibility to maintain defensible space and sponsors annual brush clearance and “chipper” days to reduce fuel buildup. Since 2000, these MCA events have removed many tons of brush from Mission Canyon. The MCA Fire Safe Committee has also been successful in securing U.S. Forest Service Fire Safe Grants to clear vegetation along key roadways and to establish a continuous east-west fuel break at the top of Mission Canyon.

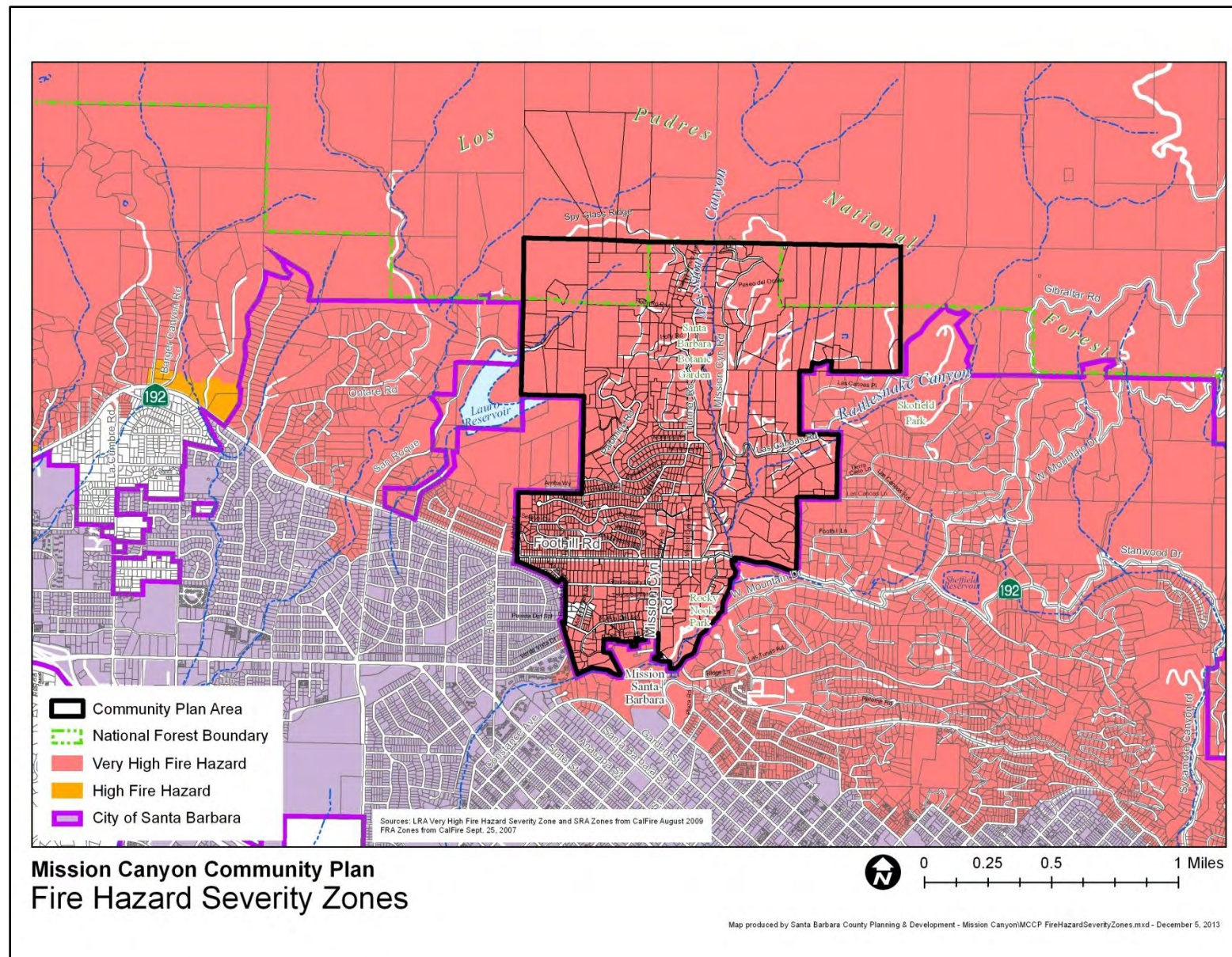


Figure 10: Fire Hazard Severity Zones

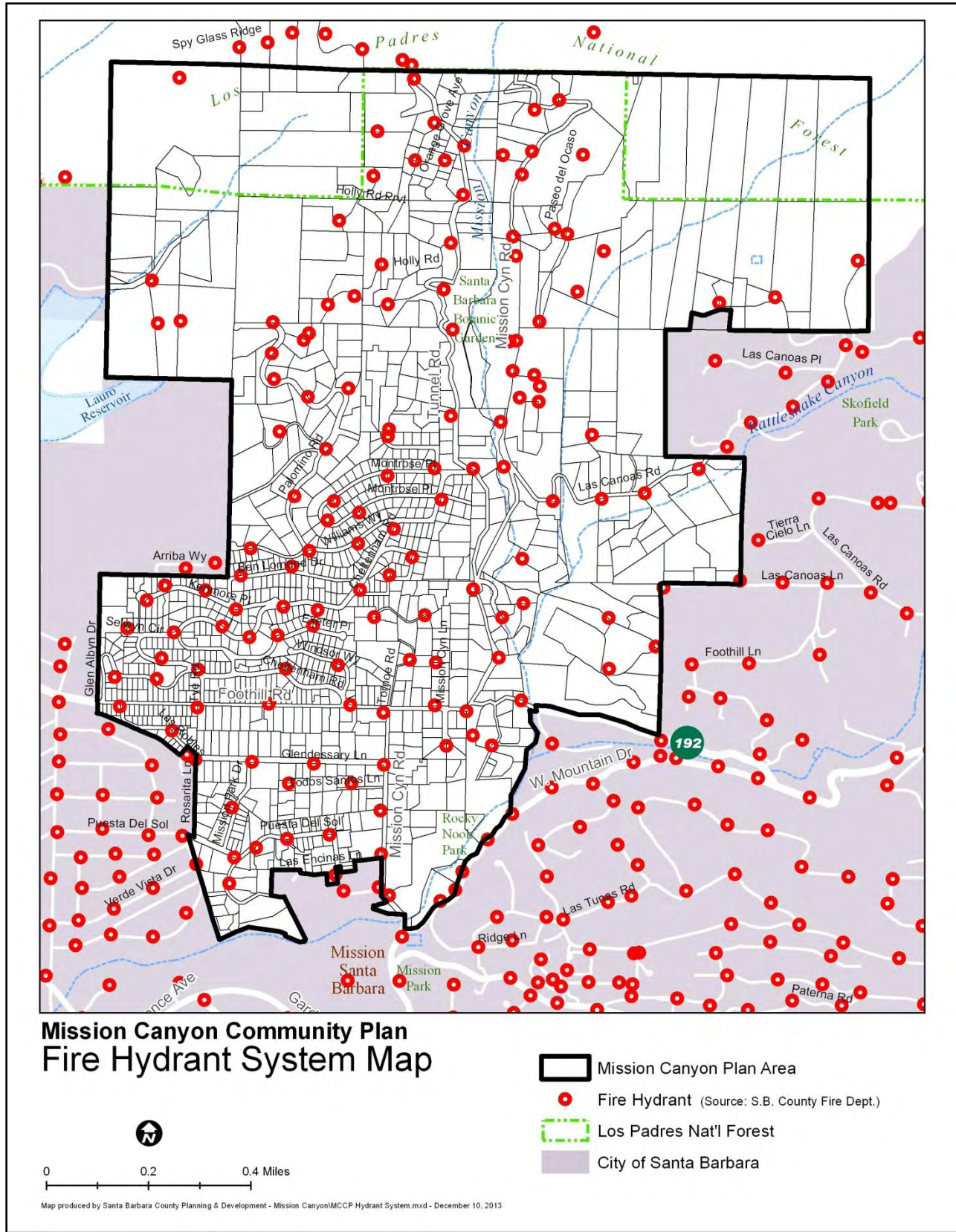


Figure 11: Fire Hydrant System (as of 2013)

The locations of fire hydrants shown on the map does not take into account topographic constraints and is for illustrative purposes only.

Mission Canyon Community Wildfire Protection Plan

The Healthy Forests Restoration Act directs federal agencies to collaborate with communities in developing a Community Wildfire Protection Plan (CWPP), which includes the identification and prioritization of areas needing hazardous fuels treatment. With a CWPP in place, community groups receive priority for federal grants to treat hazardous fuels and address special concerns to reduce the risk of catastrophic loss as a result of wildland fire.

In 2011, the Board of Supervisors adopted a Mission Canyon CWPP. The CWPP identifies and prioritizes areas for hazardous fuel reduction treatments and recommends the types and methods of treatments to protect at-risk communities and essential infrastructure as well as measures to reduce structural ignitability.

2. PLANNING ISSUES

One of the key challenges Mission Canyon faces is how to best reduce fire hazards associated with fuel loading and limited emergency access within an established community that developed prior to modern fire safety standards and codes. Some of the improvements promoted by this Community Plan, such as undergrounding utilities for fire safety, are not currently eligible for the County's utility undergrounding program. Therefore, property owners are encouraged to investigate developing an Assessment District to fund utility undergrounding and other desired improvements.

The policies and actions outlined in this Community Plan address this key challenge through the application of new development standards to reduce parcel-specific and cumulative fire hazards, implementation of critical action items that resolve parking and circulation constraints affecting emergency access, and the pursuit of a long-term, sustainable fuel management program.

3. FIRE PROTECTION GOALS, POLICIES, DEVELOPMENT STANDARDS, AND ACTIONS

GOAL FIRE-MC-1:	Maximize effective and appropriate prevention measures to reduce wildfire damage to human and animal life, property, and the Mission Canyon ecosystem.
Policy FIRE-MC-1:	The County shall develop and implement fire emergency early warning systems to alert residents within Mission Canyon.
Policy FIRE-MC-2:	Support collaborative fuel management projects between Planning and Development, County Fire, and Public Works, the City of Santa Barbara, and Mission Canyon residents to encourage fire hazard reduction and protection of natural resources.
Action FIRE-MC-2.1:	The County shall consider a plan and adoption of a Resolution of Intention to fund additional fire prevention services and roadway improvement

program to reduce the damage and severity of wildfires and improve emergency ingress and egress.

The plan shall specify the funding mechanism for the program by means of a Benefit Assessment District or Special Tax. If required, an Engineer's Report shall be prepared that contains a description of the improvements to be financed, the proposed district boundaries, and a description of the special benefit that each parcel would receive as a result of the assessment. The program shall include an option for property owners to construct specified roadway improvements in lieu of payment to the assessment, subject to Public Works or County Fire Department permitting approval and standards. Fire prevention and roadway improvement services may include:

- Implementation of the goals outlined in the Mission Canyon Community Wildfire Protection Plan (i.e., reducing hazardous fuels on public and private lands, increase education and awareness, and improve and protect critical evacuation routes);
- Water infrastructure upgrades for firefighting purposes; and
- Improvements to public and private roads for emergency ingress and egress.

Action FIRE-MC-2.2: Planning and Development shall coordinate with the County Fire Department to develop educational materials and enhanced programs for properties along creeks and with environmentally sensitive habitat to ensure that fuel modification activities and practices achieve a balance between habitat values and fire hazard risk (see LUDC Environmentally Sensitive Habitat Overlay Zone section 35.28.100).

Action FIRE-MC-2.3: Planning and Development shall refer project applicants to the State Board of Forestry and Fire Protection "General Guidelines for Creating Defensible Space," or its successor (available on the California Board of Forestry and Fire Protection's website at <http://bofdata.fire.ca.gov/>), and the Mission Canyon Community Wildfire Protection Plan (available on Planning and Development's website at http://longrange.sbcountyplanning.org/planareas/mission_canyon), or its successor, for additional information on fuel modification for defensible space.

Policy FIRE-MC-3: Fire hazards in the Mission Canyon Plan Area shall be minimized to reduce the cost and need for increased fire protection services and to protect natural resources.

DevStd FIRE-MC-3.1: Along access roads and driveways, limbing of native tree branches shall be allowed in order to meet the minimum vertical clearance requirements of

the California Fire Code and County Fire Department development standards. To the maximum extent feasible, fuel modification practices shall not result in the removal, or substantial risk of loss, of mature, healthy, native trees (*see DevStd BIO-MC-4.2 and Action BIO-MC-4.3*).

- DevStd FIRE-MC-3.2: Development proposals shall include an evaluation of the need and location for a fire hydrant, subject to review and approval by the County Fire Department. Fire hydrants may be required on either side of a roadway depending on such factors as: (1) the roadway represents a main route out of the Mission Canyon area; or (2) the Fire Chief, or designated representative, determines the use of fire hydrants on the opposite side of the roadway may prove operationally difficult, or may create unsafe working conditions.
- DevStd FIRE-MC-3.3: Development shall comply with the County Fire Department's development standards for fire hydrant spacing and flow rates.
- DevStd FIRE-MC-3.4: Development on private roads that does not currently comply with the minimum County Fire Department's development standards for private roads and driveways shall construct reasonable road frontage improvements or other applicable measures to expand the road and driveway space available for emergency turnout zones, pedestrian access, and appropriate landscaping and hardscaping, to the extent allowable by publicly or privately owned easements.
- DevStd FIRE-MC-3.5: Development shall comply with current state and County Fire Department's development standards for defensible space (i.e., presently a minimum of 100 feet of fuel modification from buildings and structures¹³).
- Action FIRE-MC-3.6: The County shall encourage homeowners to investigate converting overhead power lines to underground facilities throughout Mission Canyon for the purpose of fire hazard reduction.
- Action FIRE-MC-3.7: The County shall encourage homeowners to retrofit existing homes to use fire resistant materials, such as fire resistive roofing or other buildings materials required in the current California Building Code.
- Policy FIRE-MC-4: Ensure that adequate fire facilities and staffing are available to meet the needs of both existing and new development in Mission Canyon.
- Policy FIRE-MC-5: Conditional uses, including new construction and increases in intensity of use, shall not significantly contribute, individually or cumulatively, to the

¹³ California Public Resources Code 4291.

existing deficiency in roadway evacuation capacity from the Mission Canyon Plan Area. For new, amended, or revised Conditional Use Permits that include temporary events, the County shall consider the following measures as part of the required Fire Protection Plan in the conditions of approval:

- Annual special event calendar coordination between institutional uses within and adjacent to the Plan Area (County and City);
- A traffic management program for all events that have the potential to exceed the existing supply of visitor parking spaces. Offsite parking for temporary events shall not occur on adjacent residential streets and parking for shuttle buses shall occur outside the Plan Area; and
- A maximum attendance number for any single event during the County Fire Department declared High Fire Season.

DevStd FIRE-MC-5.1: Development shall comply with the County Fire Department's development standard for two separate access roads unless the County Fire Department waives/modifies the requirement and documents finding(s) for the waiver/modification based upon substantial evidence that public safety will not be compromised.

B. PARKS, RECREATION, AND TRAILS

1. SETTING

a. Parks

A hidden jewel located along the banks of Mission Creek among mature oak and sycamore trees is Rocky Nook County Park. This 19-acre park is located just minutes from downtown Santa Barbara, but once there, visitors feel miles away. The park offers shaded picnic areas, hiking trails, horseshoes, a children's playground, and large sandstone boulders for exploration and contemplation.

The Comprehensive Plan Land Use Element establishes a minimum countywide standard of 4.7 acres of recreational/open space per 1,000 persons. The projected population of Mission Canyon at buildout is approximately 2,731 persons¹⁴, resulting in a minimum need of 13 acres of recreational/open space. Rocky Nook Park fulfills this standard and is supplemented by additional parkland and hiking trails immediately adjacent to the Plan Area that are available to residents.

Vicinity Parks

A variety of public parks and open space areas within the City of Santa Barbara are outside the Plan Area but are easily accessible to Mission Canyon residents.

Mission Historical Park consists of ruins of Mission Santa Barbara's old waterworks and tannery vats, as well as grassy areas and the A.C. Postel Rose Garden. The 8-acre portion directly across from the Mission was owned by the Franciscan Fathers and contains a portion of the Mission aqueduct wall. The 2-acre portion north of Alameda Padre Sierra includes a filter house, grist mill, pottery, a reservoir, and aqueduct portions dating to the Mission Period. The A.C. Postel Rose Garden contains an accredited All American Rose Selection with over 1,500 plants.

Skofield Park is nestled high in the foothills just beyond the eastern Plan Area boundary on Las Canoas Road. The park provides large grassy meadows, walking and hiking trails, numerous native shade trees, and reservable picnic and barbecue sites in designated areas. It is also the only City park with reservable camping areas for nonprofit youth groups. Adjacent to the park is Rattlesnake Canyon, a popular hiking trail that connects with other front country trails.

b. Trails

In the South Coast area of the County, seven public trails (Romero, Cold Springs, San Ysidro, Jesusita, Rattlesnake, Tunnel, and Gaviota State Park trails) provide hikers, bicyclists, and equestrians access to the Los Padres National Forest and remote, scenic areas not served by roads. Tunnel Trail is accessed within the Plan Area at the end of Tunnel Road, while the Rattlesnake trailhead is just outside the Plan Area on Las Canoas Road.

¹⁴ 1,172 units x 2.33 persons per household per 2010 Census data.

The Parks, Recreation, and Trails (PRT) portion of the Land Use Element was adopted by the Board of Supervisors in 1980. The official Parks, Recreation, and Trails map (PRT-3) for the Santa Barbara area includes Mission Canyon within its boundaries and is a planning tool for identifying existing trail easements and proposed trail corridors for possible future acquisition.

Two types of roadside and off-road trails are depicted on the PRT map:

1. Existing Trail – The trail is legally dedicated to the County of Santa Barbara, the U.S. Forest Service, the Montecito Trails Foundation, or another nonprofit group. The trail is usually in the form of a 10- to 15-foot wide easement containing an approximately 4- to 6-foot wide trail tread.
2. Proposed Trail – The trail is not yet legally dedicated for public use. The acquisition or development of these trail sections would eliminate gaps in individual trails or provide new trail opportunities within a comprehensive dedicated on- and off-road trail system.

Figure 12 shows existing and proposed parks and trails in the Plan Area. The two proposed Mission Canyon Road on-road trail segments shown in yellow on Figure 12 are an update to PRT-3. One would extend from the intersection of Mission Canyon Road and Foothill Road south to Mission Creek (Mission Canyon Scenic Corridor area), and the second would extend from the intersection of Mission Canyon Road and Las Canoas Road north to the Santa Barbara Botanic Garden entrance. See the Circulation and Parking and Visual and Aesthetic Resources sections for more information about the proposed Mission Canyon Scenic Corridor on-road trail.

2. PLANNING ISSUES

County policy maintains that all public trails be designated for multi-use (available for hiking, horseback riding, and cycling) with exceptions for a few existing trails specifically designated for hiking and/or equestrian use only in the Grants of Easement. Of particular importance are trail location, design, and provision of trailhead amenities such as trail signage and maps, parking, and trash disposal. Education and public involvement begins as early as trail layout, and design and knowledge about various trail activities help to minimize use conflicts and reduce the risk of injury. The existing and proposed trails in the Plan Area serve to provide recreational opportunities for local residents and visitors with access to established front country trails, local parks, semi-rural neighborhoods, scenic corridors, and historical and cultural destinations within Mission Canyon.

Guidelines (Appendix A) have been developed to assist in the siting, design, construction, and implementation of trails within trail corridors and to guide review of these corridors for future trail implementation. The guidelines also address access control and maintenance, as well as biological, agricultural, and archaeological/historical resources.

Liability questions are often raised by landowners regarding potential trail corridor locations. The Recreational Use Statute (California Civil Code Section 846) frees private landowners from liability for injuries sustained by people who enter their land free of charge for recreational purposes. This includes individuals who are permitted to enter the land on a trail easement, as well as trespassers, but does not include those who are expressly invited by the landowner. Other concerns include:

Staging/Parking areas – Many proposed trails and existing legal County easements do not have adequate parking available at trailheads.

Encroachments – Trail use on shoulders of County road rights-of-way sometimes become impassable due to private property owner fencing or vegetation overgrowth.

Fragmentation – Many trail easements held by the County are not contiguous with existing trails and the connectivity of existing trails is extremely limited.

Aesthetics – Development next to trails can obstruct public views from trails.

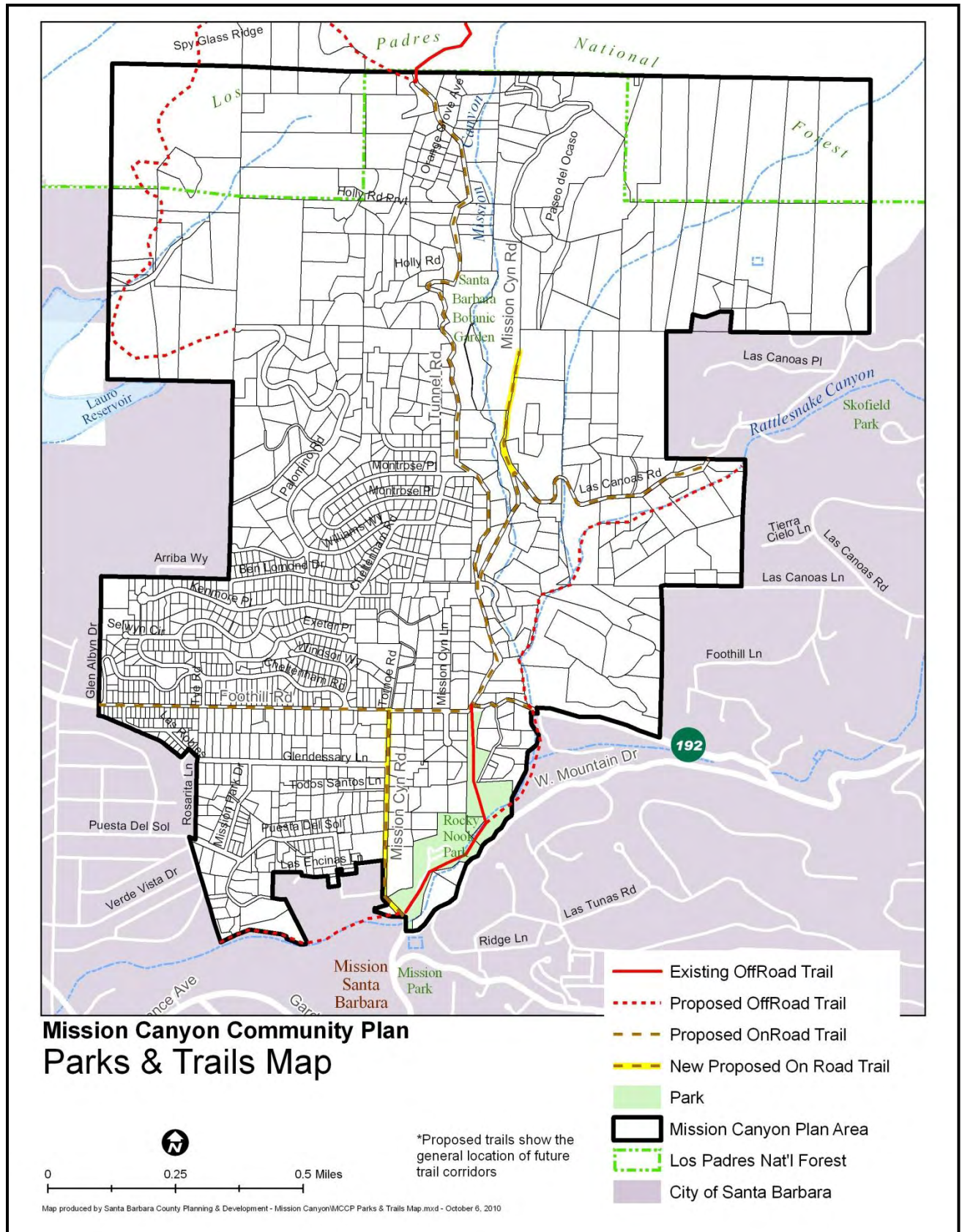


Figure 12: Parks & Trails Map

3. PARKS, RECREATION, AND TRAILS GOALS, POLICIES, DEVELOPMENT STANDARDS AND ACTIONS

- GOAL PRT-MC -1:** **Protect and provide public recreational opportunities for residents and visitors, including maintaining access and multi-use trails.**
- Policy PRT-MC-1: The County shall ensure that trails provide users with a recreational experience appropriate to the quiet, semi-rural nature of the area. The Trail Siting Guidelines (Appendix A) shall be consulted when designing and constructing trails.
- DevStd PRT-MC-1.1: Development adjacent to off-road trail easements shall include setbacks and, where appropriate, landscaping to minimize conflicts between use of private property and public trails. Where feasible, new structures shall be sited at least 50 feet from the edge of trail easements.
- DevStd PRT-MC-1.2: On-road trail development design shall maximize road shoulder width to separate trail users from vehicular traffic.
- DevStd PRT-MC-1.3: Trailhead parking shall be sited and designed to minimize disruption to existing neighborhoods and shall not impede emergency vehicle access.
- Action PRT-MC-1.4: The County shall investigate all obstructions to existing dedicated public trails and public park property and take appropriate action to remove any such obstructions.
- Action PRT-MC-1.5: All opportunities for public trails within the designated trail corridors identified on the Parks, Recreation, and Trails (PRT) map shall be protected, preserved, and provided for where feasible during review and upon approval of development and/or permits requiring discretionary approval. County Public Works Department shall consult with the County Parks Division prior to issuing any encroachment permits for on-road development, such as driveways along road shoulders, with current or proposed trails.
- Action PRT-MC-1.6: The County shall actively pursue acquisition of interconnecting usable public trails within designated trail corridors through negotiation with property owners for purchase, exchange for surplus County property as available, or acceptance of gifts and other voluntary dedications of easements.
- Action PRT-MC-1.7: The County shall support the efforts of volunteer trail organizations and encourage their efforts to maintain trails. County support may include coordinating volunteer efforts, designating a liaison between volunteer

groups and the County Parks Division, providing information on grant opportunities, and facilitating communication between trail organizations.

Action PRT-MC-1.8: The County shall coordinate with adjoining property owners regarding the feasibility of siting an off-road trail that would extend north from the Tunnel Road/Mission Canyon Road “Y” area to Tunnel Trail.

C. CIRCULATION AND PARKING

1. SETTING

a. Local Roadway Network

The primary roadways serving the Mission Canyon Plan Area include Foothill Road (State Route 192), Mission Canyon Road, Tunnel Road, Las Canoas Road, and Cheltenham Road (Figure 13). All public roads in the Plan Area are two-lane roads and, with a few exceptions, there are no gutters, curbs, or sidewalks. There are also a large number of private roads and driveways as indicated on Figure 13.

Foothill Road (State Route 192) is a State Route that traverses the Santa Barbara foothills and provides an alternate east-west travel route to access Highway 154 and Highway 101 to the west, and Montecito and Carpinteria to the east. Parking is permitted in designated spaces. The speed limit on Foothill Road in the Plan Area is 35 miles per hour (mph).

Mission Canyon Road (south) is a north-south road which extends south from Foothill Road and into the City of Santa Barbara. This segment of Mission Canyon Road is a scenic thoroughfare which most accurately depicts the semi-rural character often associated with Mission Canyon. The roadway is popular with residents and pedestrians exploring the recreational, cultural, and historic venues in the area including Rocky Nook Park, the Santa Barbara Museum of Natural History, and Mission Santa Barbara. The speed limit is 35 mph.

Mission Canyon Road (north) is a north-south road which extends north from Foothill Road and provides access to Tunnel Road, Las Canoas Road, and the Santa Barbara Botanic Garden. The road terminates north of the Botanic Garden. The speed limit is 35 mph, with advised speed of 15 mph for several locations with visibility issues due to the horizontal curve or significant grade changes.

Tunnel Road is a north-south road extending north from Mission Canyon Road and terminating at the Tunnel Road trailhead. The speed limit is 25 mph, with an advised speed of 15 mph for locations with visibility issues due to the horizontal curve or significant grade changes. Parking for trailhead access is a significant issue and in some areas the shoulders are paved, allowing for limited on-street parking.

Las Canoas Road is a narrow, east-west road that extends from Mission Canyon Road through the eastern Plan Area, providing access to Skofield Park, Rattlesnake Canyon, and neighborhoods within the City of Santa Barbara. The speed limit is 30 mph, with an advised speed of 15 mph for locations with visibility issues due to the horizontal curve or significant grade changes.

Cheltenham Road is a narrow, winding road which provides access from Foothill Road to the Mission Canyon Heights neighborhood. The speed limit is 25 mph, with an advised speed of 15 mph for locations with visibility issues due to the horizontal curve or significant grade changes.

b. Multimodal Transportation Network

Transit Service

Santa Barbara Metropolitan Transit District (MTD) provides the general public with fixed route bus service. Route 22, the Old Mission line, serves as the only fixed route transit line in Mission Canyon linking the major commercial areas of downtown Santa Barbara and the historic and cultural destination points of Mission Santa Barbara, the Santa Barbara Museum of Natural History, and the Santa Barbara Botanic Garden. Line 22 has three stops within Mission Canyon: the intersection of Mission Canyon Road and Las Encinas, the Santa Barbara Museum of Natural History, and the Santa Barbara Botanic Garden. As of 2013, Line 22 runs eight times from the transit center to the Santa Barbara Museum of Natural History on weekdays. On weekends, Line 22 travels to the Santa Barbara Botanic Garden by phone request only. The next closest transit stop for Mission Canyon residents is at State Street and Los Olivos, over 0.5 mile from lower Mission Canyon Road.

Other transit services available to residents in Mission Canyon (from downtown Santa Barbara) include Clean Air Express (routes from Lompoc and Santa Maria to the South Coast), Coastal Express (connects the cities of Carpinteria, Goleta, Santa Barbara, Ventura and Oxnard), Easy Lift (public dial-a-ride service for people who have a physical or cognitive impairment that excludes them from using MTD), and Valley Express (between Santa Ynez Valley and South Coast). The privately owned Santa Barbara Airbus provides a shuttle service between pick-up locations in Santa Barbara and Los Angeles International Airport.

Carpool/ Ridesharing

Based on the 2000 Census (US Census Bureau 2009)¹⁵, the average car ownership in the Plan Area is approximately 1.64 vehicles per household. Commute information gathered as part of the 2000 Census found that percentage of Plan Area commuters that use carpools was 8.7%, more than half of the Santa Barbara County average of 14.9%.

Pedestrian and Bicycle Accessibility

Because of Mission Canyon's scenic views and hiking trails, the area attracts many outdoor enthusiasts including cyclists, equestrians, and hikers. Roads in Mission Canyon are not designated or signed/striped for bicycle use. As a result, bicyclists and pedestrians must share the road with motorists. In certain areas, such as Tunnel Road, narrow roadways, on-street parking, and other encroachments within the County road right-of-way (ROW) make sharing the road difficult for bicyclists and pedestrians.

However, there are a number of bike lanes and routes adjacent to the Plan Area in the City of Santa Barbara:

- Class II bike lane on Alamar Avenue, just south of Foothill Road, extending to Chapala Street;
- Class II bike lane on East Los Olivos Street, continuing as a bike route along Laguna Street to Pedregosa Street;

¹⁵ The equivalent 2010 Census information was not available at the time of this writing.

- Other available or alternative bike route (unsigned and not painted) on Mountain Drive from Mission Canyon Road to Foothill Road;
- Other available or alternative bike route on Puesta del Sol from Alamar Avenue to Mission Canyon Road; and
- Other available or alternative bike route on Foothill Road west of Alamar Avenue.

Within the Plan Area, the Parks, Recreation, and Trails map (PRT-3) designated Foothill Road, Tunnel Road, Mission Canyon Road (north) to Las Canoas, and Las Canoas Road as proposed on-road trails. The PRT-3 map was updated for this Community Plan to extend the on-road trail to Mission Canyon Road north to the Santa Barbara Botanic Garden and south from Foothill to Rocky Nook Park. Foothill Road is in Caltrans' jurisdiction, and the functional classification of the road for bicycle and pedestrian use would be determined by Caltrans.

A Class III bike route (designated by signage only) is proposed along Puesta del Sol in Santa Barbara Council of Area Government's 2008 Draft Regional Bikeway Plan, connecting lower Mission Canyon to City of Santa Barbara neighborhoods to the west. This route is currently designated an unsigned alternative route. Foothill Road west of Alamar Avenue also has this designation.

c. Parking and Emergency Access

Many of the roadways and driveways serving Mission Canyon were built prior to current roadway and access standards. While data indicates that the average public road ROW width ranges from 25 to 60 feet (Figure 14), the actual paved travel lanes for many roadways are 20 feet wide or less. This situation is due in part to irregular parcel surveys of the road ROW. Over time, incremental encroachment of landscaping, walls, fences, and utilities within the road ROW occurred because the paved roadway was used incorrectly as a guide to establish property boundaries. Especially problematic are the narrow, winding, and often steep roadways north of Foothill Road. Access to these areas can be further constrained by on-street parking.

On-Street Parking

On-street parking constraints affect only certain areas in Mission Canyon. The majority of the on-street parking congestion is located in the western portion of Mission Canyon throughout neighborhoods in Mission Canyon Heights, as well as the upper reaches of Tunnel Road for trail access. In addition to resident and guest parking, the limited road ROW is often used to park boats, motor homes, and trailers. On-street parking creates traffic flow problems by reducing the effective travel area often down to a single-lane width.

Another concern is the heavily used public trails at the end of Tunnel Road. The upper reach of Tunnel Road becomes highly constrained as trail users park along the pavement edge to access popular trails. In 1979, the County designated portions of upper Tunnel Road as "No Parking" zones for reasons of fire access and traffic safety. More recently, the County posted additional "No Parking" signs, painted edge striping in areas where parking is allowed, and posted signs to clarify that cars must park to the right of the edge stripe, but the continued volume of trail use requires a long-term trailhead parking solution.

Residential parking solutions are necessary not only to address residential parking needs but more importantly to allow for unconstrained emergency vehicle access and maintained vital egress routes out of Mission Canyon.

2. PLANNING ISSUES

Planning for a balanced, multimodal transportation network that meets the needs of all users is challenging in Mission Canyon for several reasons. The topography is steep, particularly above Foothill Road, which makes it difficult for children, seniors, and others to bicycle or walk as a commuting option on a regular basis. Mission Canyon is mainly residential and is situated several miles from shopping areas in the City of Santa Barbara, making it difficult for residents to walk, bicycle, or use transit for shopping and errands. There are no proposed land use changes in Mission Canyon or surrounding neighborhoods that could bring commercial areas closer to residents and, given the Very High Fire Hazard designation, it is unlikely that Mission Canyon and surrounding areas will include any higher density or mixed-use zoning in the future that could facilitate improved transit services.

Nonetheless, one of the main goals of the Plan Area is to achieve safe roadways for emergency ingress and egress and improve pedestrian and bicycle passage within the context of a semi-rural area that currently contain no sidewalks or designated bike lanes. Policies, development standards, and actions are geared towards creating clear zones within County and Caltrans road ROWs that would provide the dual purpose of safe pedestrian passage and emergency vehicle turnout zones. Other policies address on-street parking with the goal of removing parked cars from the vehicle travel lanes and increasing onsite parking. Lastly, the community would like to collaborate with the City of Santa Barbara to improve multimodal connections between Mission Santa Barbara, Rocky Nook Park, Santa Barbara Museum of Natural History, and local schools and neighborhoods adjacent to the City/County boundary at lower Mission Canyon Road and Los Olivos Street, consistent with the historical and scenic nature of this area. In 2012, the County, in partnership with the City of Santa Barbara, was awarded a Caltrans Community-Based Transportation Planning Grant to initiate concept-level planning for multimodal improvements along Los Olivos Street/Mission Canyon Road from Mission Santa Barbara to Foothill Road.

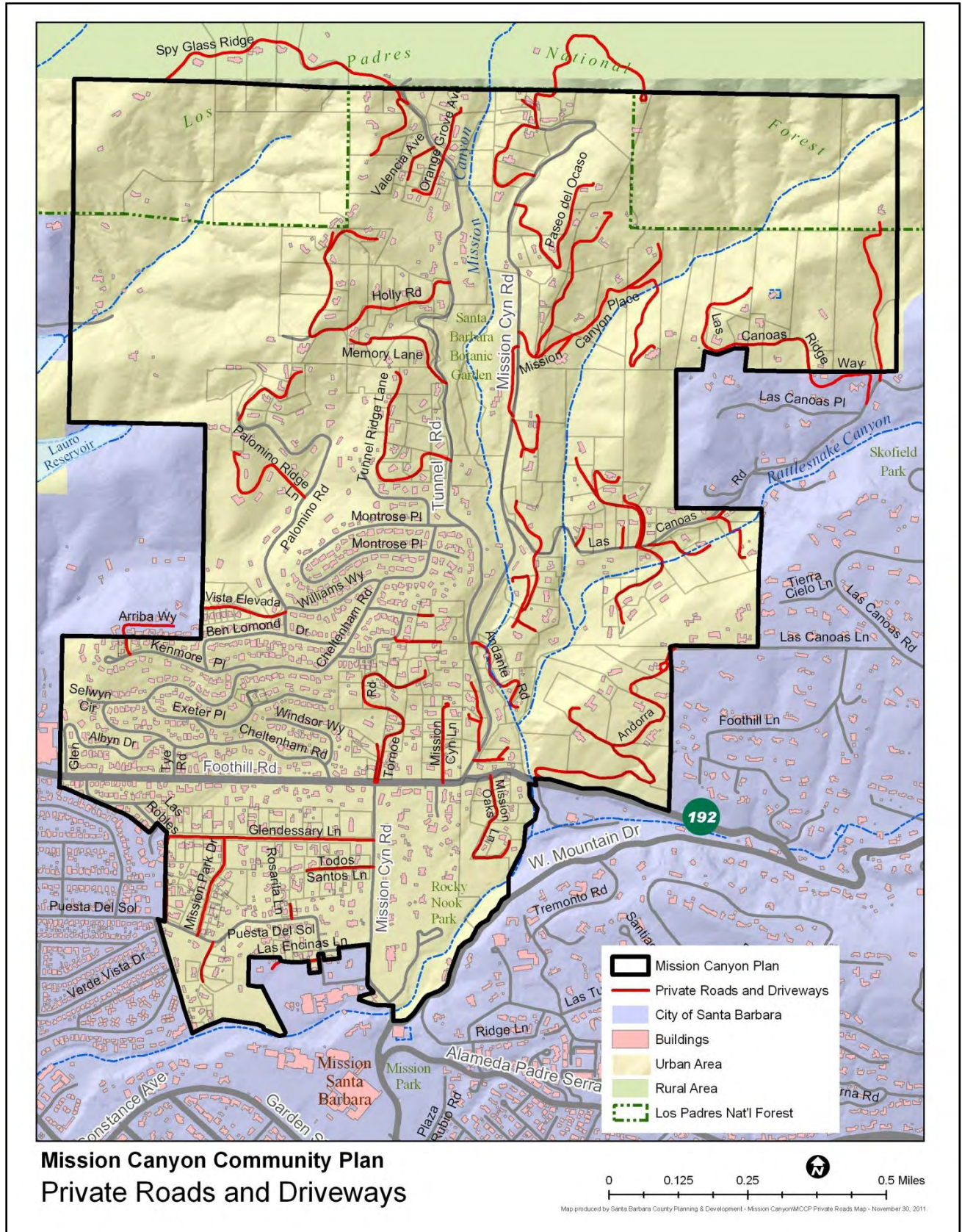


Figure 13: Roadway Network and Private Roads and Driveways

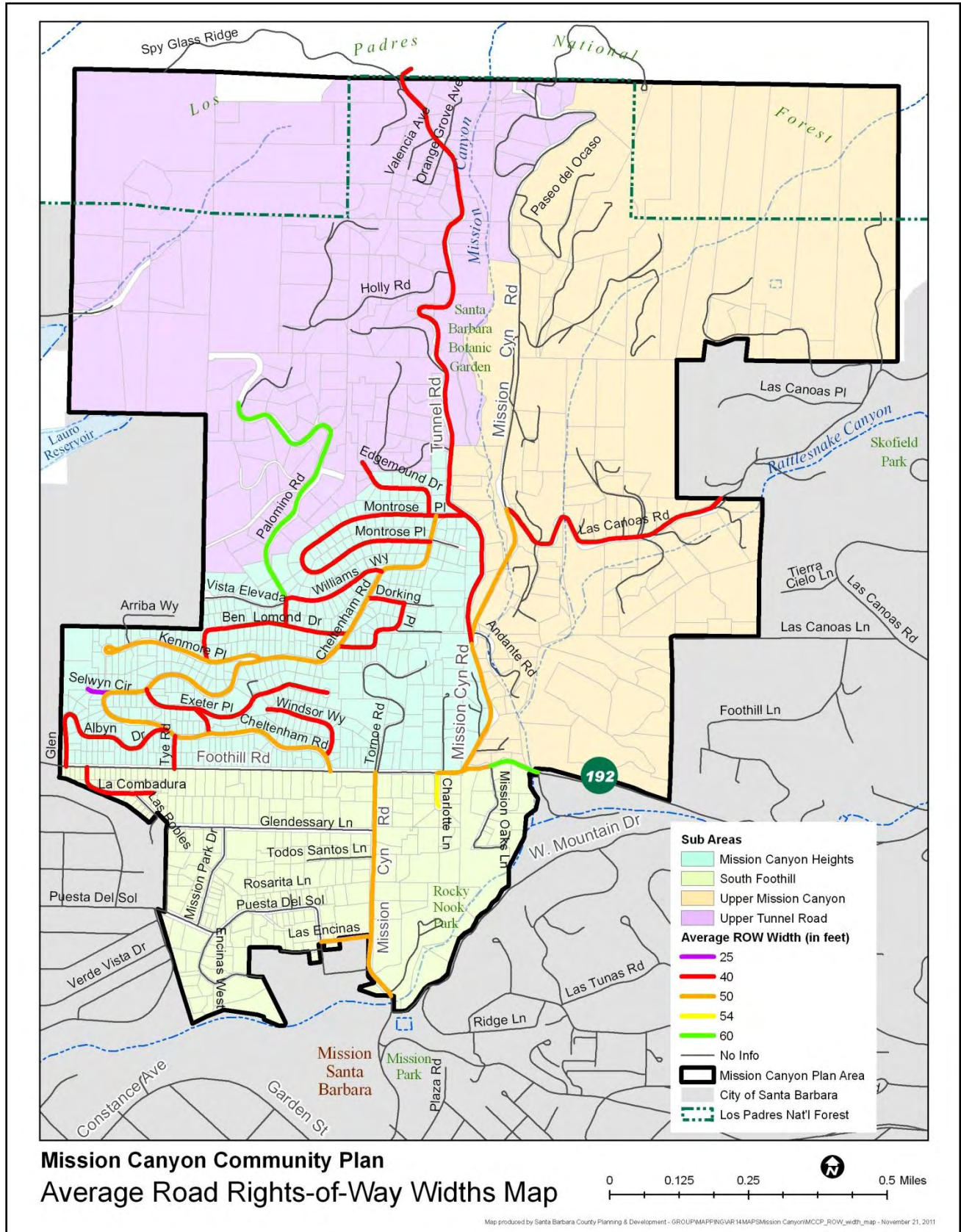


Figure 14: Average Road Rights-of-Way

3. CIRCULATION ELEMENT

The Circulation Element is one the required elements of the general plan and provides policies and standards to maintain acceptable levels of service on the County's roadways and intersections, while allowing reasonable growth within communities of the unincorporated area.

The Comprehensive Plan Circulation Element Policy A states:

"The roadway classifications, intersection levels of service, and capacity levels adopted in this Element shall apply to all roadways and intersections within the unincorporated area of the County, with the exception of those roadways and intersections located within an area included in an adopted community or area plan. Roadway classifications, intersection levels of service, and capacity levels adopted as part of any community or area plan subsequent to the adoption of this Element shall supersede any standards included as part of this Element."

This section of the Community Plan provides roadway classifications and project consistency standards for the Mission Canyon Plan Area. In so doing, this Community Plan identifies a new system of roadway classifications and project consistency standards applicable within Mission Canyon, which supersede the Comprehensive Plan Circulation Element classifications and project consistency standards for the Plan Area.

a. Definitions

Acceptable Capacity: The maximum number of Average Daily Trips (ADTs) that are acceptable for the normal operation of a given roadway, based upon its roadway classification and the acceptable level of service (LOS) for that roadway. The minimum acceptable LOS for roadways under the County's jurisdiction in the Mission Canyon Plan Area is LOS B. Exception to this LOS is:

- Mission Canyon Road south of Foothill Road – LOS C is acceptable.

Design Capacity: The maximum number of ADTs that a given roadway can accommodate based upon roadway design, as determined by the County Public Works Department. Design Capacity usually equates to LOS E/F.

Estimated Future Level of Service: For a given intersection, the County-accepted LOS based on existing traffic levels combined with traffic to be generated by approved but not yet occupied projects as referenced by the public draft environmental document(s) for the development project under review. The Estimated Future Level of Service must account for all funded but not yet constructed improvements that are planned for completion prior to the occupancy of the development project under review. This includes mitigation from projects that have been approved by the Planning Commission or Board of Supervisors but have not yet been constructed.

Estimated Future Volume: For a given roadway segment, the most recent County-accepted count of ADTs (based on a traffic count conducted less than two years prior) plus ADTs associated with

approved but not yet constructed or occupied projects, as referenced in the public draft environmental document(s) for the development project under review.

Level of Service: A grading system used to evaluate traffic operations for roadways and intersections. Roadway LOS is calculated based on the roadway classification and corresponding design and acceptable capacities established by the County. LOS definitions are shown in Table 5 below.

Table 5: Level of Service Definitions

LOS	Definition
A	Free unobstructed flow, no delays; signal phases able to handle approaching vehicles.
B	Stable flow, little delay, few phases unable to handle approaching vehicles.
C	Stable flow, low to moderate delays, full use of peak direction signal phases.
D	Approaching unstable flow, moderate to heavy delays, significant signal time deficiencies experienced for short durations during peak traffic period.
E	Unstable flows, significant delays, signal phase timing is generally insufficient, extended congestion during peak period.
F	Forced flow, low travel speeds and volumes well above capacity.

b. Roadway Classification System

The Circulation Element of the County's community and area plans use a roadway classification system divided into two main designations: Primary and Secondary roadways. Each of these main designations is further subdivided into three subclasses, dependent on roadway size, function, and surrounding uses. Primary roadways serve mainly as principal access routes to major shopping areas, and employment and community centers, and often carry a large percentage of through traffic. Secondary roadways are two lane roads designed to provide principal access to residential areas or to connect streets of higher classifications to permit adequate traffic circulation. Such roadways may be fronted by a mixture of uses and generally carry a lower percentage of through traffic than Primary roadways. Based on the Plan Area's semi-rural nature, roadway conditions, and desired community character, the roadway classification system is comprised of a select number of Secondary roadways (Table 6 and Table 7), shown on the Circulation Element map for Mission Canyon (Figure 15).

Table 6: Secondary Roadway Classifications

Classification	Purpose and Design Factors	Design Capacity
Secondary 1	Roadways designed primarily to serve non-residential development and large lot residential development with well spaced driveways. Roadways are two lanes with infrequent driveways. Signals generally occur at intersections with primary roads.	11,600
Secondary 2	Roadways designed primarily to serve residential development and non-residential land uses. Roadways are two lanes with close to moderately spaced driveways.	9,100
Secondary 3	Roadways designed primarily to serve small to medium lots residential development. Roadways are two lanes with more frequent driveways.	7,900

Table 7: Mission Canyon Roadway Classifications

Roadway	Segment	Classification	Design Capacity	Acceptable Capacity and LOS
Mission Canyon Road	South of Foothill Road	S-1	11,600	9,280 (LOS C)
Mission Canyon Road	North of Foothill Road	S-3	7,900	5,530 (LOS B)
Tunnel Road	Entire Length	S-3	7,900	5,530 (LOS B)
Las Canoas	East of Mission Canyon Road	S-3	7,900	5,530 (LOS B)
Cheltenham Road	Entire Length	S-3	7,900	5,530 (LOS B)
Tye Road	Entire Length	S-3	7,900	5,530 (LOS B)

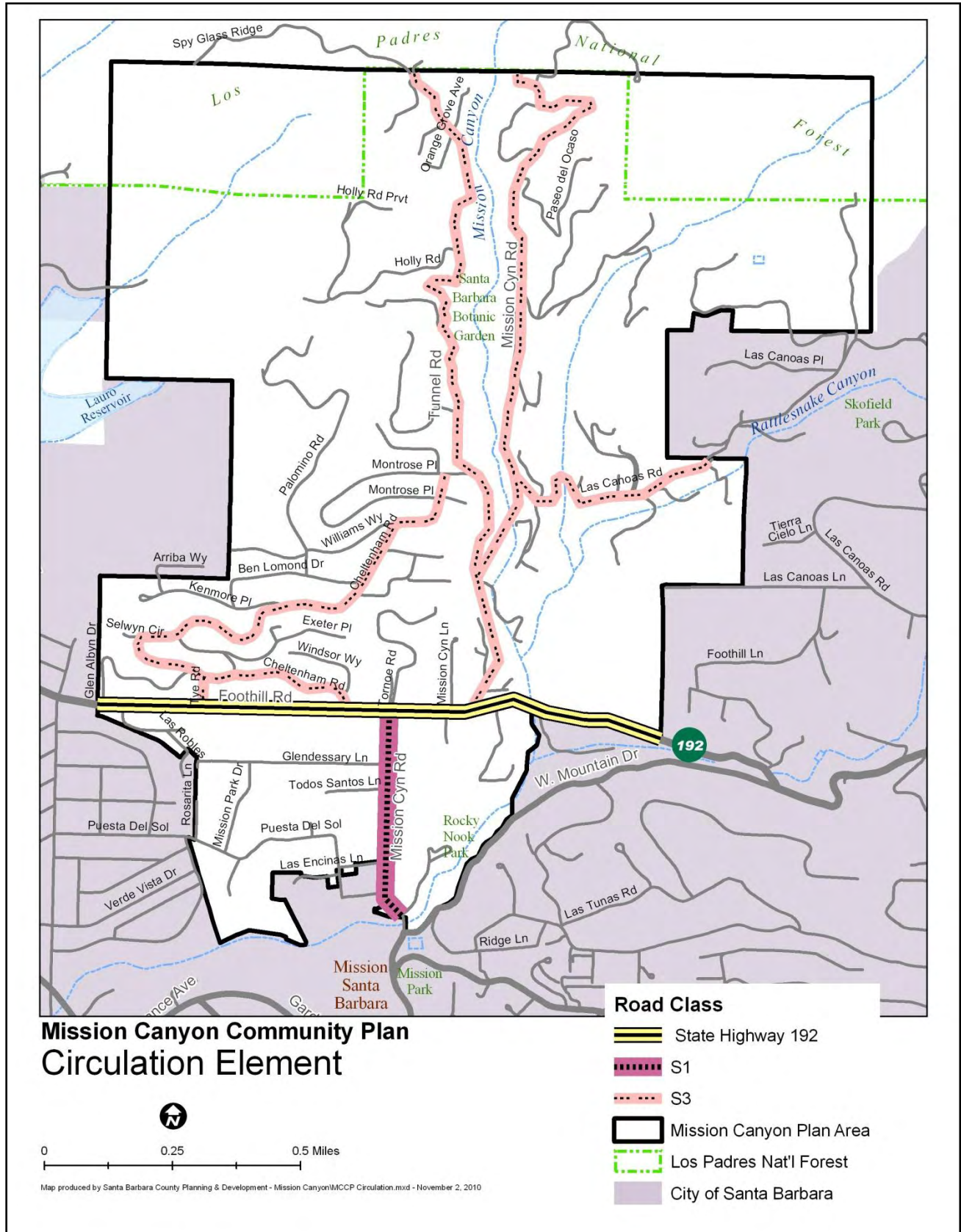


Figure 15: Circulation Element

c. Existing Levels of Service and Roadway Operations

Adequacy of intersection design and operation is a primary factor influencing roadway efficiency. Operating conditions are described by level of service (LOS), which is derived by comparing traffic volumes with roadway capacity. LOS A represents the best traffic operation, while LOS F represents the worst. LOS B is considered the minimal level desired within Mission Canyon due to the semi-rural character throughout the Plan Area.¹⁶ Table 8 and Table 9 list the 2012 roadway volumes and intersection delays for selected roadways.

While the Plan Area's roadways and intersections currently operate within acceptable levels of service, the side-street stopped-controlled intersection of Mission Canyon Road and Mountain Drive has the greatest peak hour congestion and average vehicle delay for vehicles stopped on Mountain Drive. This intersection is in the City of Santa Barbara's jurisdiction and any improvements would require coordination between the City and County. Foothill Road also experiences peak hour delays. The combination of extensive vehicle queues during the evening rush hour, limited roadway shoulder width and turnout areas, and close to moderately spaced driveways on Foothill Road have the potential to adversely affect emergency egress out of Mission Canyon and emergency vehicle response in the event of a wildfire. In 2009, Caltrans completed a project along a portion of Foothill Road (between Tye Road and Cheltenham Road) that added newly paved shoulders (four to five feet in width) next to the existing travel lanes. The new shoulders provide space for vehicles to merge out of the travel lane and avoid conflicts with responding emergency vehicles.

¹⁶ LOS C is acceptable LOS for Mission Canyon Road south of Foothill Road because it is wider, has lower slopes, and fewer curves and existing traffic volumes are at LOS B/C.

Table 8: 2012 Roadway Volumes

Roadway	Classification	Acceptable Capacity	Existing Volume^[a]	Existing LOS^[b]
Mission Canyon Road north of Las Canoas Road	S-3	5,530	750	LOS A
Mission Canyon Road north of Andante Road	S-3	5,530	1,482	LOS A
Mission Canyon Road north of Foothill Road (south of Tunnel Road "Y")	S-3	5,530	3,083	LOS A
Mission Canyon Road south of Foothill Road	S-1	9,280	7,958	LOS B
Mission Canyon Road south of Puesta del Sol	S-1	9,280	9,260	LOS C
Cheltenham Road	S-3	5,530	1,010	LOS A
Tunnel Road north of Montrose Place	S-3	5,530	860	LOS A
Las Canoas Road east of Mission Canyon Road	S-3	5,530	870	LOS A
Foothill Road east of Mission Oaks Lane	2-Lane Arterial	N/A	3,163	LOS A
Foothill Road between Mission Canyon Road north and Mission Canyon Road south	2-Lane Arterial	N/A	6,435	LOS A/B
Foothill Road east of Alamar Avenue	2-Lane Arterial	N/A	9,463	LOS B/C

^[a] Daily traffic volume data was initially obtained in December 2009 for the Mission Canyon Community Plan Draft Environmental Impact Report traffic analysis. Supplemental traffic counts were obtained by the County of Santa Barbara on the roadway segments of Mission Canyon Road and Foothill Road in March 2012 and October 2012. Historical traffic counts were adjusted by approximately 0.4% of ambient growth rate per year plus additional development project traffic to represent year 2012 conditions.

^[b] Foothill Road (SR 192) is a Caltrans jurisdiction highway. The levels of service for SR 192 were computed based on the Highway Capacity Manual two-lane highway operations method. This method focuses on peak hour volumes, along with average speeds and the ability to pass, to determine levels of service for the roadway segment.

Table 9: 2012 Intersection Level of Service

Intersection	Jurisdiction ^[b]	Control ^[c]	Peak Hour	Existing (2012) Conditions	
				Delay	LOS
Glen Albyn Drive and Foothill Road ^[a]	County/Caltrans	OWSC	AM PM	12.2 sec 12.5 sec	B B
Tye Road and Foothill Road	County/Caltrans	OWSC	AM PM	12.8 sec 12.0 sec	B B
Cheltenham Road and Foothill Road ^[a]	County/Caltrans	OWSC	AM PM	15.3 sec 15.1 sec	C C
Mission Canyon Road d(south)/Torneo Road and Foothill Road ^{[a] [d]}	County/Caltrans	AWSC	AM PM	13.3 sec 13.9 sec	B B
Mission Canyon Road (south)/ E Los Olivos Street and Mountain Drive ^[a]	City	OWSC	AM PM	21.1 sec 21.0 sec	C C
Tunnel Road and Montrose Place ^[a]	County	OWSC	AM PM	8.8 sec 8.6 sec	A A
Mission Canyon Road (north) and Las Canoas Road ^[a]	County	OWSC	AM PM	9.0 sec 8.9 sec	A A
Mission Canyon Road and Tunnel Road ^[a]	County	TWSC	AM PM	2.6 sec 2.8 sec	A A
Mission Canyon Road (north) and Foothill Road ^[a]	County/Caltrans	AWSC	AM PM	8.8 sec 8.9 sec	A A
^[a] Intersection is controlled by stop signs and uses Highway Capacity Manual unsignalized methodology. Average vehicular delay in seconds is reported. For one-way or two-way stop-controlled intersections, the average vehicle delay is reported for the worst-case approach. For an all-way stop-controlled intersection, the vehicle delay was averaged by total vehicles from all four approaches.					
^[b] County: County of Santa Barbara. City: City of Santa Barbara					
^[c] OWSC: one approach is controlled by a stop sign. TWSC: two approaches are controlled by stop signs. AWSC: All approaches are controlled by stop signs.					
^[d] A functional northbound right turn lane from Mission Canyon Road to Foothill Road eastbound was assumed in the analysis.					

d. Standards for Determination of Project Consistency

Purpose

This section defines intersection and roadway standards for County maintained roadways and intersections in the Plan Area in terms of LOS; provides methodology for determining project consistency with these standards; and defines how roadway and intersection standards will be applied in making findings of project consistency with this Community Plan. The intent of this section is to ensure that roadways and intersections in the Plan Area continue to operate at acceptable levels. The consistency standards apply only to roadways and unsignalized intersections under County jurisdiction.

Secondary Roadway Consistency Standards (S-1 through S-3)

1. For secondary roadway segments where the estimated future volume does not exceed the acceptable capacity, a project is consistent with the Circulation Element section of the Community Plan. However, County decision-makers may impose additional circulation improvements based upon project impacts and specific road segment characteristics (i.e., sight distance, school proximity, parking, driveways, roadway width, safety, vehicle speed, etc.).
2. For secondary roadway segments where the estimated future volume exceeds the acceptable capacity, a project would be considered consistent with the Circulation Element section of the Community Plan if the number of ADTs contributed by the project to the roadway does not exceed 70 ADTs, if the project provides additional circulation improvements to offset the effects of project-generated traffic, or if the project contributes toward an alternative transportation project (as identified in an applicable transportation improvement plan [TIP]). In the event a TIP is not initiated, the following multi-modal transportation improvements could be considered for mitigation:
 - Shoulder improvements within the County road ROW for pedestrian pathways that could also be used as emergency turnouts.
 - Pedestrian on-road trails as identified on the Parks, Recreation, and Trails map.
3. For secondary roadway segments where the estimated future volume exceeds the design capacity, a project would be considered consistent with the Circulation Element section of the Community Plan if the number of ADTs contributed by the project to the roadway does not exceed 10 ADTs.

Unsignalized Intersection Consistency Standards

1. Projects contributing peak hour trips to unsignalized intersections that operate better than or equal to estimated future LOS B shall be found consistent with the Circulation Element section of the Community Plan.

2. Projects contributing traffic to unsignalized intersections that do not trigger traffic signal warrant criteria shall be found consistent with the Circulation Element section of the Community Plan.

Special Standards for Projects Involving Comprehensive Plan Amendments and Major Conditional Use Permits

1. Comprehensive Plan Amendment and Major Conditional Use Permit (CUP) applicants shall be required to demonstrate that the proposed change or land use would not potentially result in traffic levels higher than those anticipated for that parcel by the Community Plan and its associated environmental documents. If higher traffic levels could result from the Comprehensive Plan Amendment or Major CUP, then the following findings shall be made by the Planning Commission or Board of Supervisors for approval:
 - The increase is not large enough to cause the affected roadways and/or intersections to exceed their designated acceptable capacity levels at buildout of the Plan or
 - Road improvements included as part of the project description are consistent with the Plan and are adequate to fully offset the identified potential increase in traffic.

Exemptions

Roadway and Unsignalized Intersection standards stated above shall not apply to:

1. Land use permits if the decision-maker has taken final action on a valid prior discretionary approval (e.g., Final Development Plan, CUP) and a finding of Comprehensive Plan consistency was made at the time of approval, and no substantial change has occurred in the project.
2. Roadways and intersections within or adjacent to the Plan Area but not under the jurisdiction of Santa Barbara County. In those cases, either Caltrans or City of Santa Barbara standards shall apply.

4. CIRCULATION AND PARKING GOALS, POLICIES, DEVELOPMENT STANDARDS, AND ACTIONS

GOAL CIRC-MC-1: **Achieve safe roadways and improve pedestrian and bicycle passage, while maintaining the community character and aesthetic qualities of Mission Canyon.**

Policy CIRC-MC-1: Land use and densities shall reflect the desire of the community to maintain local roads and intersections within acceptable capacities and levels of service. The County shall balance the need for new road improvements with protection of the Plan Area's semi-rural character.

- DevStd CIRC-MC-1.1: All road development shall be designed to respect the Plan Area's environment and semi-rural character.
- Action CIRC-MC-1.2: The County shall coordinate with Caltrans to ensure improvements along State Route 192/Foothill Road are developed in a manner consistent with bicycle and pedestrian safety. Roadway shoulder improvements shall, whenever feasible, be designed to provide emergency turnout zones and improved pedestrian and bicycle access.
- Policy CIRC-MC-2: Safe pedestrian pathways are encouraged within the County public road right-of-way (ROW).
- DevStd CIRC-MC-2.1: A clear zone for providing and protecting safe pedestrian passage shall be provided when the County grants encroachment permits or abandons road ROW.
- Action CIRC-MC-2.2: The County shall actively pursue siting a pedestrian on-road trail adjacent to Mission Canyon Road from the intersection with Mountain Drive to the Santa Barbara Botanic Garden. Trail design and siting shall be consistent with the semi-rural neighborhood character along Mission Canyon Road.
- Policy CIRC-MC-3: The County shall coordinate with the City of Santa Barbara to seek grants and other funding sources to design and implement a plan to improve multimodal access and safety for residents and visitors traveling between Mission Santa Barbara, Rocky Nook Park, Santa Barbara Museum of Natural History, and local schools and neighborhoods within and adjacent to the City/County boundary at Mission Canyon Road, in accordance with the streetscape plan for the Scenic Corridor (see *Action VIS-MC-3.2*).

Improvement plans for this roadway shall include, but not be limited to, an evaluation of the following issue areas:

- Traffic patterns and on-street parking generated by special events at Mission Santa Barbara, the Santa Barbara Museum of Natural History, and the Santa Barbara Woman's Club;
- Unpermitted encroachments into the public road ROW;
- Dual purpose pedestrian trails/emergency vehicle turnout zones in appropriate locations, including the southbound segment of Mission Canyon Road and Los Olivos Street for use in an emergency evacuation with the aid of traffic control;
- Improvements to the Mission Creek bridge; and
- Historical resources evaluation by the City and County Historic Landmarks Commission/Committee.

- Action CIRC-MC-3.1 The County shall collaborate with the community and City of Santa Barbara to improve multimodal connections between Mission Santa Barbara, Rocky Nook Park, Santa Barbara Museum of Natural History, and local schools and neighborhoods adjacent to the City/County boundary at lower Mission Canyon Road and Los Olivos Street, consistent with the historical and scenic nature of this area.
- DevStd CIRC-MC-3.2: Development on properties adjacent to public roads shall require removal or relocation of any unpermitted structures in the County road ROW or conduct other applicable measures such as trimming or moving vegetation back from edge of pavement to provide space for the County to construct future emergency turn out zones, pedestrian pathways, or other public road improvements referenced in this Community Plan to the extent allowable in the existing County road ROW. Development on State Route 192/Foothill Road shall be referred to Caltrans for input and determination on road frontage improvements, driveway sight distance, and encroachment permit policies to meet state highway standards.
- DevStd CIRC-MC-3.3: The cumulative impacts of discretionary development on roadway capacity and LOS shall be considered during the permit review process. Projects which would cause traffic to exceed acceptable capacities and LOS shall refer to the Community Plan's standards for determination of project consistency to ensure that roadways and intersections continue to operate at acceptable levels.
- Policy CIRC-MC-4: Traffic signals are not considered compatible with the semi-rural character of Mission Canyon and should only be considered when no other form of intersection improvement is feasible or when they are warranted to protect public safety. Signals shall not be installed until community workshops have been held so that community concerns can be discussed and addressed to the maximum extent feasible.
- Action CIRC-MC-4.1: The County shall coordinate with the City of Santa Barbara to monitor the intersection of Mission Canyon Road and Mountain Drive. If the intersection exceeds acceptable County and City LOS thresholds for unsignalized intersections, the County and City shall conduct a Traffic Signal Warrant Analysis. Before a traffic signal is approved, the County and City shall consider alternatives to traffic signal control and conduct public workshops, consistent with Policy CIRC-MC-4. Due to the proximity of this intersection to the Mission Canyon Scenic Corridor and the City's El Pueblo Viejo Landmark District, a proposed traffic signal should be reviewed by the County Historic Landmarks Advisory Commission and City Historic Landmarks Commission. If a traffic signal is approved by the City and County, the County shall enter into an agreement with the City to fund its fair share cost of the intersection signal design and installation.

- Policy CIRC-MC-5: Mature landscaping within and adjacent to the road ROW is aesthetically valuable to the community and shall be preserved and maintained to the extent that it does not compromise public safety, impede pedestrian pathways, or interfere with applicable County or Caltrans sight distance standards.
- Policy CIRC-MC-6: Stone bridges and sandstone culverts are considered major architectural elements in the preservation of the semi-rural character of the community and shall be protected and maintained.
- Policy CIRC-MC-7: Project consistency with the Mission Canyon Community Plan Circulation Element section shall constitute a determination of project consistency with Land Use Development Policy 4 (Land Use Element) with regard to roadway and intersection capacity. Per Land Use Development Policy 4, a project may be denied or reduced in density if adequate resources are unavailable. Project applicants shall assume full responsibility and cost for required improvements.
- Policy CIRC-MC-8: The minimally acceptable LOS on roadway segments and intersections under County jurisdiction in the Plan Area is LOS B. Exception to this policy is Mission Canyon Road south of Foothill Road – LOS C is acceptable.
- Action CIRC-MC-8.1: The County shall regularly monitor traffic volumes on Mission Canyon Road between Foothill Road and Mountain Drive. If average daily traffic volumes approach Level of Service D (80% of Design Capacity) and if the unsignalized intersections approach LOS D in this segment (V/C 0.81 or lower), the County shall prepare a plan for design changes, spot widening, intersection improvements, or other measures to improve traffic flow. Improvement plans for this roadway shall consider the historic and scenic value of this roadway and design features to accommodate higher traffic volumes generated by temporary events at the Santa Barbara Museum of Natural History and the Santa Barbara Woman's Club.
- GOAL CIRC-MC-2: Provide an efficient and safe circulation system with adequate access for emergency vehicles and safe emergency egress for residents and visitors.**
- Policy CIRC-MC-9: The County shall prohibit parking on roads where it could encroach into a 10-foot vehicle travel lane or interfere with emergency ingress or egress, Fire Department access to fire fighting facilities, or safe pedestrian passage as determined by County Public Works or the Fire Department, in accordance with the California Vehicle Code. The County shall delineate the outside perimeter of travel lanes by a white stripe (fog line). Parking shall be allowed to the right of the fog line provided it does not interfere with adequate sight distance and safe pedestrian passage. Parking areas

in the County road ROW shall not be reserved and/or posted for the sole use of the adjacent property owner and shall not be used for long term parking of boats, trailers, or recreational vehicles.

- Action CIRC-MC-9.1: The County shall seek funding to paint and maintain fog line striping on public roads in Mission Canyon where appropriate to implement Policy CIRC-MC-9. Public outreach shall be conducted prior to new fog line striping to seek public input on road striping placement. The County shall coordinate timing and implementation of new road striping with the California Highway Patrol to ensure public awareness of California Vehicle Code Enforcement.
- Policy CIRC-MC-10: Encroachment of fences, walls, landscaping, and other structures into public road ROW shall be subject to an encroachment permit and County Public Works Department encroachment permit policies. Board of Architectural Review (BAR) approval shall be required for any encroachment proposed as part of a project that otherwise requires a planning permit.
- DevStd CIRC-MC-10.1: All new landscaping and hardscape within and immediately adjacent to the ROW shall be consistent with the continued use and availability of the ROW for its intended use. No landscaping or hardscape shall be planted or constructed within the ROW without an encroachment permit.
- DevStd CIRC-MC-10.2: All new residential development on parcels located along State Route 192 that have or could include fixed objects within the state ROW shall be forwarded to Caltrans for comment prior to BAR review.
- Policy CIRC-MC-11: Any temporary construction in a roadway that involves the closure of one or both traffic lanes shall require approval and permits from Public Works and be carefully coordinated with County Fire Department to ensure emergency access to and egress from Mission Canyon are available at all times.
- GOAL CIRC-MC-3: Adequate parking shall be provided for occupants, guests, and Plan Area visitors, without increasing surface storm water runoff, to reduce on-street parking to the maximum extent feasible.**
- Policy CIRC-MC-12: All access roads and driveways to new dwelling units shall be designed and built to allow emergency vehicle access. Development shall provide adequate off-street parking for residents and guests, especially where “No Parking” restrictions exist on adjacent roads and/or where roads are narrow, winding, and/or steep. The County shall develop programs and implementation measures to address areas where traffic flow is constrained due to on-street parking on narrow streets.

- Action CIRC-MC-12.1: The County shall work with the City of Santa Barbara and the Santa Barbara Trails Council to identify trailhead parking solutions along Tunnel Road. A study shall be prepared to evaluate the feasibility of developing alternative parking or access locations and information for trail users.
- DevStd CIRC-MC-12.2: All construction-related vehicle and equipment parking shall be located onsite or at a designated off-site location approved by Planning and Development.
- Action CIRC-MC-12.3: The LUDC shall be amended upon Community Plan adoption to increase the required number of parking spaces for new dwelling units and specified additions to existing dwelling units in the R-1/E-1 zone districts from two to three spaces.

D. PUBLIC SERVICES: WATER, RESOURCE RECOVERY, AND GREEN BUILDING AND DESIGN

1. SETTING

Water Resources

The City of Santa Barbara provides potable water to Mission Canyon residents from a variety of sources, including the Cachuma Project and Gibraltar Reservoir. The basis for this service is referenced in the 1984 Specific Plan as originating from a 1912 water services agreement. New or expanded water service connections require an approved Application for Water Service Commitment from the City of Santa Barbara. Historically, the cost of water for Mission Canyon residents has been 30% higher than for City residents based on the extra cost for the City to provide water and water system infrastructure to this external service area.

Current City (including the Plan Area) water demand has leveled off at approximately 14,000 to 14,500 acre feet per year (AFY), which is approximately 2,000 AFY below what the City demand was in the late 1980s. This reduction in water use occurred despite new construction and a service area population increase of about 8,200 people.¹⁷ The reduction in water demand can be attributed to the City's continuing program to promote long-term water efficiency and to an increase in public awareness following the early 1990s drought, which led to greater willingness among the public to install water-saving plumbing fixtures and water efficient landscaping and irrigation systems. The network of Santa Barbara County water providers, including the Santa Barbara County Water Agency, sponsor programs that promote water conservation and awareness. More information is available on the WaterWiseSB.org website.

Water Resources Issues

The City of Santa Barbara's Program EIR for the *Plan Santa Barbara* General Plan Update (September 2010) examined existing and future conditions associated with water supply, treatment, and distribution systems and determined that the increased water demand associated with *Plan Santa Barbara* appears to be sustainable in both normal water year conditions and under currently forecasted water availability during a five-year drought. The Plan Area is included in this assessment because the City supplies water to Mission Canyon.

Climate change could likely affect both local City water supplies and those from the State Water Project through possible changes in water patterns and hydrology. While the Department of Water Resources recommends that local agencies plan for a 20% increase in both floods and droughts, the net impact of climate change on the City's water supply yield is unknown at this time.

Resource Recovery

The Public Works Department Resource Recovery & Waste Management (RRWM) Division is responsible for planning and implementing waste collection and recycling programs throughout the County's unincorporated areas. The RRWM Division contracts with private waste haulers to provide waste collection services.

¹⁷ City of Santa Barbara, General Plan Update 2030: Conditions, Trends, and Issues (September 2005).

Solid waste, green waste, and recyclable materials in Mission Canyon are collected by MarBorg Industries. MarBorg Industries has contracted its services to the County since 1974 and their current contract is valid until 2023. MarBorg Industries also participates in Mission Canyon Association's annual Brush Clearing Day by providing brush disposal services for residents.

Collected green waste and recyclables are transported to the County-owned and operated South Coast Recycling and Transfer Station in Goleta, which serves as a recycling facility and a consolidation point for small loads of waste. The transfer facility is permitted to process up to 550 tons of material per day; however, it currently handles less than 300 tons per day. Waste is delivered to the County-owned Tajiguas Landfill, which serves the South Coast, the Santa Ynez Valley, and the New Cuyama Valley and processes approximately 700 tons of trash per day. Tajiguas Landfill has sufficient capacity to accept waste through 2020. Tajiguas is not open to the general public (only to standing account holders); self-hauled waste can be disposed of at the South Coast Recycling and Transfer Station.

Resource Recovery Issues

One of the primary goals of the RRWM Division is to divert recyclable waste from County landfills. The California Integrated Waste Management Act of 1989 (AB 939) required cities and counties to develop a Source Reduction and Recycling Element (SRRE) to provide strategies for diverting at least 50% of all solid waste from landfills by the year 2000. In 2011, new legislation was signed that requires the state to divert 75% of its waste from landfills by 2020. In February 1992, the Santa Barbara County Board of Supervisors adopted the County's SRRE which guides solid waste management and recycling efforts. The County has been at or close to the 75% diversion rate for the last few years.

Green Building and Design

Green building practices place a high priority on health, environmental, and resource conservation performance. Green building is a whole-systems approach to site development, landscaping, building design, and construction. This proactive approach emphasizes resource and energy efficiency, use of renewable energy resources and building materials, and healthy living environments. Green building and design benefits both builders and homeowners by reducing resource consumption, increasing livability, and reducing operation and maintenance costs of homes and property.

Mission Canyon residents have expressed a desire that new development incorporate sound environmental principles, including solar access and watershed protection. The Mission Canyon Residential Design Guidelines incorporate Green Design Guidelines detailing methods for effectively and economically improving a structure's health, ecological, and resource performance.

Innovative Building Review Program

The County encourages residential projects to incorporate green building techniques. The County's Innovative Building Review Program (IBRP) offers a number of methods which can benefit the construction and operation of development and increase a project's energy efficiency and marketability. The IBRP committee is made up of local professionals including contractors,

architects, engineers, energy consultants, and government officials with a vast amount of knowledge and interest in innovative, energy-efficient developments.

The IBRP provides a number of incentives for participants whose project design reaches one of three target levels set by the County. To reach a target level, a project must exceed California Energy Efficiency Standards (Title 24) by a certain percent and must include additional energy-efficient features outside the purview of Title 24 (e.g., recycled building materials, drought-tolerant or native plants, alternative energy systems). These potential additional features are assigned point(s) and are listed on an Energy-Efficient Menu. The target level attained by a project is determined based upon its percent improvement on Title 24 plus the point total that it earned through its additional features. One incentive that is awarded involves an expedited plan check through the Building and Safety Division. Another incentive is a 50% reduction on the energy plan check fee. Other incentives are available depending on the target level.

2. PUBLIC SERVICES GOALS, POLICIES, DEVELOPMENT STANDARDS, AND ACTIONS

GOAL PS-MC-1: **Incorporate energy and water efficiency principles in the design and construction of new, remodeled, and rebuilt structures.**

Policy PS-MC-1: The County shall encourage developers and homeowners to incorporate green building techniques into new, remodeled, and rebuilt structures, to the greatest extent feasible. This can be achieved, in part, through continued promotion of the incentives and design expertise available to property owners through such programs as the Innovative Building Review Program or equivalent programs.

Action PS-MC-1.1 The County shall encourage homeowners to upgrade existing homes for energy efficiency by promoting programs such as emPower Santa Barbara County (www.empowersbc.org), or any other incentive programs such as those provided by non-profits, government agencies, and utility companies.

DevStd PS-MC-1.2: Mission Canyon Residential Design Guidelines-Green Design Guidelines should be incorporated as part of development proposals to the maximum extent feasible. Energy conserving designs and/or techniques are encouraged, including but not limited to:

- Energy efficient and low-emission residential water and space heaters;
- Heat transfer modules in furnaces;
- Solar panels;
- Passive solar cooling/heating;
- Natural lighting; and
- Energy efficient appliances and lighting.

- Policy PS-MC-2: Development in Mission Canyon shall incorporate water efficient design, technology, and landscaping. New or expanded water service connections shall be subject to the City of Santa Barbara's water conservation standards.
- DevStd PS-MC-2.1: Landscape plans shall include appropriate water-conserving features as applicable to comply with the state's Model Water Efficient Landscape Ordinance. Projects that require new or expanded water service connections from the City of Santa Barbara shall submit to the County an approved Application for Water Service Commitment showing compliance with City Landscape Design Standards for Water Conservation.
- DevStd PS-MC-2.2: Projects that require new or expanded water service connections from the City of Santa Barbara shall submit to the County an approved Application for Water Service Commitment showing compliance with City interior water conservation fixtures standards.
- Action PS-MC-2.3: The County shall encourage homeowners to retrofit existing landscaping and outdoor irrigation and install residential water-saving devices by promoting rebates and other programs available for existing homes on the WaterWise Santa Barbara website (www.sbwater.org).
- GOAL PS-MC-2: Provide community-wide resource recovery (recycling) opportunities to promote a sustainable community.**
- Policy PS-MC-3: Resource conservation and recovery shall continue in Mission Canyon to reduce solid waste generation and to divert the waste stream from area landfills to the maximum extent feasible. Diversion shall be maximized through source reduction, recycling, and composting.
- DevStd PS-MC-3.1: Recycling bins shall be provided at all construction sites to facilitate the recovery of all currently accepted recyclable construction materials. Adequate and accessible enclosures and/or areas shall be provided for the temporary storage of recyclable materials in appropriate containers.

E. WASTEWATER

1. SETTING

a. Background

Prior to public sewer service in Mission Canyon, the Plan Area had a long history of problems related to the use of onsite wastewater treatment and disposal. These problems resulted from a combination of unfavorable soil and subsoil characteristics, steep slopes, relatively dense residential development in some areas, and a lack of routine onsite wastewater treatment system maintenance by homeowners.

In August 1982, the County undertook a series of studies to examine various alternatives for resolving wastewater disposal problems. From these studies, the County developed a Wastewater Facilities Plan in 1983 to provide sewer service to the more densely developed southern portion of Mission Canyon (Service Area), and to institute a formal onsite wastewater treatment system maintenance program for the less densely developed northern portion (Maintenance Area).

The Wastewater Facilities Plan assumed additional importance and urgency in February 1983, when the California Central Coast Regional Water Quality Control Board (RWQCB) formally established an onsite wastewater discharge prohibition area within lower Mission Canyon and within the vicinity of nearby surface drainages. The RWQCB established a timetable for compliance, with the complete termination of onsite wastewater discharges mandated by July 1, 1986.

Following certification of the Environmental Impact Report (EIR) for the Wastewater Facilities Plan, the City of Santa Barbara was concerned that if it agreed to provide contract sewer services, it would have no control over future building density, which had previously been limited by onsite wastewater treatment system problems. Concerns over the sewer project's growth-inducing effects resulted in the preparation of a Supplemental EIR,¹⁸ which identified a joint agency Specific Plan as a feasible mitigation for environmental effects related to potential growth inducement.

A Joint Powers Agreement¹⁹ between the County and City of Santa Barbara was adopted with language making the City's provision of sewer service contingent upon the preparation and adoption of the joint City-County Specific Plan. The Mission Canyon Specific Plan was formally adopted in October 1984.

Wastewater Collection and Infrastructure

The Mission Canyon Sewage Assessment District was established in 1985 to help fund the approximately \$11 million cost of the sewer line extension project, which was completed in November 1986. As of 2013, 773 parcels are on sewer. Public sewer lines currently serve the lower Plan Area south of Foothill Road; the Tornoe Road and Mission Canyon Lane area extending

¹⁸ Interface Planning and Counseling Corp., Final Environmental Impact Report Supplement on the Mission Canyon Area Wastewater Facilities Plan (1984), 83-SD-4.

¹⁹ Joint Powers Agreement for Wastewater Collection, Treatment and Disposal in the Mission Canyon Area. Adopted by the County Board of Supervisors on August 13, 1984; adopted by the Santa Barbara City Council on September 11, 1984.

northeast to Tunnel Road; and the area immediately north of Foothill Road commonly known as Mission Canyon Heights (Figure 16).

The City of Santa Barbara's El Estero Wastewater Treatment Plant provides wastewater treatment for city residents, as well as for the Mission Canyon Service Area pursuant to the 1984 Joint Powers Agreement. The design capacity of the El Estero Wastewater Treatment Plant is 11 million gallons per day (MGD), and El Estero currently operates at 73% capacity, treating approximately 8 MGD of wastewater. Future development under the *Plan Santa Barbara* General Plan Update is projected to increase wastewater service to approximately 8.55 MGD, which is still well below the design capacity.

The City of Santa Barbara charges the County for treating the wastewater, and the County in turn assesses property owners connected to the sewer system for the owner's share of these costs. The amount of assessment varies depending upon the number of connections on each parcel.²⁰ Mission Canyon property owners are responsible for all costs associated with the installation, connection, and maintenance of sewer laterals, while the County of Santa Barbara is responsible for maintenance and capital repair of the sewer main lines.

Onsite Wastewater System Use

An onsite individual wastewater treatment system is used for the disposal of wastewater from structures that do not have access to a public wastewater treatment facility. As of 2013, there are 238 parcels using onsite wastewater treatment systems. Nearly all of the lots on onsite wastewater treatment systems (in the upper Plan Area) are greater than one-half acre in size, and nearly 60% are larger than one acre.²¹ Steep slopes, small parcel sizes, unfavorable soil and geologic conditions, and proper system maintenance are all factors that can influence how well individual onsite wastewater treatment systems continue to function.

b. Regulatory Setting

Regional Water Quality Control Board, Region 3, Central Coast

Santa Barbara County falls within the jurisdiction of the RWQCB whose purpose is to protect the quality of surface and groundwater within the region for beneficial uses. The RWQCB onsite wastewater treatment system policies and requirements were previously contained in the Water Quality Control Plan for the Central Coast Basin (Basin Plan). In 2012, the RWQCB adopted the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (OWTS). The OWTS policy provides an option for local jurisdictions to implement area-specific programs with different conditions and criteria through development of Local Area Management Programs (LAMPs) to be approved by the RWQCB. The County is in the process of developing a LAMP, anticipated for adoption in 2014.

²⁰ In 2013, each connection was assessed at \$722.

²¹ Questa Engineering Corp., Septic System Sanitary Survey for Santa Barbara County, Table 8-2, (2003).

Santa Barbara County Regulations

Onsite wastewater treatment systems are regulated by the County Public Health Department, Environmental Health Services Division (EHS). In compliance with the OWTS, the County is in the process of updating the County Wastewater Ordinance, which sets forth specific requirements related to permitting and inspection of onsite wastewater treatment systems; onsite systems design and construction; drywell and disposal field requirements; and servicing, inspection, reporting, and upgrade requirements. Standards pertaining to system sizing and construction are contained in the state policy. The County can approve use of alternative technologies for onsite wastewater treatment systems if the alternative provides the same or higher degree of environmental and public health protections as a conventional system and three conditions can be met: (1) third party approval is provided; (2) a maintenance contract is provided; and (3) a “Notice to Property Owner” disclosure is executed. Additional requirements for onsite wastewater treatment systems may be adopted as part of community plan policies or conditions applied to development proposals within designated Special Problems Areas of the County.

Onsite Wastewater Treatment System Performance

A typical onsite wastewater system includes tanks for retention and initial treatment and leach fields or drywells for disposal. A leach field consists of a horizontal system of perforated pipes that discharge effluent into the soil. Leach fields must be relatively shallow (less than five feet in depth) to allow for evapotranspiration and provide maximum separation from the groundwater table. Drywells involve vertical disposal of wastewater effluent and are only allowed in areas where leach fields are determined to be infeasible. Drywells are more likely to be used higher up in the Plan Area where soil profiles are too shallow for leach fields.

Standard criteria for onsite wastewater treatment system siting and design serve to prevent adverse impacts on groundwater and surface water. The most important factor is a sufficient depth of unsaturated soil below the leach field (or drywell) where filtering and breakdown of wastewater constituents can take place. Without adequate separation distance from the water table, groundwater becomes vulnerable to contamination with pathogenic bacteria and viruses as well as other wastewater constituents. Highly permeable soils (e.g., sands and gravels) also provide minimal treatment of the percolating wastewater and normally require greater separation distances to afford proper groundwater percolation. Additionally, groundwater can be degraded from the accumulation of nitrate, chloride, and other salts that are not filtered or otherwise sufficiently removed by percolation through the soil, particularly in an area with a high concentration or density of onsite wastewater treatment systems (i.e., small lot sizes).

Most leach fields eventually fail when the ability of the soil to percolate is impaired over time from buildup of bacterial growth in the absorptive surfaces of the soil. When wastewater from a treatment tank can no longer percolate downward, it will rise to the surface of the ground, a phenomenon called “daylighting.” Poorly maintained systems are more likely to fail than systems that are inspected regularly and pumped out as required. It is generally recommended that systems be inspected annually and pumped out every three to five years. The cost of maintenance is very little in comparison to repair or replacement and can extend the life of the system significantly. System failure is not only expensive for the homeowner but can also lead to public health risks, including pollution of groundwater and creeks.

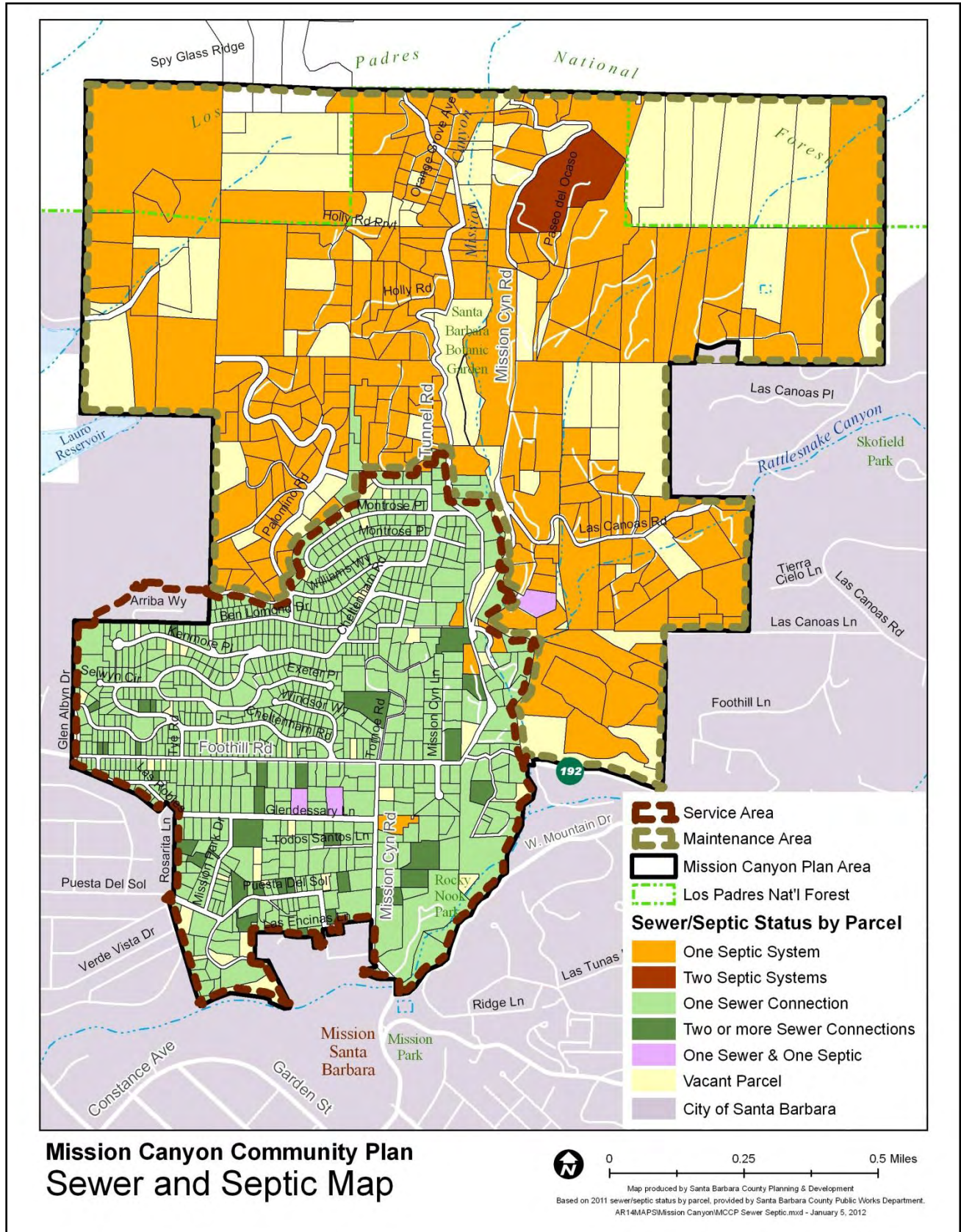


Figure 16: Sewer and Septic Map (as of January 2012)

Voluntary Inspection Program

EHS relies on a voluntary onsite wastewater treatment system maintenance program to monitor the function of existing systems. Since 1999, 180 out of 244 onsite wastewater treatment systems were serviced by a registered tank pumper.²² The pumper is required by law to submit the inspection and service report to EHS for review. Property owners are then notified by EHS to complete any repairs identified in the service report and are provided a specified length of time to complete any needed maintenance and submit a clearance report.

2. PLANNING ISSUES

Onsite wastewater treatment system performance in Mission Canyon has been, and will continue to be, a problem. Property owners need to sustain proactive maintenance to extend the operational life of existing systems. Mission Canyon received a Medium-High Problem rating in the 2003 *Septic System Sanitary Survey* for Santa Barbara County due to the combination of very difficult soil-geologic conditions in many areas, the large number of older systems, the moderate number of failures and problems reported, and the proximity to Mission Creek. While onsite wastewater treatment systems in many areas of Mission Canyon continue to function well, the systems along Las Canoas Road and Palomino Road have a higher problem rating.²³

The Mission Canyon Community Plan seeks to address long-term wastewater treatment needs by imposing additional onsite wastewater treatment system standards that focus on dual disposal areas and supplemental treatment systems for drywells. The RWQCB adopted OWTS and proposed County-specific LAMP will implement policies and procedures for onsite wastewater treatment at a higher level than is currently required. The Community Plan standards will apply unless superseded by new EHS standards.

3. WASTEWATER GOALS, POLICIES, DEVELOPMENT STANDARDS, AND ACTIONS

GOAL WW-MC-1: **Protect the quality of surface and groundwater from degradation and provide adequate wastewater treatment and disposal throughout Mission Canyon.**

Policy WW-MC-1: Development and infrastructure shall achieve a high level of wastewater treatment in compliance with current state and County policies in order to best serve the public health and welfare.

DevStd WW-MC-1.1: Development requiring onsite wastewater effluent disposal shall use gravity flow of wastewater to the onsite wastewater treatment tank and disposal field to minimize mechanical failure, which may cause surfacing of effluent. For lots of record where gravity flow of effluent is unavailable, pumping may be allowed. For new subdivisions where gravity flow is

²² Rick Merrifield, Director, County Environmental Health Services, presentation to MCPAC, October 10, 2007.

²³ Ibid.

unavailable, pumping may be allowed only if lift stations and grinder pumps are maintained and operated by a public agency, such as through the formation of a community services district.²⁴ Private operation and maintenance of a shared or community lift station shall be prohibited. This standard applies unless superseded by more stringent EHS standards.

DevStd WW-MC-1.2: To reduce the possibility of prolonged effluent daylighting, two disposal fields shall be built to serve each onsite wastewater treatment system so the additional field can immediately be put into use when one field begins to fail. An additional third expansion area shall be set aside where no development can occur, except for driveways on constrained sites as provided in DevStd WW-MC-1.3 (1). This standard applies unless superseded by more stringent EHS standards.

DevStd WW-MC-1.3: Where feasible, measures to decrease the amount of nitrates filtering through soil to groundwater shall be required, including:

1. 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. Turf block or other suitable pervious surface shall be used if site constraints require a driveway to be located above a leach field.

2. Supplemental treatment for the removal of nitrates shall be required for new onsite wastewater treatment systems using drywells as the disposal field. Existing onsite wastewater treatment systems that use drywells that have failed, or that need to be modified, shall also install supplemental treatment.

DevStd WW-MC-1.4: Onsite wastewater treatment systems shall be setback from streams and other bodies of water in accordance with state policies. Required modifications to existing onsite wastewater treatment systems shall meet current setbacks.

Action WW-MC-1.5: The County should consider development of a mandatory onsite wastewater treatment maintenance program to require that each system be inspected at least every four years by a registered onsite wastewater treatment professional.

²⁴ Mission Canyon does not currently have a community services district.

SECTION IV

RESOURCES AND CONSTRAINTS

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A. BIOLOGICAL RESOURCES

1. SETTING

Mission Canyon extends from the lower ranges of the Santa Ynez Mountains in the Los Padres National Forest to the border of the City of Santa Barbara at the middle range of Mission Creek. Mission Canyon contains both created landscapes, such as those in the developed residential neighborhoods and in much of the Santa Barbara Botanic Garden, and natural habitats along the creeks and in the underdeveloped and vacant parcels in upper Mission Canyon.

Although residential development and small orchards have fragmented the natural habitats, some expanses of native vegetation, rare and sensitive plant and animal species, and habitat linkages still remain. Upper Mission Canyon contains the largest areas of natural habitat, including chaparral, riparian forest, and oak woodland. This area also includes the “landscaped” coast live oak woodland of the Santa Barbara Botanic Garden. The South of Foothill neighborhood contains significant habitat resources in Rocky Nook Park with its relatively dense oak woodland canopy and the Mission Creek stream corridor. Outside of the stream corridor, South of Foothill has a considerable area of “developed” riparian and woodland forest canopy, signifying where homes are interspersed with oaks and sycamores. Mission Canyon Heights is largely developed and does not contain stream corridors or significant areas of undisturbed natural habitat.

Throughout Mission Canyon, habitat resources include the steep, chaparral-covered foothills of the Santa Ynez Mountains and the woodland and riparian forest along Mission and Rattlesnake Creeks. Mammals include a variety of rodents and bats, as well as coyotes, foxes, raccoons, bobcats, and deer. Typical birds include hawks, falcons, owls, quail, hummingbirds, woodpeckers, crows, jays, and sparrows that nest and forage in the riparian and woodland communities. Various species of reptiles and amphibians are expected, including, but not limited to, western fence lizards, gopher snakes, common kingsnakes, rattlesnakes, frogs, and turtles.

Description of Natural Habitats

Biological resources in Mission Canyon have been identified from a range of information sources. Biological studies of specific development project sites and studies from the Santa Barbara Botanic Garden and City of Santa Barbara provide information about the general biological resources of the area. In addition to reviewing published biological studies, Planning and Development’s (P&D) biologist conducted limited field investigations within the Plan Area in February and April 2008. In addition, aerial photographs of Mission Canyon taken in July 2006 were evaluated by the P&D biologist and mapping staff to determine the general location of major vegetation types. Mapping based on aeriels was supplemented by U.S. Geological Survey 1:24,000-scale topographic maps and County of Santa Barbara Flood Control District topographic maps in some areas (e.g., east of Mission Canyon Road near Rocky Nook Park) in order to distinguish between riparian and upland habitat types based on major topographic breaks in slope. In 2009, a Supplemental Biological Resources Assessment was prepared by Rincon Consultants to verify, update, and provide additional data about Mission Canyon’s biological resources. The biological resource information described above was used to develop general habitat classifications present in Mission Canyon and prepare the Community Plan’s Biological Resources (Figure 18) and Environmentally Sensitive

Habitat (Figure 19) maps. Appendix D is a record of the documented occurrences of special status plant species as noted on Figures 18 and 19.

Riparian Forest and Coast Live Oak Woodland

The riparian forest and woodland areas of Mission Canyon cover approximately 254 acres, about 22% of the Plan Area, not including landscaped and developed forest and woodland areas. This habitat includes coast live oak (*Quercus agrifolia*), California sycamore (*Platanus racemosa*), California bay (*Umbellularia californica*), white alder (*Alnus rhombifolia*), and other species. Oak and riparian forest native understory species include poison oak, wild blackberry, and wild rose. Weedy species typically present include garden nasturtium, German ivy, periwinkle, and castor bean. The drainages and riparian areas provide safe corridors for wildlife movement, with large and small mammals frequently crossing between drainages.

Chaparral

Chaparral covers approximately 159 acres, about 14% of the Plan Area. This habitat is characterized by dense thickets of woody shrubs covering slopes with little soil profile. Chaparral is highly adapted to fire and effectively prevents erosion on hillsides. Characteristic and dominant species include chamise, manzanita, coastal sage, ceanothus, coast live oak, and toyon. Nuttall's scrub oak (*Quercus dumosa*), a special status species, occurs in this plant community. Nuttall's scrub oak ranges from northern coastal Baja California to Santa Barbara, reaching its northern limit in Mission Canyon. The California Native Plant Society reports that Nuttall's scrub oak has a limited number of occurrences; it is endangered throughout its range and is rare outside California.

Chaparral is an important source of refuge and forage for mammals, which in turn attract scavengers and predators, including bobcat, gray fox, and coyote. Typical bird species include wrentit, California quail, Bewick's wren, and California thrasher. Reptiles such as western fence lizard, southern alligator lizard, striped racer, rattlesnake, and kingsnake are also widely represented in chaparral due to the dense cover and abundant insect and rodent populations. Southwestern pond turtle (California species of special concern) and California newt may occur in chaparral within 1,000 feet or more of riparian habitat.

California Sagebrush Scrub

California sagebrush scrub covers approximately 20 acres, about 2% of the Plan Area. This community, abundant in the County, is usually found on dry and rocky slopes below the chaparral. California sagebrush (*Artemisia californica*), several sage species, California buckwheat (*Eriogonum fasciculatum foliolosum*), coyote brush (*Baccharis pilularis*), and California encelia (*Encelia californica*) dominate this plant community. Santa Barbara honeysuckle (*Lonicera subspicata* var. *subspicata*), a special status species, is found in this plant community. This habitat provides protective cover for many small mammals that are important prey for carnivores and birds of prey.

Creeks and Watersheds

Most of the Plan Area falls within the Mission Creek watershed, with a small portion of the upper northwest section in the Arroyo Burro Creek watershed (Figure 17). Mission Creek begins 3,975 feet above the Santa Barbara Botanic Garden and has two main tributaries: Las Canoas and Rattlesnake Creeks, which converge near Foothill Road.

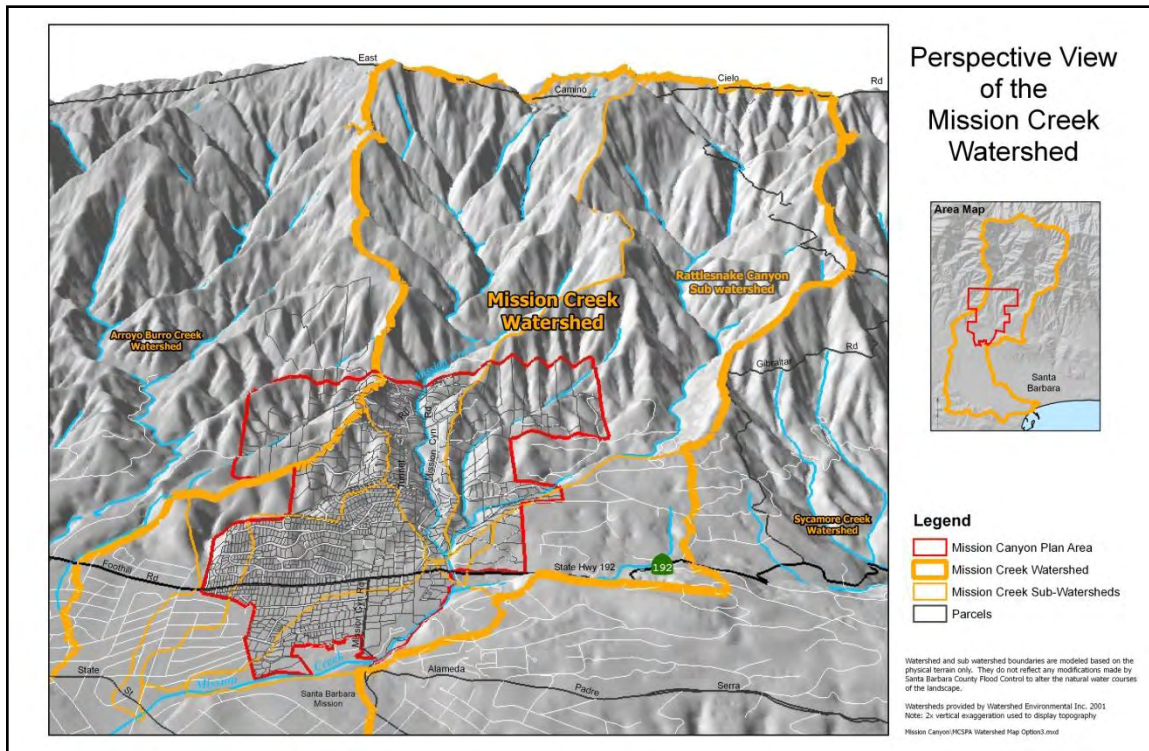


Figure 17: Mission Creek Watershed

Mission Creek Watershed

Mission Creek extends approximately 7.5 miles from the Santa Ynez Mountains to the ocean and drains a 7,589 acre watershed. About 47% of the watershed is in the Los Padres National Forest and 15% is under County jurisdiction, the remainder is in the City of Santa Barbara. Mission Creek is characterized by large cobble, boulder, and exposed bedrock substrates. Canopy cover is extensive, with 85% native vegetation. Relatively undisturbed stretches of contiguous oak woodland, scrub, and grassland habitats support a high diversity of plants and wildlife, including special status species. Rattlesnake Canyon provides boulder pool habitat for a wide variety of birds and mammals. The relatively dense oak woodland along Mission Creek through Rocky Nook Park supports a diversity of reptile, amphibian, and bird species.

Mission Creek is the only watershed draining through the City of Santa Barbara that has extensive historical records of steelhead trout presence (the Southern California steelhead trout population is federally designated as an endangered species). High quality habitat conditions exist, but steelhead have not been observed in recent history upstream of a 6-foot-tall boulder cascade located just above the confluence of Mission and Rattlesnake Creeks. Rattlesnake Creek contains high-quality habitat conditions for steelhead upstream from the confluence with Mission Creek but steelhead are unable to migrate upstream due to natural and manmade barriers.²⁵

²⁵ City of Santa Barbara, Mission Creek and Arroyo Burro Watersheds Existing Conditions Study (August 2005 Draft).

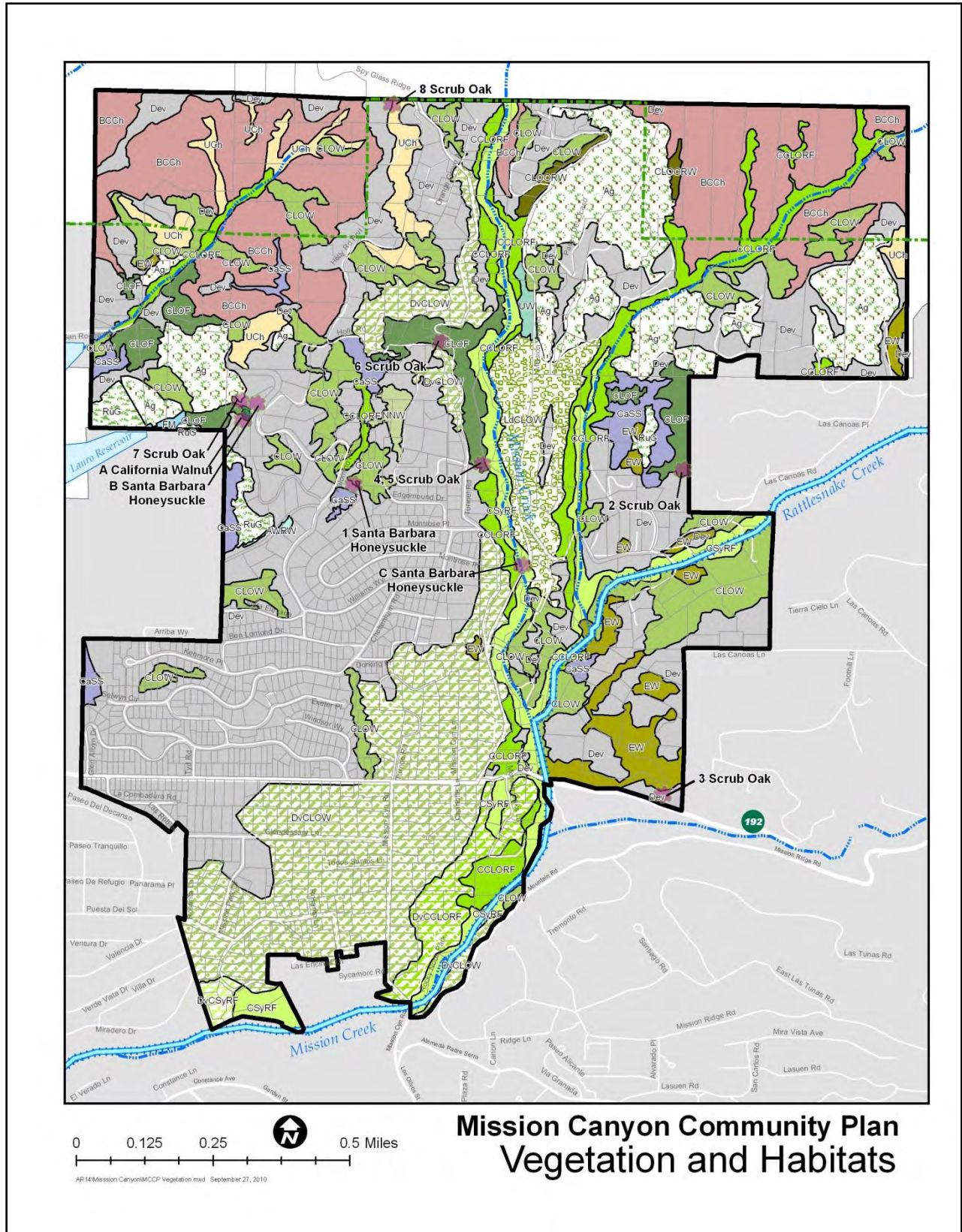








Figure 18: Vegetation and Habitats

Mission Canyon Community Plan Vegetation and Habitats




Riparian Woodland / Forest

	Central Coast Arroyo Willow Riparian Woodland
	California Sycamore Riparian Forest
	Central/Southern Coast Live Oak Riparian Forest
	Coast Live Oak Olive Riparian Woodland







Other Woodland / Forest

	Coast Live Oak Woodland
	Coast Live Oak Forest
	Scrub Oak
	Eucalyptus Woodland
	Other Non-Native Woodland
	Unknown Woodland

Chaparral / Scrub

	Bigpod Ceanothus Chaparral
	Unknown Chaparral
	California Sagebrush Scrub

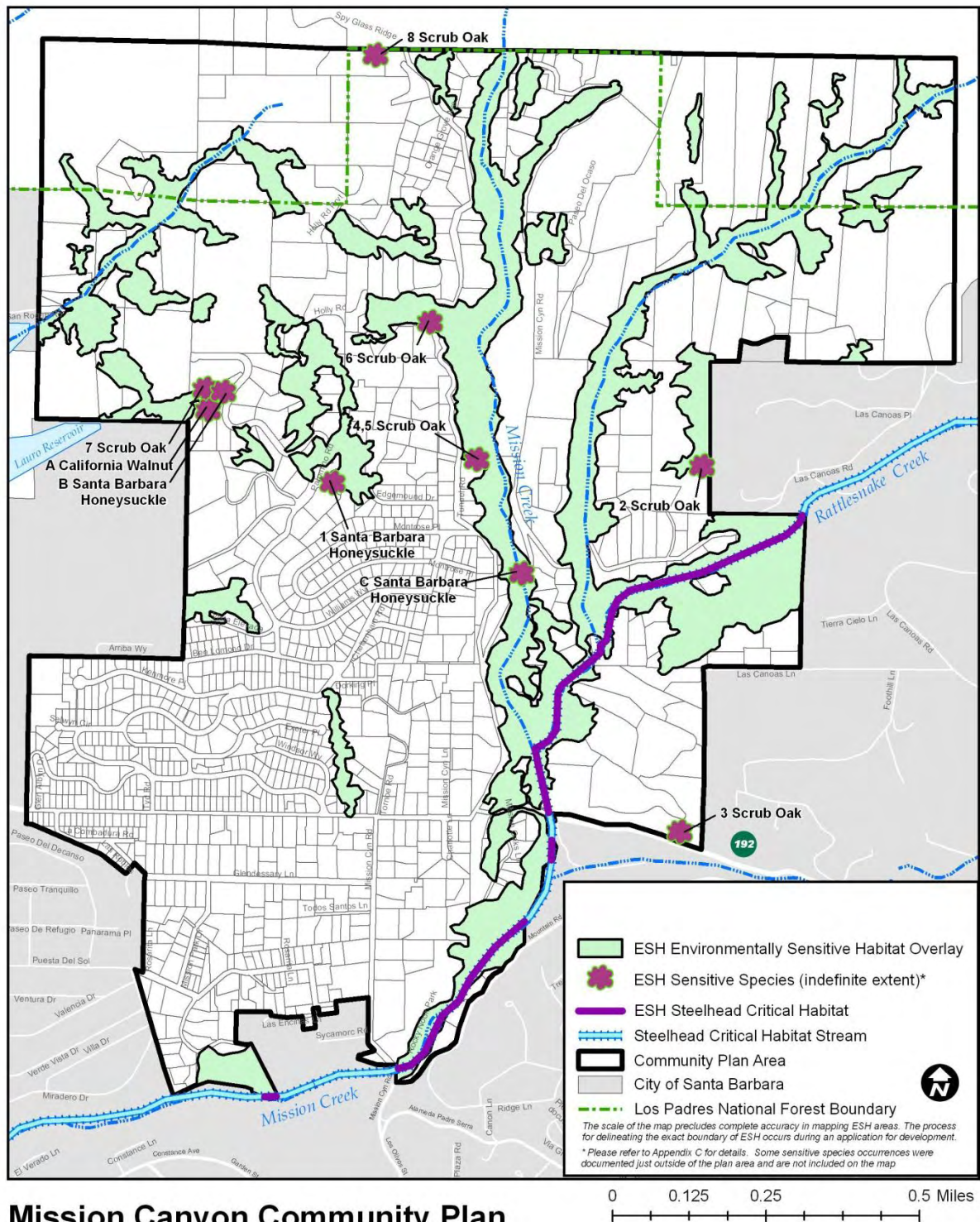
Developed Habitats

	Developed California Sycamore Riparian Forest
	Developed Central/Southern Coast Live Oak Riparian Forest
	Developed Coast Live Oak Woodland
	Landscaped Coast Live Oak Woodland
	Agriculture
	Developed

Other Habitats

	Freshwater Marsh
	Ruderal Grassland
	Steelhead Critical Habitat Stream
	Sensitive Species (indefinite extent)*
	Community Plan Area
	City of Santa Barbara
	Los Padres National Forest Boundary

* Please refer to Appendix C for details.
Some sensitive species occurrences were documented just outside of the plan area and are not included on the map



Mission Canyon Community Plan Environmentally Sensitive Habitat Overlay

AR 14 Mission Canyon MCCP ESH Overlay.mxd September 27, 2010

Figure 19: Environmentally Sensitive Habitat

Arroyo Burro Watershed

The Arroyo Burro watershed encompasses about 10% of the northwest portion of the Plan Area. The entire Arroyo Burro watershed is approximately 5,630 acres, with about 10% under County jurisdiction. A small portion of San Roque Creek, which is a tributary to Arroyo Burro Creek and constitutes about 48% of the overall watershed, also flows in the Plan Area. Vegetative cover is high in the upper portions of this watershed, and native tree cover comprises about 65% of the total vegetation in upper San Roque Creek. The watershed does not currently support a steelhead population, but habitat conditions in upper San Roque Creek could support a self-sustainable population if migratory access were provided at downstream barriers.²⁶

a. Regulatory Setting

Several federal, state, and local laws and regulations, including the Endangered Species Act, California Endangered Species Act, Clean Water Act, California Fish and Game Code, Migratory Bird Treaty, and the County's Environmental Thresholds and Guidelines Manual protect important biological communities and sensitive species in Santa Barbara County. "Sensitive species" is a broad term that may include federal and state-listed threatened, endangered, or candidate species, as well as "species of special concern" and species that are locally rare, uncommon, or endemic to particular sites. Federal and state law protects resources from specific activities such as dredge and fill, "take" of endangered species, and changes to creek beds, stream banks, or flows.

The Land Use, Conservation, and Environmental Resource Management Elements of the County's Comprehensive Plan include biological resource protection policies and guidelines for new development. In addition, the County Development Along Watercourses Ordinance (Chapter 15B) contains regulations regarding development in floodways and floodplains, which includes specific setback requirements for development (50 feet from top of bank of streams and creeks). Local policies presented here restate the importance of those protections and further protect resources through buffer and restoration policies.

Sensitive Species

Several special status species have been observed at the Santa Barbara Botanic Garden and would be expected to occur in the Plan Area. These include monarch butterfly, Cooper's hawk, red-tailed hawk, red-shouldered hawk, American kestrel, Nuttall's woodpecker, oak titmouse, and California thrasher.²⁷ Appendix C lists special status animals and their potential occurrence in the Plan Area. In May 2007, the Santa Barbara Botanic Garden held a "BioBlitz," which is a quick, intensive ecological survey to catalog as much biological diversity as possible in a defined area and in a concentrated period of time. During the BioBlitz, as many species as possible were surveyed in and around a section of Mission Creek running through the garden grounds. The following special status species were found: California newt, Costa's hummingbird, rufous hummingbird, Cooper's hawk, red-tailed hawk, red-shouldered hawk, great blue heron, oak titmouse, yellow warbler, California thrasher, Nuttall's woodpecker, great horned owl, and Western screech-owl.

²⁶ City of Santa Barbara, Mission Creek and Arroyo Burro Watersheds Existing Conditions Study, (August 2005 Draft).

²⁷ Envicom Corporation, Santa Barbara Botanic Garden Draft Environmental Impact Report (June 2007).

Sensitive aquatic species that could occur in the Plan Area include the federally threatened California red-legged frog, which lives in aquatic habitats along streams and rivers. The Southwestern pond turtle is a California species of special concern that occurs throughout the County along rivers and streams with permanent ponds. Suitable habitat is present in and along well-wooded sections of Mission and Rattlesnake creeks. The Plan Area, as part of the entire South Coast area of Santa Barbara County, is designated critical habitat for the Southern California steelhead trout, which has the potential to occur in any of the streams and creeks. Steelhead have been observed in Rattlesnake Creek, a designated critical habitat for steelhead, as well as in the main stem of Mission Creek, downstream of Rattlesnake Creek. In the event that a public or private road or trail were proposed in or over a stream corridor in Mission Canyon, the National Marine Fisheries Service “Guidelines for Salmonid Passage at Stream Crossings” and the California Department of Fish and Wildlife “California Salmonid Stream Habitat Restoration Manual” should be consulted for project design and implementation methods to protect the passage of migrating salmonids.

Special Status Plants and Communities

Several sensitive plant species, including Santa Barbara honeysuckle, Nuttall’s scrub oak, California walnut (*Juglans californica*), Fish’s milkwort (*Polygala cornuta* var. *fishiae*), and Hoffmann’s sanicle (*Sanicula hoffmannii*) occur either naturally or in the created landscapes of the Santa Barbara Botanic Garden and could potentially occur in other areas of Mission Canyon. Appendix D lists special status plants and potential occurrence in the Plan Area.

2. PLANNING ISSUES

Much of Mission Canyon is an urban area where existing residential development is within and adjacent to oak forest, riparian forest, chaparral, and other natural habitats, as well as densely landscaped ornamental vegetation. However, the relatively intact riparian corridors of sycamores, oaks, and other native species protect stream banks from erosion, provide beneficial shading for aquatic species, and offer cover for wildlife passage. The chaparral communities in the upper Plan Area provide refuge and forage for many animal species as well as a rich diversity of native plants. Where chaparral borders on riparian woodland, the “edge” environment between the two vegetation habitats is highly beneficial to birds and other animals.

Due to steep topography and a high fuel load from native and ornamental vegetation, Mission Canyon is a state designated Very High Fire Hazard Severity Zone. Within this context, Mission Canyon residents must conduct a careful balance between fuel management practices to reduce the fire hazard while maintaining the physical function of the natural habitats, particularly adjacent to streams and creeks. Biological Resources policies and development standards for Environmentally Sensitive Habitat (ESH) were developed with a principle focus on how to avoid disturbing the sensitive habitat and buffer areas in new development and how to address current and future fuel management procedures in ESH and ESH buffer areas. Because state mandated defensible space and fuel management techniques are likely to change over time, the area-wide approach in this Community Plan is to adhere to fuel management practices specified in the California Fire Code, County of Santa Barbara Fire Code, and Mission Canyon Community Wildfire Protection Plan, which will allow flexibility if the standards change and are crafted to achieve the

balance between protecting the resource and maintaining defensible space. As more residents comply with the current minimum of 100 feet of defensible space clearance, the end result throughout the Plan Area will be a more park-like appearance, with thinning of dense vegetation, well-spaced trees and shrubs, limbed trees, and removed dead material.

Definitions

In order to provide clear guidance, the meanings of key terms in the Biological Resources section shall be defined as follows:

Riparian Vegetation: Native or non-native vegetation normally found along the banks and beds of streams, creeks, and rivers.

Stream Buffer: A designated width of land abutting a stream that protects biological productivity, water quality, and hydrological characteristics of the stream.

Stream Channel: The depression created by erosion that carries the stream's flow.

Stream Corridor: A stream channel and its minimum prescribed buffer strip.

Intermittent Stream: A stream that only flows for part of the year and is marked on topographic maps with a line of blue dashes and dots.

Ephemeral Stream: A stream that flows only during and immediately after precipitation.

Perennial Stream: A stream that has continuous flow in parts of its bed all year, during years of normal rainfall.

3. BIOLOGICAL RESOURCES GOAL, POLICIES, DEVELOPMENT STANDARDS, AND ACTIONS

GOAL BIO-MC-1: **The native and created biological diversity of Mission Canyon is an important asset that shall be protected, preserved, and enhanced.**

Policy BIO-MC-1: Environmentally sensitive biological resources and habitat areas shall be protected and, where appropriate, enhanced.

Policy BIO-MC-2: The following general criteria are used to determine which resources and habitats in the Mission Canyon Plan Area are identified as environmentally sensitive:

- Unique, rare, or fragile communities that should be preserved to ensure their survival in the future;
- Habitats of rare and endangered species protected by state and/or federal law;

- Outstanding representative natural communities that have values ranging from particularly rich flora and fauna to an unusual diversity of species;
- Specialized wildlife habitats that are vital to species survival;
- Areas structurally important in protecting natural landforms that physically support species (e.g., riparian vegetation protecting stream banks from erosion, shading effects of tree canopies);
- Critical connection between separate habitat areas and/or migratory species routes; and
- Areas with outstanding educational values that should be protected for scientific research and educational uses now and in the future, the continued existence of which is demonstrated to be unlikely unless designated and protected.

Policy BIO-MC-3:

The following biological resources and habitats, as identified and generally described by the Community Plan, shall be presumed to be “environmentally sensitive,” provided that the biological resource(s) or habitat(s) present on a project site satisfy one or more of the criteria listed in Policy BIO-MC-2. These resources and habitats shall be identified on a Mission Canyon Community Plan Environmentally Sensitive Habitat (ESH) Land Use and Zoning Overlays map to the extent that their general or specific locations are known:

- Habitats containing Nuttall’s scrub oak or other special status animal or plant species or rare natural communities;
- Central and Southern Coast Live Oak Riparian Forest and Woodland;
- Coast Live Oak Woodland and Forest;
- California Sycamore Riparian Forest;
- Coast Live Oak/Olive Riparian Woodland;
- Central Coast Arroyo Willow Riparian Forest;
- Wetland Habitats; and
- Native grasslands or other habitats with understory dominated by native grass species.

The scale of the Land Use and Zoning Overlays map precludes complete accuracy in the mapping of habitat areas. In some cases, the precise location of habitat areas is not known and is therefore not mapped. In addition, the migration of species or discovery of new habitats may result in the designation of new areas, or site-specific reviews may indicate different habitat designations. As new information becomes available, Planning and Development will periodically update the boundaries of the designations. Where proposed development could impact ESH present on site, a biological report prepared by a County-approved biologist shall be required. The report shall follow the County and California Department of

Fish and Wildlife's most current guidelines as determined by Planning and Development.

Action BIO-MC-3.1: The LUDC shall be amended upon Community Plan adoption to include an Environmentally Sensitive Habitat overlay zone for the Mission Canyon area (ESH-MC). Location of environmentally sensitive biological resources/habitat areas shall be depicted on the ESH-MC Land Use and Zoning Overlays map.

DevStd BIO-MC-3.2: The process for delineating the exact boundary of the ESH occurs during an application for development. New areas of ESH that meet the criteria listed in Policy BIO-MC-2 and are identified through the biological review process but are not currently mapped shall be considered ESH. Areas that were mapped ESH but do not meet the criteria listed in Policy BIO-MC-2 shall not be considered ESH. Boundaries of mapped and unmapped ESH shall be confirmed on a site-specific basis by a County-approved biologist based on a site visit during the permit review process, and shall be precisely shown on all development plans.

DevStd BIO-MC-3.3 Development shall be required to include the following ESH buffer areas:

- Creeks and streams, including steelhead critical habitat streams—50 feet as measured from the geologic top of creek bank.
- Central and Southern Coast Live Oak Riparian Forest and Woodland, Coast Live Oak/Olive Riparian Woodland, California Sycamore Riparian Forest, and Central Coast Arroyo Willow Riparian Forest—50 feet from edge of canopy.
- Coast Live Oak Woodland and Forest—25 feet from edge of canopy.
- Habitats containing Nuttall's scrub oak or other special status animal or plant species or rare natural communities—25 feet minimum, full extent to be determined on a case-by-case basis.
- Wetland Habitats—50 feet from edge of wetland habitat.
- Buffer areas from other types of ESH shall be determined on a case-by-case basis.

These buffers areas may be adjusted upward or downward on a case-by-case basis given site-specific conditions, such as slopes, biological resources, and erosion potential, as evaluated and determined by the County.

DevStd BIO-MC-3.4: Where development cannot be sited to avoid ESH, development in ESH and ESH buffer areas shall be designed and carried out in a manner that protects the sensitive habitat areas to the maximum extent feasible.

- DevStd BIO-MC-3.5: Development proposed within areas zoned with the ESH-MC Overlay Zone shall be subject to the applicable regulations and permit requirements contained in the LUDC ESH-MC Overlay Zone regulations.
- DevStd BIO-MC-3.6: Development shall be sited and designed at an appropriate scale (size of main structure footprint, size and number of accessory structures/uses, and total areas of paving, motor courts, and landscaping) to avoid disruption and fragmentation of biological resources in ESH areas, avoid or minimize removal of significant native vegetation and trees, preserve wildlife corridors, and minimize fugitive lighting into ESH areas to the maximum extent feasible. Where appropriate, development envelopes and/or other tools shall be used to protect the resources.
- DevStd BIO-MC-3.7: For existing structures in any zone district located within designated ESH or ESH buffer areas, structural additions shall be designed to minimize ground disturbance to protect the ESH resource to the maximum extent feasible. Site design and appropriate scale of the addition shall conform to the following guidelines:
1. Second-story additions should be encouraged as a design alternative to avoid ground disturbance, subject to approval by the Board of Architectural Review and in compliance with the Mission Canyon Residential Design Guidelines.
 2. Where an existing structure is located only partially inside an ESH or ESH buffer area, additions should be located on those portions of the structure located outside or away from the ESH or ESH buffer area.
 3. Where the structural addition cannot avoid significant ESH or ESH buffer areas, a biological assessment may be required to determine the location of the addition that will result in the least disruption to the ESH.
 4. Where the structural addition cannot avoid the ESH or ESH buffer areas, restoration or enhancement of the ESH resource may be required to offset the increased area of disturbance. Restoration or enhancement shall be contained in a Restoration Plan prepared by a County-approved biologist and approved by Planning and Development.
- DevStd BIO-MC-3.8: Development on parcels entirely within ESH shall be subject to the following development standards.
1. All permitted development and uses, including structures, roadways, landscaping, and agricultural uses, shall be clustered in one contiguous area to avoid fragmenting the habitat.

2. Development shall be located adjacent to existing access roads and infrastructure to avoid fragmenting the habitat.
3. If impacts to ESH are greater than 0.5 acres, restoration of degraded natural habitat shall be a minimum 2:1 ratio. For impacts less than 0.5 acres, enhancement (e.g., invasive species removal) of onsite adjacent ESH shall be required.

DevStd BIO-MC-3.9:	All construction activity, including but not limited to staging areas, storage of equipment and building materials, and employee vehicles, shall avoid disturbance to the ESH and ESH buffer areas.
DevStd BIO-MC-3.10:	Public trails shall be sited and designed to avoid or minimize impacts to ESH, areas of steep slopes, and/or highly erosive soils. Proposed trail routes should be surveyed and re-routed where necessary to avoid sensitive species, subject to final approval by Planning and Development and the Parks Division.
Policy BIO-MC-4:	Fuel modification for defensible space shall adhere to standards specified in the California Fire Code, County of Santa Barbara Fire Prevention Code, and Mission Canyon Community Wildfire Protection Plan, or their successors, to the extent feasible and consistent with other provisions of this Community Plan.
DevStd BIO-MC-4.1:	Fuel modification for defensible space within ESH and ESH buffers shall maintain the habitat's structural integrity and ecological functions that physically support species (e.g., stream bank stabilization, erosion control, water quality, shading effects of tree canopies).
Action BIO-MC-4.2:	The LUDC shall be amended upon Community Plan adoption to: (1) regulate and provide criteria for the removal of vegetation and mature native trees in designated ESH; (2) identify activities that are exempt from permits, in addition to other existing permit review provisions and policy; and (3) provide new definitions as needed to clarify criteria. The intent of the permit exemption is to allow for compliance with state and local defensible space regulations while protecting ESH. Activities requiring permits and exempt activities shall be detailed in the LUDC. Exempt activities shall not involve any grading or use of heavy equipment within riparian areas.
DevStd BIO-MC-4.3:	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. Unless permitted or required by the County Fire Department (<i>see DevStd FIRE-MC-2.1</i>), fuel modification practices shall not normally

result in the removal or substantial risk of loss of protected, mature, healthy oaks or other native trees.

Policy BIO-MC-5: Landscaping for development shall use appropriate plant species to ensure compatibility with and preservation of sensitive resources. Property owners are encouraged to remove existing non-native flammable or invasive exotic species and replace them with non-invasive, native, fire resistant varieties.

DevStd BIO-MC-5.1: Development requiring a landscape plan should use only non-invasive, fire resistant species (see firewise garden examples listed in Appendix E). Plants listed on the most recent California Invasive Plant Council (Cal IPC) Invasive Plant Inventory and Undesirable Plant Species listed in Appendix E shall not be included in any landscape plan for new development.

Policy BIO-MC-6: Native trees shall be protected to the maximum extent feasible. A “native protected tree” is at least six inches in diameter (largest diameter for non-round trunks) as measured 4.5 feet above level ground (or as measured on the uphill side where sloped). Native trees found in Mission Canyon area include, but are not limited to, coast live oak (*Quercus agrifolia*), western sycamore (*Platanus racemosa*), California bay (*Umbellularia californica*), bigleaf maple (*Acer macrophyllum*), white alder (*Alnus rhombifolia*), and California black walnut (*Juglans californica*).

Non-native trees that provide nesting habitat or cover shall be protected to the maximum extent feasible. A “non-native protected tree” has a biological or ecological function (i.e., it provides nesting habitat or cover) and is at least six inches in diameter (largest diameter for non-round trunks) as measured 4.5 feet above level ground (or as measured on the uphill side where sloped).

If it is determined by Planning and Development that tree removal cannot be avoided, removed trees shall be relocated or replaced onsite to the extent feasible provided the relocated or replaced trees can be accommodated in a location and manner that does not conflict with defensible space clearance requirements. Native tree replacements should be propagated from onsite or nearby specimens.

Policy BIO-MC-7: Natural stream corridors shall be maintained in an undisturbed state to the maximum extent feasible in order to protect water quality, protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts. “Hardbank” channelization (e.g., use of concrete, riprap, gabion baskets) of stream channels or corridors shall be prohibited, except where it has been demonstrated that no other method for protecting existing habitable structures or infrastructure in the floodplain

is feasible and where such protection is necessary for public safety or to protect existing habitable structures (existing habitable structures and infrastructure shall be as of the Community Plan adoption date). Where hardbank channelization is required, the material and design used shall be the least environmentally damaging alternative and site restoration on or adjacent to the stream channel shall be required, subject to a Restoration Plan.

- Policy BIO-MC-8: Native riparian vegetation, including trees, shall be protected as part of a stream or creek development buffer. Public or privately initiated restoration of degraded riparian areas shall be encouraged.
- DevStd BIO-MC-8.1 Development shall be setback a minimum 50 feet from the geologic top of bank of any stream or creek or outside edge of riparian vegetation, whichever is greater. Buffer areas may be adjusted upward or downward on a case-by-case basis given site-specific conditions such as slopes, biological resources, and erosion potential, as evaluated and determined by the County.
- DevStd BIO-MC-8.2: The stream or creek buffer area shall be indicated on all site and grading plans. All ground disturbance and native vegetation removal shall be minimized in the buffer area to the maximum extent feasible.
- DevStd BIO-MC-8.3: When activities permitted in stream corridors would require removal of native riparian vegetation and/or non-native invasive vegetation, no herbicide use shall occur within a 15-foot wide exclusion zone at the top of creek bank, on the creek bank, or in the creek bed. Herbicide use in the creek channel shall be reviewed with the California Department of Fish and Wildlife (CDFW), and shall be of materials approved for aquatic use and conducted in accordance with a site-specific Revegetation/Restoration Plan prepared in consultation with a County-approved biologist. Revegetation/restoration with local native plants shall be required, obtained from seed and rootstock from the Mission Creek watershed or, if not available, from the South Coast (Gaviota to Rincon Creek) watershed, in order to protect local native plant genetics.
- DevStd BIO-MC-8.4: No structures shall be located within a stream corridor except (1) public trails that would not adversely affect existing habitat, (2) flood control projects where no other method for protecting existing habitable structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing habitable structures (existing habitable structures shall be as of the Community Plan adoption date), and (3) other development where the primary function is for the improvement of fish and wildlife habitat. Development within a stream corridor shall require a biological assessment prepared by a County-

approved biologist with steelhead experience according to current County and/or CDFW guidelines and shall otherwise incorporate the best mitigation measures to minimize any negative impacts to the greatest extent feasible.

- Policy BIO-MC-9: Existing and potential critical habitat for the Southern California steelhead trout on Mission and Rattlesnake creeks shall be protected.
- DevStd BIO-MC-9.1: Development activity involving road construction, bridge construction, bridge replacement, stream bank restoration, and/or culvert removal or installation that requires ground disturbance in or within 250 feet of ephemeral, intermittent, or perennial streams and creeks, and associated riparian vegetation shall require a biological assessment prepared by a County-approved biologist with steelhead experience according to current County and/or CDFW guidelines and shall be subject to all applicable permit requirements of the CDFW, the National Marine Fisheries Service, and the U.S. Army Corps of Engineers.
- DevStd BIO-MC-9.2: Stream crossing projects shall refer to the “Guidelines for Salmonid Passage at Stream Crossing”, or its successor, prepared by the National Marine Fisheries Service. Projects that require creek and riparian habitat restoration shall also use the CDFW “California Salmonid Stream Habitat Restoration Manual”, or its successor, for project design and implementation methods.
- DevStd BIO-MC-9.3: Any modification (e.g., reconstruction of existing bridges or in-stream aprons) to existing (as of Community Plan adoption date) manmade barriers to fish passage (as identified in the Mission Canyon Community Plan Supplemental Biological Resources Assessment, located on file in Planning and Development) shall include improvements to allow enhanced fish passage in accordance with all applicable permit requirements of the CDFW, the National Marine Fisheries Service, and the U.S. Army Corps of Engineers.
- Action BIO-MC-9.4: The County should coordinate with the City of Santa Barbara and other appropriate entities to seek funding to prepare and implement plans to restore fish passage within the upstream reaches of Mission and Rattlesnake creeks.
- Policy BIO-MC-10: Development proposals that include rezones, major conditional use permits, subdivisions, or development plans and that could have significant impacts on steelhead habitat shall require site-specific mitigation.

- Policy BIO-MC-11: Where sensitive plant species and sensitive animal species are found pursuant to the review of a discretionary project, efforts shall be made to preserve the habitat in which they are located to the maximum extent feasible. For the purpose of this policy, sensitive plant species are those species that are listed as endangered or threatened by the CDFW and the U.S. Fish and Wildlife Service (FWS), plants protected as rare under the Native Plant Protection Act, or those that appear on List 1B of the California Native Plant Society's Inventory of Endangered Vascular Plants of California. Additional species of local concern may be considered if the biological report indicates such is warranted. Sensitive animal species are those listed as endangered, threatened, or candidate species by the CDFW and the FWS, and those considered to be species of special concern by the CDFW pursuant to the most recent statewide list maintained by that agency.
- DevStd BIO-MC-11.1: Development shall not interrupt major wildlife travel corridors and linkages. Typical wildlife corridors include, but are not limited to, riparian habitats, streams and floodplains, and unfragmented areas of grassland and oak woodland. If a wildlife corridor is identified in the Plan Area by a County-approved biologist during the biological review process, it shall be indicated on all development plans.
- Action BIO-MC-11.2: Planning and Development should develop and maintain a database of known wildlife corridors in the Plan Area.
- Policy BIO-MC-12: Development shall include provisions to minimize impacts to special status animals and nesting birds protected under the Migratory Bird Treaty Act (MBTA).
- DevStd BIO-MC-12.1: When special status animal species are found on or near a site during biological review for projects, or if the project may affect nesting birds protected under the MBTA, the applicant shall submit to the County a mitigation and monitoring plan that details protections to be implemented for identified species during project construction and development. The plan shall include compensatory habitat mitigation, if applicable. The mitigation plan shall contain the following elements:
- Pre-construction surveys (including nesting bird surveys);
 - Project avoidance and/or minimization measures, including work window restrictions;
 - Methods to avoid individual species and allow them to leave the site on their own, along with exclusionary measures to prevent individual species from returning to the work area. If avoidance does not work, include a species removal and relocation plan in compliance with the

federal Endangered Species Act and California Fish and Game Code for the handling and relocation of listed species;

- Worker environmental training;
- Onsite biological monitoring;
- Habitat protective measures, such as buffer area fencing, spill prevention, sedimentation and erosion control measures, and trash containment guidelines;
- Minimization measures to avoid the introduction and establishment of non-native species;
- Revegetation plans for temporary impacts to significant habitat areas using native species; and
- A compensatory mitigation (on or offsite habitat preservation, enhancement, or creation) plan, if the County determines that significant habitat areas used by special status animal species will permanently be impacted.

B. FLOODING AND DRAINAGE

1. SETTING

a. Watershed

The Mission Canyon Plan Area is predominantly located within Mission Creek watershed (Figure 20). Mission Creek originates at the crest of the Santa Ynez Mountains and drains a 7,589-acre watershed capable of producing between 5,800 and 7,500 cubic feet per second during a 100-year flow event. Mission Creek flows south between Tunnel Road and upper Mission Canyon Road, then southwest after crossing under Foothill Road and through Rocky Nook Park before entering the City of Santa Barbara. The Rattlesnake Canyon sub-watershed feeds into Mission Creek just north of Foothill Road and receives drainage from Rattlesnake Creek and the smaller Las Canoas drainage. Lauro Canyon is located within the Arroyo Burro Creek watershed and occupies a relatively small area in the westerly portion of the Plan Area south of Spy Glass Ridge.

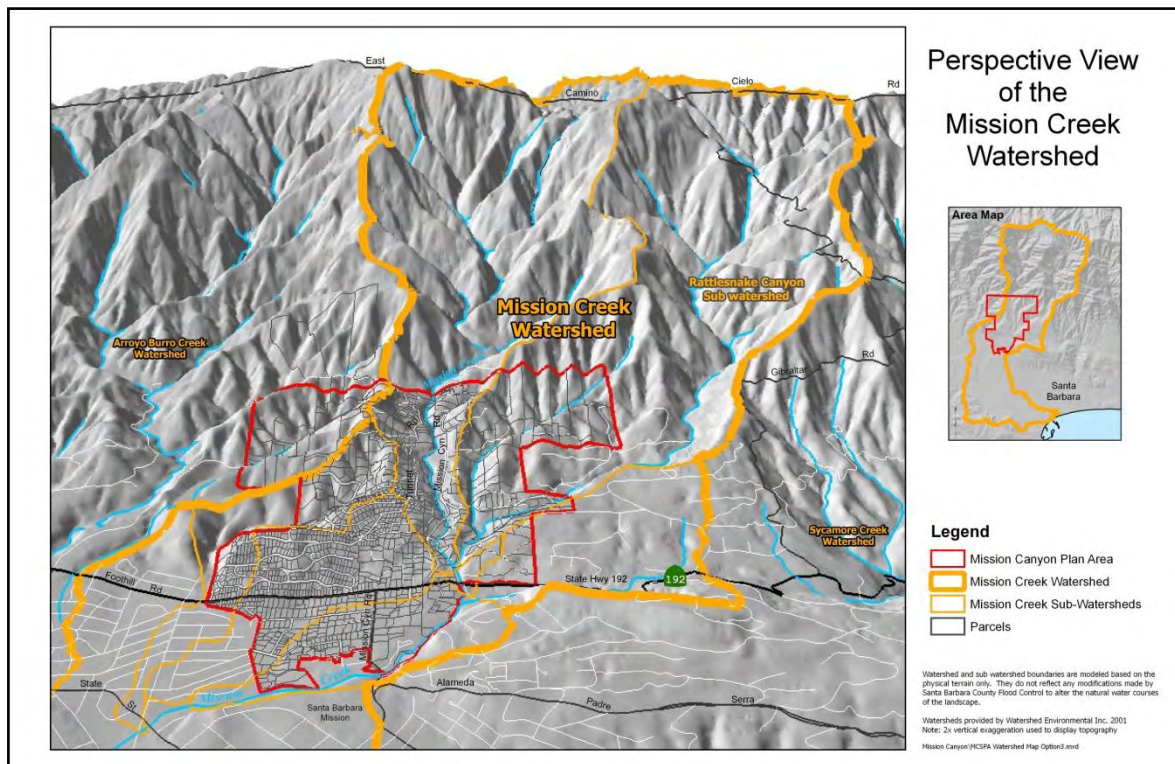


Figure 20: Mission Creek Watershed

Mission Creek Debris Basin

The Mission Creek Debris Basin is located on Mission Creek approximately 2,000 feet upstream from the Santa Barbara Botanic Garden. The basin includes a concrete dam that was built in 1964 by the U.S. Army Corps of Engineers after the Coyote Fire burned a large percentage of the watershed. The basin is designed to trap 15,000 cubic yards of flood debris from accelerated erosion after a fire and is maintained by the Santa Barbara County Flood Control District. Routine maintenance removes obstructive vegetation within a 15- to 30-foot wide pilot channel upstream

of the basin outlet structure. Long-term maintenance involves complete debris removal after the basin fills approximately 25% or roughly every 5–10 years, or after there is a significant fire in the watershed, such as the Jesusita Fire in 2009.

b. Local Flooding and Drainage

Two major indicators of potential flooding are the presence of a floodplain as defined by the Federal Emergency Management Agency (FEMA), and a Flood Hazard Area as defined in the Environmental Resource Management Element of the County Comprehensive Plan. FEMA defines a floodplain as any land susceptible to being inundated by flood waters from any source.²⁸ The County's Flood Hazard Areas are coincident with the FEMA 100-year floodplain and indicates areas that have a 1% or greater annual chance of flooding.

Rattlesnake Creek and the lower portion of Mission Creek are the only water courses within the Plan Area that have an associated 100-year floodplain and Flood Hazard Area overlay (Figure 21). These creeks generally experience periodic floods only during heavy storms, especially those that follow in close succession once the ground has been saturated.

Local drainage problems exist in some isolated areas of Mission Canyon; notably within the Tye Road and Cheltenham Road neighborhoods north of Foothill Road. The very small residential lots throughout Mission Canyon Heights were developed in the 1950s and 1960s on very steep slopes and without the benefit of a master drainage plan for the entire sub-watershed. As in many desirable neighborhoods throughout California, the intensity of development on individual lots has increased with the rise in property values. Unfortunately, this can also lead to cumulative surface runoff exceeding the capacity of local and informal drainage channels.

c. Regulatory Setting

The Flood Control District operates under the regulatory authority of County Ordinance 3095 and Ordinance 3898. Ordinance 3095 requires mitigation for any development within 50 feet of the top of bank of any watercourse. Ordinance 3898 requires the finished floor elevation of all habitable structures to be a minimum of two feet above the 100-year flood elevation. A floodway is the area of a channel or river that must be kept in an unobstructed condition in order to convey a 100-year flow without increasing flood elevations more than one foot. The floodway and floodplain are both defined on FEMA Flood Insurance Rate Maps.

Flood Control District maintenance activities are implemented according to the Santa Barbara County Flood Control and Water Conservation District Annual Maintenance Plan (Annual Maintenance Plan). District maintenance activities are typically designed to remove obstructive vegetation and/or sediment deposits that could either cause flooding, significant erosion, or plugging of downstream culverts and bridges. Funding for maintenance comes in part from flood control fees collected and used within Benefit Assessment Zones. Mission Canyon is within the

²⁸ FEMA website <http://www.fema.gov/national-flood-insurance-program/definitions>.

South Coast Benefit Assessment Zone. Fees collected within Mission Canyon are reflected on individual property tax bills and can only be used for projects within that zone.

The Resource Recovery and Waste Management Division of the Public Works Department enforce river and creek dumping violations under the authority of County Code Chapter 17, Ordinance 4188. The Division relies heavily on local residents to report any illegal dumping in streams and creeks.

Additionally, the Roads Division of the Public Works Department maintains public street inlets and road gutters to prevent unnecessary flooding and drainage-related problems. The Roads Division also monitors culverts and drainage ditches along public roads for debris and blockages. Caltrans is responsible for similar monitoring and maintenance along State Route 192.

d. Water Quality

The U.S. Environmental Protection Agency (EPA) has identified urban surface runoff as a significant cause of water pollution in the United States. Since March 2003, Santa Barbara County has been subject to federal National Pollutant Discharge Elimination System (NPDES) Phase II storm water regulations. Two main impacts result from development: changes in surface water hydrology and changes in water quality. Pollutants most frequently associated with storm water runoff include sediment, nutrients, bacteria, oxygen-demanding substances, oil and grease, heavy metals, other toxic chemicals, and floatables. The primary sources of the pollutants include automobiles and automobile use, housekeeping and landscaping practices, construction, accidental spills, illegal dumping, and illegal connections to the storm drain system. Construction sites may be considerable sources of sediment, trace metals, nutrients, oil and grease, pesticides, herbicides, and other synthetic organic compounds.

These pollutants are transported by rain, irrigation, and other types of runoff that carry the contaminants to local streams. Examples include lawn and garden chemicals from urban areas transported by rain or irrigation runoff; household and automotive care products dumped onto streets and into gutters; fertilizers, pesticides, and sediment transported from agricultural lands and residential lots; sediment transported from roads, construction, and developed land; and various air particulates that are deposited from the atmosphere.

Under section 303(d) of the federal Clean Water Act, states are required to develop a list of water bodies that are polluted. A water body is listed as “impaired” when it does not meet water quality standards, even after point sources of pollution have installed the minimum required levels of pollution control technology. The law requires that states establish a priority ranking for waters on the list and develop action plans to improve water quality. Current 303(d) listed impairments on Mission Creek²⁹ are for “pathogens” and “nutrients” potentially from habitat modification, hydromodification, transient encampments, urban runoff/storm sewer, and unknown sources.

²⁹ State approved list in 2009, EPA approved in 2011.

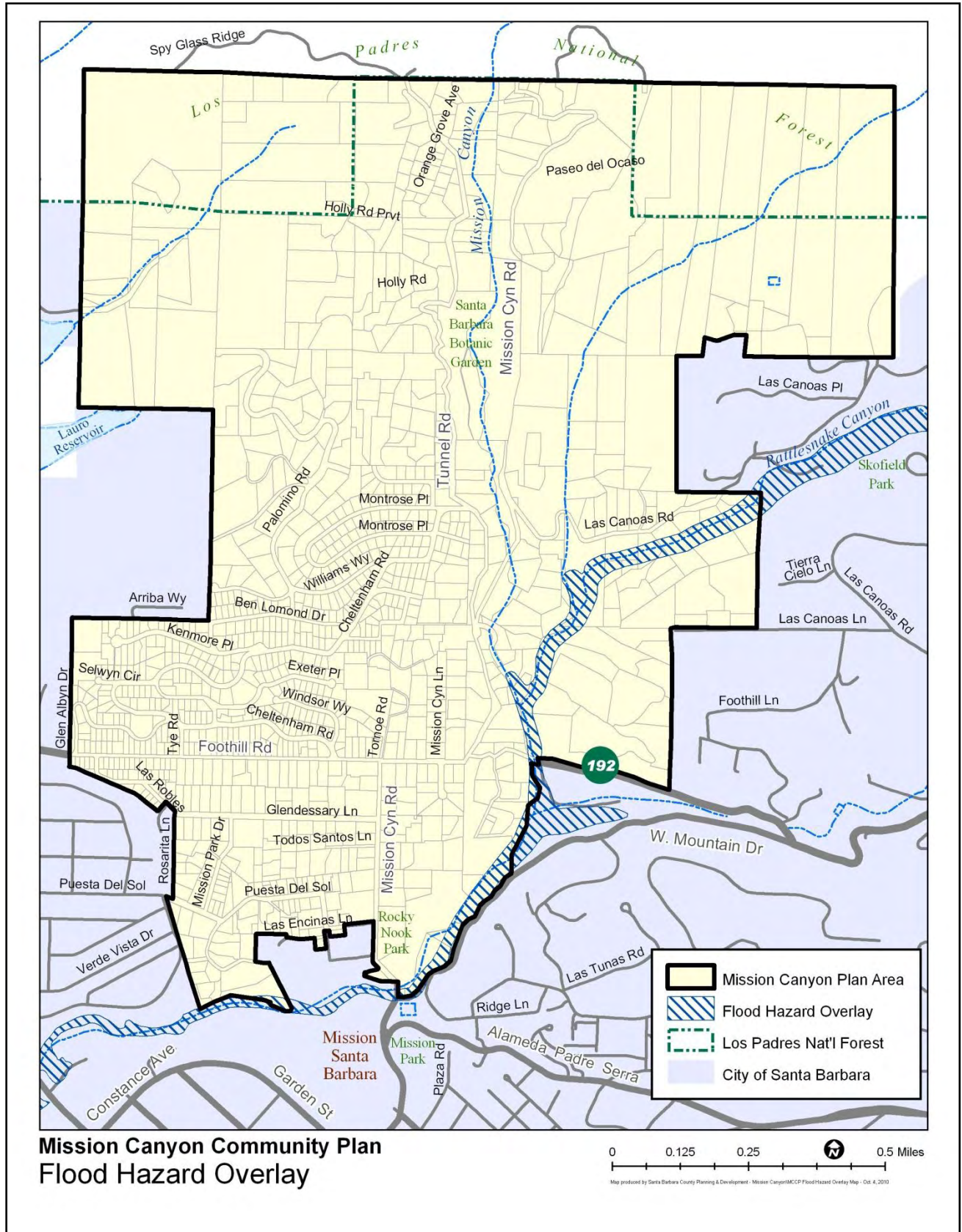


Figure 21: Flood Hazard Overlay

The County of Santa Barbara adopted the Storm Water Ordinance³⁰ in 2007 to implement the NPDES Phase II storm water regulations. The storm water runoff regulations require project-appropriate controls to be in place to prevent or minimize water quality impacts.³¹ Development standards and best management practices (BMPs) have been adopted by the County and incorporated into standard conditions of approval and mitigation measures. In addition, the County requires a grading permit and Erosion and Sediment Control Plan (ESCP) for any activities which move 50 cubic yards or more of earth materials.³² The ESCP requires BMPs during grading and construction to minimize water quality degradation.

Beginning in 2014, the County will be required to implement Post-Construction Stormwater Management Requirements (Post-Construction Requirements) adopted by the Central Coast Regional Water Quality Control Board (RWQCB) (Resolution R3-2013-0032). These requirements supersede portions of the Phase II storm water regulations. The Post-Construction Requirements were developed to protect and restore watershed functions primarily by retaining storm water volume onsite. The requirements are implemented through a municipality's land use development and permitting process. The Post-Construction Requirements apply increasingly stringent standards for development based upon the size of impervious area, starting with *site design* measures (projects greater than or equal to 2,500 square feet [sf]), and then *water quality treatment* (projects greater than or equal to 5,000 sf), *retention* of storm water (projects greater than or equal to 15,000 sf), and *peak runoff* controls (projects greater than or equal to 22,500 sf). There are exemptions for single family dwellings with under 15,000 sf of impervious surfaces, and reductions for sites that demonstrate technical infeasibility and/or special circumstances.

2. PLANNING ISSUES

Land use intensification can have adverse impacts on watersheds, creeks, and downstream properties. Removal of native vegetation on steep slopes, increased use of hardscape and impervious materials, and grading for building pads and access roads can increase the amount and timing of surface runoff, soil erosion, and flood hazards affecting downstream properties. Streams and creeks, which are susceptible to erosion hazards from high flow, may require installation of bank protection improvements (e.g., pipe and wire revetment, gabions). While these improvements could provide increased protection from flooding, they could also create potentially significant impacts to biological resources.

Existing County and Mission Canyon Community Plan policies and development standards are designed to avoid exposing new development to flood hazards; reduce local drainage problems associated with off-site runoff; reduce the need for future flood control protective improvements; protect receiving water from pollutants; and avoid alteration of natural stream environments. Furthermore, development standards have been prepared to require erosion and sediment control plans and/or storm water runoff control measures that would apply to small scale projects that

³⁰ Ordinance No. 4654 amending Chapters 29 and 24A of the Santa Barbara County Code.

³¹ LUDC section 35.30.180.

³² Grading ordinance, Chapter 14, County Code.

may not otherwise trigger the countywide Erosion and Sediment Control Plan and/or Post-Construction Requirements described above.

3. FLOODING AND DRAINAGE GOALS, POLICIES, DEVELOPMENT STANDARDS, AND ACTIONS

GOAL FLD-MC-1: Minimize flooding and drainage problems in Mission Canyon.

Policy FLD-MC-1: Flood and drainage risks shall be minimized through appropriate design and land use controls.

DevStd FLD-MC-1.1: Development shall not be allowed within floodways except in conformance with Chapters 15A and 15B of the County Code, other applicable statutes or ordinances, and applicable provisions of the Comprehensive Plan, including but not limited to policies regarding biological resources and public safety.

Policy FLD-MC-2: Erosion of soils and movement of sediment into natural and manmade drainages shall be minimized during construction activities.

DevStd FLD-MC-2.1: An Erosion and Sediment Control Plan (ESCP) shall be submitted with any application for development. The ESCP shall show best management practices designed to avoid or minimize construction impacts and hazards including but not limited to erosion, landslides, and soil creep.

Appropriate erosion control measures include:

- Off-site diversion of storm water around disturbed areas;
- Geotextile and mats;
- On steeper slopes, temporary pipe drains to direct surface runoff or groundwater into a stabilized watercourse or stabilized area away from slope areas to protect cut or fill slopes; and
- Streambank stabilization.

Appropriate sediment control measures include:

- Silt fencing (installed per manufacturers specifications); and
- Check dams, fiber rolls, gravel bag berms, sandbag barriers, and straw bales.

Straw bales shall only be used as a linear sediment control structure to pond sheet flow runoff from slopes less than 10%, to allow sediment to settle out. Sediment control measures shall be promptly removed when construction is complete .

Other non-structural measures such as scheduling of operations, protecting staging areas, preserving existing vegetation, sweeping/vacuuming streets, also needs to be shown in the ESCP. Additional non-storm water and material management best management practices need to be identified to prevent impacts associated with dewatering, paving, cutting and grinding, and using concrete, plaster, and paint. The ESCP shall be reviewed and approved by Planning and Development.

DevStd FLD-MC-2.2: Drainage outlets into creek channels shall be constructed in a manner that causes outlet flow to approximate the general direction of natural stream flow. Energy dissipaters beneath outlet points shall be incorporated where appropriate and shall be designed to minimize erosion and habitat impacts.

DevStd FLD-MC-2.3: Excavation and grading for development shall be limited to the dry season of the year (normally April 15th to November 1st), unless allowed by the ESCP and all measures therein are in effect, in accordance with the County Grading Ordinance.

GOAL FLD-MC-2: Protect stream corridors from sedimentation, pollutants, or other impacts of upstream development.

Policy FLD-MC-3: Impacts to the Mission Creek watershed from development shall be minimized through site design and onsite management of storm water to the maximum extent practicable.

DevStd FLD-MC-3.1: New development that creates and/or replaces 500 to 2,500 square feet of impervious surface (collectively over the entire project site) shall require Low Impact Development (LID) measures.³³ Such development shall be conditioned to require implementation of a minimum of one measure from each LID group listed below, identified on site plans or otherwise described in the application. If a geotechnical or civil engineering hydraulic report determines significant site-specific risks that could render individual LID measures technically infeasible, then the report shall develop feasible alternatives to reduce, capture, and/or treat storm water runoff.

- Group 1: Site Design/Setting. Reduce overall disturbance by conserving and protecting natural areas, drainages, topsoils, and vegetation and minimizing overall impervious area. Measures include: maintaining, restoring, and utilizing natural drainage flowpaths,

³³ New development or redevelopment projects that create greater than or equal to 2,500 square feet of impervious surfaces (collectively over the entire project site) are subject to the Post-Construction Stormwater Management Requirements as applicable.

clustering structures, avoiding removal of existing trees and vegetation, and onsite storm water reuse. Delineating a development envelope to reduce compaction of highly infiltrative soils and limiting clearing and grading activities to the delineated development envelope is also an acceptable measure for Group 1.

- Group 2: Disconnect Impervious Surfaces and Utilize Pervious Areas. Safely distribute runoff from impervious surfaces (e.g., roof downspouts, driveways, roads) to a variety of onsite pervious areas (e.g., open space, landscape, permeable pavement). Measures include: redirect roof runoff to pervious areas such as swales or landscaping, vegetated filter strips, planter boxes, foundation plantings, and driveways and pathways designed to direct runoff to landscaping.
- Group 3: Rate/Volume/Duration. Slow and reduce runoff using infiltration, evapotranspiration, detention, and/or rainwater reuse. Measures include: infiltration basins, trenches and/or drywells, bioretention (landscaped depressions to capture and temporarily store storm water runoff), buffer strips, elevated or ground level planter boxes, vegetated roofs, amended soils, deep-rooted large trees, permeable paving with a storage/infiltration area, and cisterns/rain barrels.

C. GEOLOGY, HILLSIDES, AND TOPOGRAPHY

1. SETTING

The topography of the Mission Canyon Plan Area ranges from gently rolling to steep with elevations from 250 feet above mean sea level (msl) to 1,075 feet above msl. Mission Canyon is in the Santa Barbara coastal plain, which extends from the Santa Ynez Mountains on the north to the Santa Barbara Channel on the south. Numerous active and potentially active folds and partly buried thrust faults of the Santa Barbara fold and fault belt underlie the coastal plain. Strong earthquakes occurred in the region in 1925 (6.8 magnitude) and 1978 (5.1 magnitude). Young landslide deposits along the steep lower flank of the Santa Ynez Mountains indicate the potential for slope failure and mass movements.³⁴

2. PLANNING ISSUES

Three geologic features in the area are considered problematic: impermeable bedrock, faults, and landslides. The bedrock is mostly of marine origin and is in a constant state of uplift. Exposed bedrock formations include (from youngest to oldest) Monterey Shale, Rincon Shale, Vaqueros Sandstone, and Sespe Formation. Fine-grained shale units that occur as sequences in the Sespe Formation and the middle shale unit of the Monterey Formation are particularly susceptible to landslides and other forms of down slope movement.

Bedrock is overlain by surficial deposits of alluvium and debris flows in the low-lying parts of Mission Canyon. Bedrock is close to the surface in mountainous areas, where the lack of permeable surface deposits can limit the area available for wastewater absorption from onsite wastewater treatment systems.

Geologic hazards that may affect development include fault surface rupture, ground shaking during earthquakes, landslides, soil creep, accelerated erosion, and radon gas. While earthquake hazards can affect the entire area, the problems relating to landslides and erosion are usually related to development in steeply sloping foothill areas. Approximately 80% of the land north of Foothill Road has a slope that exceeds 20%, while most land south of Foothill Road has a slope of less than 20%. Figure 22 illustrates the distribution of slopes in the Plan Area.

Earthquakes and Faults

Mission Canyon is in a zone of high seismic activity, and potentially serious earthquakes could occur. The Plan Area could be subject to shaking from earthquakes on numerous faults, ranging from the San Andreas Fault to local potentially active faults such as the More Ranch and Mission Ridge Faults (Figure 23). For the purposes of this section, “active” faults are defined as those that have ruptured the surface during the Holocene Epoch (about the last 11,000 years). This definition is consistent with that provided in Special Publication 42 of the California Geological Survey. “Potentially Active” faults are defined as those that have ruptured the surface during the

³⁴ United States Geological Survey, Preliminary Geologic Map of the Santa Barbara Coastal Plain Area (2006).

Quaternary Period (about the last 1.6 to 2 million years) but have not ruptured during the Holocene. Where the age of last displacement on a fault cannot be determined with confidence, the fault is considered to be potentially active.

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the construction of buildings used for human occupancy on active faults. There are no faults in the Plan Area currently included within an Alquist-Priolo Earthquake Fault Zone designated by the State of California. Existing regulations require development to be set back from known active and potentially active fault lines and require all structures to be designed to earthquake standards of the California Building Code Seismic Zone 4 requirements (Zone 4 having the highest seismic potential), which has been incorporated into the adopted County Building Code. These building design standards have been found adequate to address this regional geologic hazard.

Slope Stability

Slope stability is a site-specific issue that can affect proposed development projects on or adjacent to moderate and steep slopes. Much of Mission Canyon north of Foothill Road has a high landslide potential rating. Slopes in this area are naturally unstable and subject to failure even in the absence of development activities due to the weakness of rocks in moderately steep terrain.³⁵ Slope instability also results from saturation of soils during intense rain or water from irrigation or line breaks. Site-specific geotechnical investigations may be required as part of the permit process to identify unstable slopes. Engineering measures adequate to allow access roads and buildings to meet standards of stability are required to be incorporated into any approved project. Alternatively, some projects can be redesigned to avoid unstable slopes; however, some projects may be denied if slope stability issues cannot be resolved through engineering measures or redesign. For the purposes of determining slope stability, there is no distinction made between natural and manmade slopes, and policies or development standards apply to all slopes, even if altered or disturbed in the past.

Radon Gas

The Rincon Shale formation, found at the top of Mission Canyon Heights and around the Palomino Road area, is typically composed of marine claystone and siltstone. These rocks have a high uranium content that decays and releases radon, a radioactive gas. The Rincon Shale formation in Santa Barbara is classified by the Environmental Protection Agency as having the “highest” potential for radon (greater than four picocuries per liter of air).³⁶ Radon gas seeps upward through rock and soil layers, eventually reaching the ground surface. The gas may seep from the soil into buildings through cracks or other openings in floors or basements, potentially increasing in concentration once inside the building. If radon is known to have entered a home, it may be removed through proper ventilation and filters.

³⁵ California Division of Mines and Geology, Landslide Inventory Map of Southeastern Santa Barbara County (2000).

³⁶ Envicom Corporation, Santa Barbara Botanic Garden Draft Environmental Impact Report (June 2007).

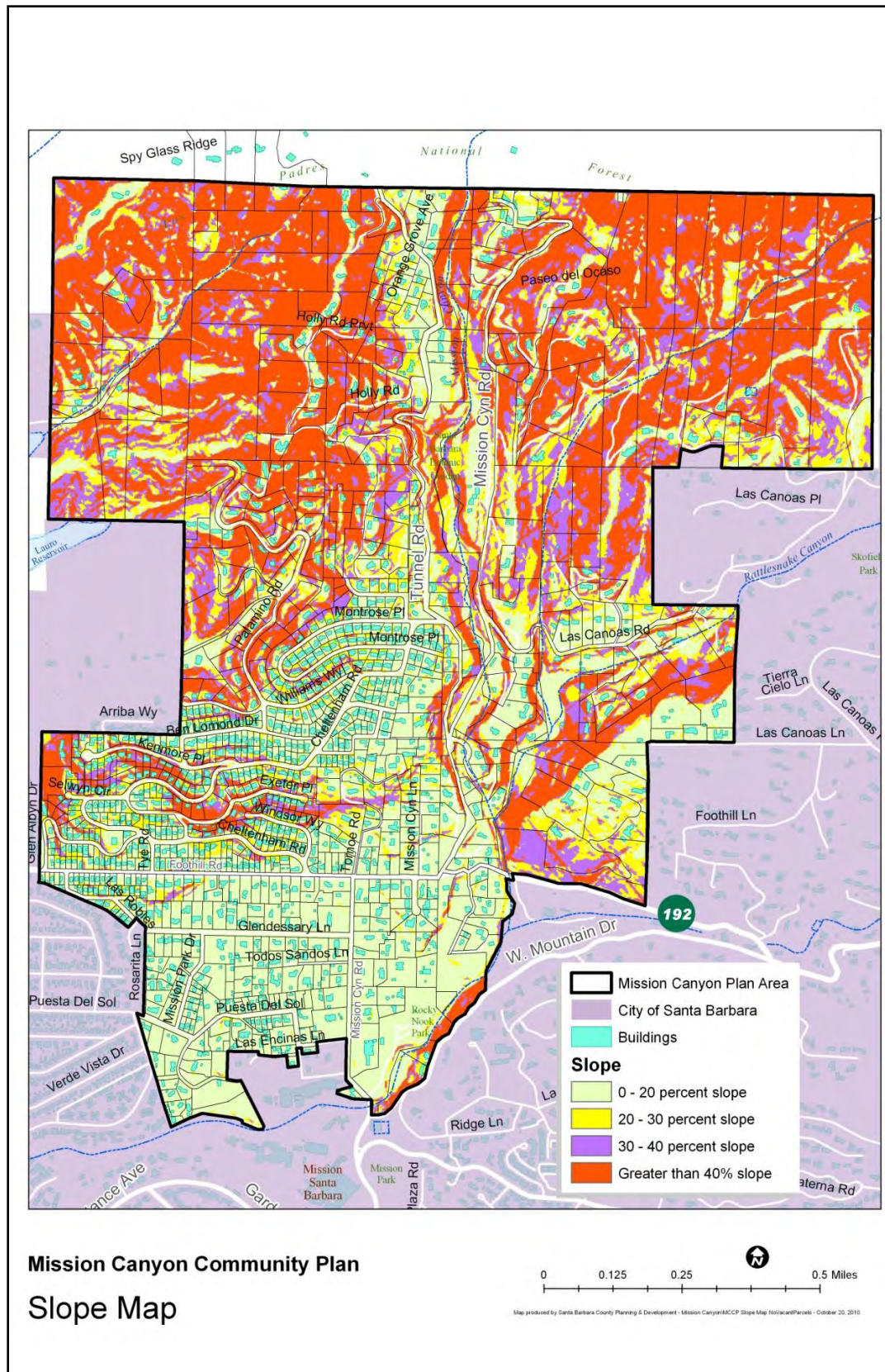


Figure 22: Slopes

The slope map is for illustrative purposes only. Site-specific mapping shall be required to accurately assess slope.

Soils

According to the Soil Survey of Santa Barbara County, there are eighteen different soil units in Mission Canyon (Figure 24). South of Foothill Road, the soil is mostly Ballard series, which is comprised of alluvial fans with medium runoff and light erosion hazard. Mission Canyon Heights is mainly Zaca Clay with some portions of Milpitas series soils where runoff is rapid and erosion hazard is high. Upper Mission Canyon has small areas of Ayar Clay, Gaviota Sandy Loam, Milpitas series, and Maymen Rock Outcrop complex and larger areas of Todos series and Lodo-Sespe complex. With the exception of Todos Clay Loam and Ballard Variant, which are rated as medium runoff potential and light to moderate erosion hazard, the remaining soils have rapid runoff potential and high to very high erosion hazard.

In terms of building site development, most of the soils in Mission Canyon are rated by the Natural Resources Conservation Service as severe, which indicates that one or more soil properties or site features could require special construction and design efforts or intensive maintenance. Conformance with the County's Grading and Building Codes is generally satisfactory with respect to soil hazards, but site-specific investigations may be required on sites adjacent to faults, landslides, or other geologic hazards or in any case where development is proposed in areas with a slope of 20% or greater. Due to slope, depth to bedrock, and slow percolation, soils in Mission Canyon are known to be severely constrained for onsite wastewater treatment system disposal. Any new development to be served by a onsite wastewater treatment system would have to demonstrate adequate performance and compliance with current state and County standards.

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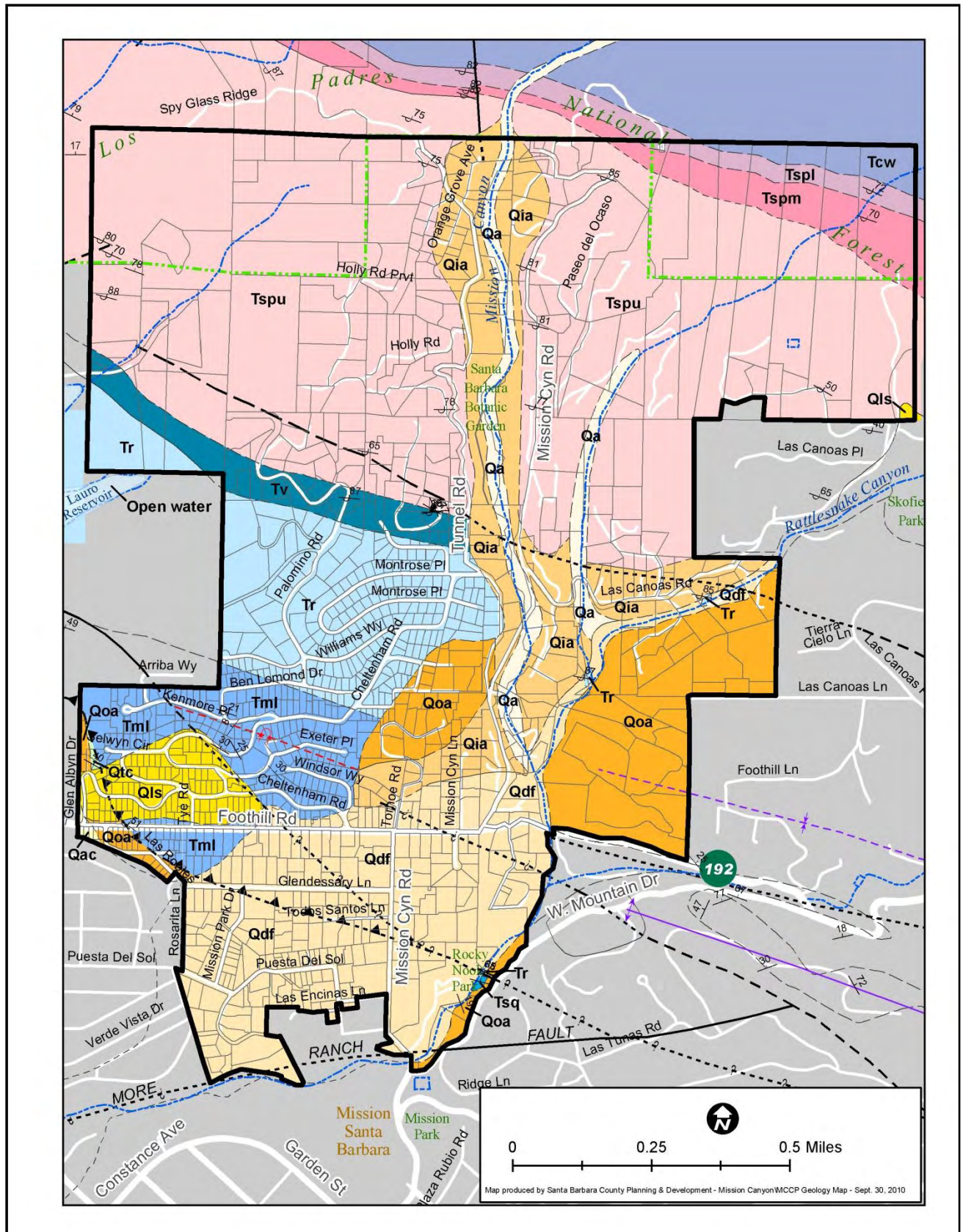


Figure 23: Geologic Features










Mission Canyon Community Plan

Geology Map

Legend

Linear Features:

- Contact - Certain
- - - Contact - Approximately located
- - - - Contact - Inferred
- Fault - Certain
- - - Fault - Approximately located
- - - - Fault - Inferred
- - - - - Fault - Concealed
- - - - - ? Fault - Concealed, uncertain
- ▲ - Thrust fault - Inferred
- ▲ - - - ▲ Thrust fault - Concealed

-  Upwarp axis - Certain
-  Downwarp axis - Inferred
-  Overturned syncline - Inferred
-  Inclined joint - Showing strike and dip
-  Inclined bedding - Showing strike and dip
-  Overturned bedding - Showing strike and dip
-  Mission Canyon Plan Area
-  Los Padres Nat'l Forest
-  City of Santa Barbara

Geologic Units:

- Qa** Active channel alluvium (Holocene)
- Qdf** Debris flow deposits (Holocene and/or upper Pleistocene)
- Qac** Alluvium and colluvium (Holocene and upper Pleistocene)
- Qls** Landslide deposits (Holocene and Pleistocene)
- Qtc** Travertine and/or caliche deposits (Holocene? and Pleistocene?)
- Qia** Intermediate alluvial deposits (upper Pleistocene)
- Qoa** Older alluvial deposits (upper and middle Pleistocene)
- Tsq** Sisquoc Formation (Pliocene and upper Miocene)
- Tml** Monterey Formation, lower calcareous unit (middle and lower Miocene)
- Tr** Rincon Shale (lower Miocene)
- Tv** Vaqueros Formation (upper Oligocene)
- Tspu** Sespe Formation, upper sandstone and mudstone unit (upper Oligocene)
- Tspm** Sespe Formation, middle conglomerate and sandstone unit (upper Oligocene)
- Tspl** Sespe Formation, lower conglomerate and sandstone unit (upper Eocene)
- Tcw** Coldwater Sandstone (upper and/or middle Eocene)
- Open water** Open water

SOURCE: Preliminary Geologic Map of the Santa Barbara Coastal Plain Area, by Scott A. Minor, Karl S. Kellogg, Richard G. Stanley, Paul Stone, Charles L. Powell II, Larry D. Gurrola, Amy J. Selting, and Theodore R. Brandt. 2006. USGS Open File Report 02-136 Version 1.2

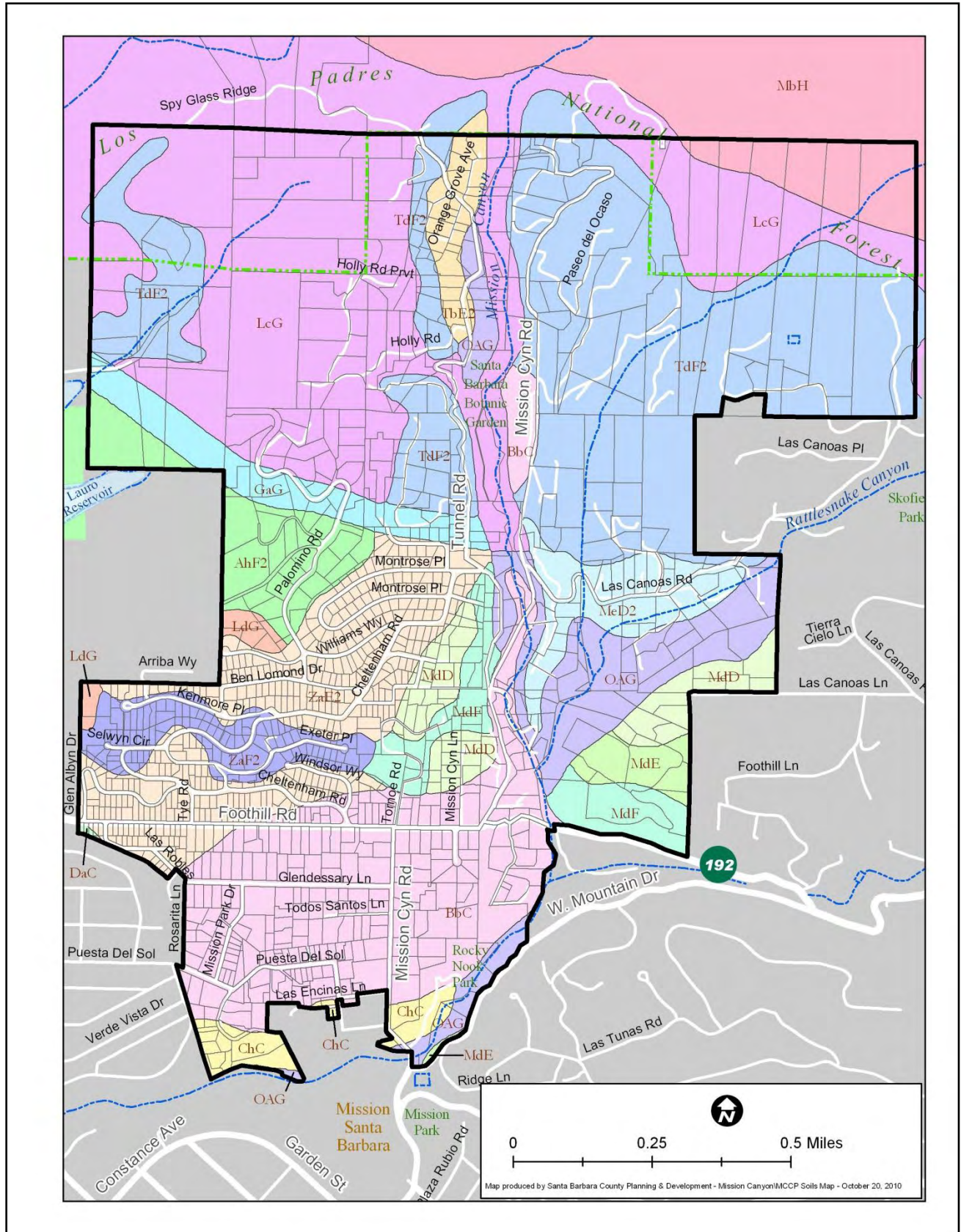



Figure 24: Soils

The soils map is for illustrative purposes only. Site-specific soil mapping may be required for development.


Mission Canyon Community Plan

Soils Map

Legend

 Mission Canyon Plan Area

 Los Padres Nat'l Forest


 City of Santa Barbara

Soil Class

 AhF2 AYAR CLAY, 30 TO 50 PERCENT SLOPES, ERODED

 BbC BALLARD VARIANT, STONY FINE SANDY LOAM, 2 TO 9 PERCENT SLOPES

 ChC CORTINA STONY LOAMY SAND, 2 TO 9 PERCENT SLOPES

 DaC DIABLO CLAY, 2 TO 9 PERCENT SLOPES

 GaG GAVIOTA SANDY LOAM, 30-75 PERCENT SLOPES

 LcG LODO-SESPE COMPLEX, 50 TO 75 PERCENT SLOPES

 LdG LOPEZ-ROCK OUTCROP COMPLEX, 50 TO 75 PERCENT SLOPES

 MbH MAYMEN-ROCK OUTCROP COMPLEX, 50 TO 75 PERCENT SLOPES

 MdD MILPITAS STONY FINE SANDY LOAM, 9 TO 15 PERCENT SLOPES


 MdE MILPITAS STONY FINE SANDY LOAM, 15 TO 30 PERCENT SLOPES

 MdF MILPITAS STONY FINE SANDY LOAM, 30 TO 50 PERCENT SLOPES

 MeD2 MILPITAS-POSITAS FINE SANDY LOAM, 9 TO 15 PERCENT SLOPES, ERODED

 OAG ORTHENTS, 50 TO 75 PERCENT SLOPES

 TbE2 TODOS CLAY LOAM, 15 TO 30 PERCENT SLOPES, ERODED

 TdF2 TODOS-LODO COMPLEX, 30 TO 50 PERCENT SLOPES, ERODED

 ZaE2 ZACA CLAY, 15 TO 30 PERCENT SLOPES, ERODED

 ZaF2 ZACA CLAY, 30 TO 50 PERCENT SLOPES, ERODED

3. GEOLOGY, HILLSIDES, AND TOPOGRAPHY GOAL, POLICIES, DEVELOPMENT STANDARDS, AND ACTIONS

- GOAL GEO-MC-1:** **Protect public health, safety, and welfare by preserving hillside and watershed areas.**
- Policy GEO-MC-1:** Hillside and watershed areas shall be protected to the maximum extent feasible to avoid adverse geologic impacts and to preserve watershed function.
- DevStd GEO-MC-1.1:** Development, including grading, shall be prohibited on natural and man-made slopes greater than 30%. In areas of unstable and/or highly erosive soils, on sites that are on or adjacent to faults, landslides, or other geologic hazards, or in any case where development is proposed in areas where the slope is 20% or greater, the County shall require site-specific geologic and/or geotechnical investigation(s) by a qualified professional (e.g., professional geologist, geotechnical engineer, engineering geologist). Where applicable, measures recommended to avoid or mitigate geologic hazards shall be incorporated into the proposed development in a manner that avoids or minimizes any potential adverse effects of such measures (for example, hillside scarring). Potential subdivisions shall demonstrate all areas for feasible building sites and access on less than 20% slopes.
- DevStd GEO-MC-1.2:** In order to minimize erosion, landscape plans shall be required for development on slopes 20% or greater and for any project requiring a grading permit. Such plans shall include revegetation of graded areas with appropriate firewise planting designed to blend with the natural terrain and stabilize slopes. Landscape plans will be subject to review and approval by the Board of Architectural Review.
- Policy GEO-MC-2:** Grading shall be designed to minimize scars in topography and avoid the potential for earth slippage, erosion, and other safety risks.
- DevStd GEO-MC-2.1:** The shape, height, and grade of any cut or fill slope shall be developed to blend with existing contours and scale of the natural terrain as follows:
1. Natural stream channels shall be maintained wherever possible.
 2. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
 3. Graded slopes shall be concealed with new vegetation wherever possible, and revegetation of those slopes with firewise plantings shall be required.
 4. The toe and crest of any slope in excess of 10 feet vertical height, excepting the toe of any slope within 25 feet of a dwelling, shall be

rounded with vertical curves of radii no less than 5 feet and designed in proportion to the total height of the slope. Any manufactured slope bank in excess of 10 feet vertical height shall have variable gradients.

5. Where cut and fill slopes of more than three feet are created, a detailed landscape and irrigation plan shall be prepared.

- DevStd GEO-MC-2.2: Temporary erosion control measures, as determined by Planning and Development using best management practices, shall be used to minimize on- and off-site erosion related to construction.
- Dev Std GEO-MC-2.3: Where feasible, development on previously cleared slopes that show scarring or significant disturbance shall include plans for appropriate revegetation of the affected areas.
- DevStd GEO-MC-2.4: Revegetation and/or landscaping of project sites shall be accomplished as soon as is feasible following grading/vegetation clearing in order to hold soils in place.
- Policy GEO-MC-3: Excessive grading for the purpose of creating or enhancing views shall not be permitted. Grading should not place more than five feet of fill above natural grade.
- Policy GEO-MC-4: Development shall be sited and designed to minimize the potential for geologic hazards, including but not limited to, seismic, soil, or slope hazards.
- DevStd GEO-MC-4.1: Structures shall be prohibited within 50 feet of an active or potentially active fault. All structures shall be built according to Uniform Building Code Seismic Zone 4 standards or such other standards as may be in effect.

D. HISTORY AND ARCHAEOLOGY

1. PREHISTORIC SETTING

Santa Barbara County is one of California's richest areas for archaeological resources. Research indicates that mainland areas were inhabited at least 9,000 years ago, with evidence for habitation on the Channel Islands at least 10,000 years ago, representing some of California's earliest coastal populations. At one time there were hundreds of separate Chumash villages, temporary camps, fishing and hunting sites, and ceremonial sites throughout the area, dating from the Prehistoric to the Mission Periods. Some were as large as towns, while others were quite small.

Numerous archaeological sites are located within or near to the Mission Canyon Plan Area. Among them, two major villages known to the Chumash as Syuxtun and Xana'yan were located near Mission Creek, which the Chumash depended upon for fresh water. The Syuxtun settlement was a large town located where Mission Creek emptied into the ocean, while Xana'yan was a small yet important village in Mission Canyon. The first encounter between the Spanish and the Santa Barbara Chumash likely occurred near the village Xana'yan during the Portola expedition of 1769-1770. A system of regional economic exchange tied villages in Mission Canyon to other Chumash settlements.³⁷

Mission Canyon is considered to be archaeologically sensitive due to the presence of a wide range of mapped prehistoric and historic sites. Archaeological investigations of the Mission Canyon area include a "Cultural Resources Sensitivity Assessment" prepared in 1983, which documented known historic and prehistoric cultural resources within the South of Foothill and Mission Canyon Heights neighborhoods. A second report prepared in 1984 contains the results of an intensive Phase II cultural resource investigation for the same area. The survey resulted in the recording and mapping of 17 cultural resources, 15 of which were previously unrecorded. In terms of broad classification, four resources were prehistoric Native American archaeological sites, two were Spanish Period archaeological sites, and eleven were historic architectural sites. Applications for private development have generated survey reports that have located additional sites in Mission Canyon. Due to the area's archeological richness, there is a possibility for unmapped archaeological resources to be present throughout the Plan Area.

2. HISTORIC SETTING

Following the first Spanish expeditions, historic occupation in the area can be divided into three settlement periods: the Mission Period (1769-1830); the Rancho Period (1830-1865) and the American Period (1865-1915). Construction of the Mission at the foot of Mission Canyon in 1786 and the establishment of numerous ranchos altered both the physical and cultural landscape of the region. During the Mission Period, Mission Creek was dammed (at a site presently occupied by the Santa Barbara Botanic Garden) to provide water for the Mission complex. A stone aqueduct system was constructed to carry water by gravity from the dam to the Mission. Remnants of the aqueduct

³⁷ Santa Barbara Historical Society, Noticias Vol. XXXII, No. 2 (Summer 1986).

can still be seen along Mission Canyon Road and are presumed to exist on private property between the Santa Barbara Botanic Garden dam and the Mission.

The Rancho Period spanned the time when Santa Barbara was under both Mexican and American rule. The name “rancho” refers to the cattle ranches that were established when large areas of California were distributed from the Mexican governor to people of influence. A shift from cattle ranching to farming and other more intensive land uses marked the beginning of the American Period. Regional changes in the area that is now the County include the development of railroads, agriculture, and oil production, and the presence of military bases.

Historic Structures and Landmarks

By the 1880s, Mission Canyon was populous enough to sustain its own elementary school, located just west of where County Fire Station 15 is located today. Another important structure was the Rockwood Inn, a boarding house located at the entrance to Mission Canyon. After the Inn burned in 1927, the land was purchased by Santa Barbara Woman’s Club members, who hired Joseph Plunkett to build the “Rockwood” clubhouse on the site in 1928.

The rich history of Mission Canyon has included a number of important structures and historic resources. The County has two categories of protection for historic structures and sites: *Place of Historical Merit* or *Landmark*. Designation as a Place of Historical Merit officially recognizes the building or site as having historical, aesthetic, or cultural value but does not restrict demolition, removal, alteration, or use. A County Landmark is a higher level of recognition that includes conditions restricting demolition, removal, alteration, or use. The Santa Barbara Historic Landmarks Advisory Commission has designated two places in Mission Canyon as County Landmarks, listed in Table 11. There are no federal or state landmarks in Mission Canyon.

Table 10: County Designated Landmarks in Mission Canyon

APN	Address	Historic Resource
023-221-042	2620 Glendessary Lane	Santa Barbara County Landmark 15 Designated in 1968 English Tudor Mansion
023-340-013, 023-340-014 & 023-340-015	1212 Mission Canyon Road	Santa Barbara County Landmark 24 Designated in 1983 and expanded in 2003: Mission Dam, Aqueduct, Campbell Bridge, Entry Steps, Indian Steps, Blaksley Library, Caretaker’s Cottage, Information Kiosk, and the entirety of Assessors Parcels -013, -014 and -015.

Glendessary

Glendessary was designed by Samuel Isley and built in 1900 for Robert Cameron Rogers, who composed the lyrics to the classic ballad “The Rosary” within its walls. Landmark status was proclaimed by the Board of Supervisors in 1968. The resolution recommending declaration of the landmark noted that the home has great historic significance and is a reminder of the pioneer days.

The Santa Barbara Botanic Garden

The idea for a botanic garden in Santa Barbara was developed in 1926 by a group of citizens and an ecologist from the Carnegie Institution in Washington D.C., Dr. Frederic Edward Clements. Funding for purchase of the land and an endowment were provided by Anna Dorinda Blaksley Bliss. Originally undertaken with the Santa Barbara Museum of Natural History, the Santa Barbara Botanic Garden incorporated as a separate organization in 1939.³⁸

In 1983, the Board of Supervisors designated the Mission Dam within the Santa Barbara Botanic Garden as County Landmark #24. In 2003, the existing County Landmark #24 was expanded to include the entirety of Assessor's Parcel Number (APN) 023-340-014 and the aqueduct located thereon, as well as APN 023-340-013 and 023-340-015, to be known thereafter as Santa Barbara Botanic Garden, Mission Dam, and Aqueduct. The Landmark designation of the Santa Barbara Botanic Garden, Mission Dam, and Aqueduct included a condition that prohibits complete or partial demolition, removal, or destruction of the following structures, unless express consent is obtained in writing from the Historic Landmarks Advisory Commission, with reasonable conditions imposed as deemed necessary:

- Mission Dam and Aqueduct;
- "Indian Steps;"
- Entry Steps (1948);
- Information Kiosk (1937);
- Original Library (1941);
- Campbell Bridge; and
- Caretakers Cottage (1972); provided that the Historic Landmarks Advisory Commission expressly consents to the relocation of the Caretaker's Cottage to another site in the Santa Barbara Botanic Garden.

In addition, no changes that substantially deviate from the historical landscape design concept as defined in the Landmark resolution are permitted unless express consent is obtained in writing from the Historic Landmarks Advisory Commission, with reasonable conditions imposed as deemed necessary.³⁹ This condition also applies to changes in the use of the landmarked properties.

Mission Canyon has an array of additional historical resources including sandstone walls, bridges, and numerous historical and architecturally significant homes that may be eligible for County Landmark or Place of Historical Merit designation. According to the County's Environmental Thresholds and Guidelines Manual, any structure 50 years or older is considered a potentially significant historic resource.

³⁸ Santa Barbara Historical Society, Noticias, Vol. L No. 4/Vol. LI No. 1 (Winter 2004/Spring 2005).

³⁹ Santa Barbara County Resolution 03-059 proclaiming the Santa Barbara Botanic Garden as a Historical Landmark, February 25, 2003.

3. HISTORY AND ARCHAEOLOGY GOAL, POLICIES, DEVELOPMENT STANDARDS, AND ACTIONS

- GOAL HA-MC-1:** **Preserve and protect historically significant landscapes, County Places of Historic Merit, County Historic Landmarks, and other cultural, archaeological, and historical resources in Mission Canyon.**
- Policy HA-MC-1:** Archaeological resources shall be protected and preserved to the maximum extent feasible.
- DevStd HA-MC-1.1:** A Phase I archaeological survey shall be performed when identified as necessary by a County archaeologist or contract archaeologist using best available resources. The content, format, and length of the Phase I survey report shall be consistent with the size of the project and findings of the study. If archaeological remains are identified and cannot be avoided through project redesign, the applicant shall fund a Phase II study to determine the significance of the resource prior to issuance of any permit for development.
- DevStd HA-MC-1.2:** All proposed mitigation recommendations resulting from the Phase I or Phase II study, including completion of additional archaeological analyses (Phase III) and/or project redesign shall be incorporated into any permit issued for development to the extent feasible.
- Action HA-MC-1.3:** The County shall work with qualified archaeologists, historians, and private landowners to identify, survey, and map parcels that potentially contain portions or traces of the Mission Santa Barbara aqueduct. The County shall coordinate with the Historic Landmarks Advisory Commission to develop a program for protection of the aqueduct features.
- Policy HA-MC-2:** Historical resources shall be protected and preserved to the maximum extent feasible.
- DevStd HA-MC-2.1:** No permits shall be issued for any development or activity that would adversely affect the integrity of officially designated County Historic Landmarks and Places of Historic Merit, historical resources eligible for the California Register of Historic Resources, or identified historical districts unless a professional evaluation of the proposal has been performed pursuant to the County's most current regulations governing archaeological and historical projects. All such professional studies shall be reviewed and approved by Planning and Development and all feasible mitigation measures shall be incorporated into any permit issued for development to the extent feasible.

- Action HA-MC-2.2: The County and the community should work to identify structures and places that qualify for nomination to Place of Historical Merit or Landmark status and forward these requests to the Historic Landmarks Advisory Commission.
- Action HA-MC-2.3: The County shall pursue funding from federal, state and local sources to conduct historic resources surveys of Mission Canyon with consultation from the Historic Landmarks Advisory Commission, and citizen resources such as the Mission Canyon Association, Pearl Chase Society, Santa Barbara Historical Society and other relevant entities.
- Action HA-MC-2.4: The County shall consider adopting the State Mills Act program to offer property tax abatement incentives to qualified historical properties.
- Policy HA-MC-3: Traditional cultural, historical, and spiritual sites of concern to the Chumash Indians shall be protected and preserved to the maximum extent feasible.
- Action HA-MC-3.1: The County, Chumash representatives, and community should work together to ensure appropriate tribal access to traditional cultural, historical, and spiritual sites while still respecting the rights and privileges of private property owners.

E. VISUAL AND AESTHETIC RESOURCES

1. SETTING

The foothills and sheer upper face of the Santa Ynez Mountains, the riparian corridors of Mission and Rattlesnake Creeks, and the Pacific coastline provide vistas of great natural beauty visible from major travel corridors, as well as from public trails, streets, and parks. Due to its topography, parts of Mission Canyon are highly visible from areas of the City of Santa Barbara and the South Coast, including Highway 101, the Mesa, the north slopes of the Riviera, and the portion of Foothill Road to the west of the Plan Area. Major view corridors within Mission Canyon include Mission Canyon Road, Tunnel Road, Las Canoas Road, and State Route 192 (Foothill Road). Many public roads, particularly in Mission Canyon Heights, have spectacular views of the City of Santa Barbara and the Channel Islands. Informal landscapes, century-old stone walls, and diverse residential styles lend a scenic ambiance to the local streetscape. With few street lights and minimal night lighting, Mission Canyon offers spectacular views of the nighttime sky.

Mission Canyon Road is heavily traveled and represents a “gateway entrance” into the Plan Area. The road is frequented by residents and visitors alike and is considered a scenic corridor that physically and visually differentiates Mission Canyon from the City of Santa Barbara. Development in this scenic corridor deserves special consideration to ensure it does not detract from the historical character, natural surroundings, and aesthetics of the neighborhood. Protection of visual resources in this area merits a heightened level of design review.

The visual character of Mission Canyon is also influenced by the design of its built environment. Eclectic architectural styles and design elements provide a unique community identity. Outside of riparian corridors, the lush landscaping is largely a result of deliberate plantings, as revealed by photographs of Mission Canyon Heights from the 1950s that show largely barren hills. Some areas of Mission Canyon are lined with cut sandstone walls and bridges that provide visual character and a historical context.

a. Regulatory Setting

The Land Use Element (LUE) and Open Space Element of the County Comprehensive Plan include policies to protect and enhance visual resources. The LUE Hillside and Watershed Protection Policies, as well as the Hillside and Ridgeline Protection Ordinance 3714 regulate development on slopes to minimize grading, disruption of natural vegetation, and erosion. Visual Resource Policies in the LUE include measures to ensure compatibility of structures with the surrounding natural environment and/or existing community through structural design review and landscaping requirements. The Open Space Element identifies the County’s scenic beauty as a principal factor in the attraction of residents and visitors, evaluates the visual quality of natural resources and travel corridors, and emphasizes the importance of urban perimeters. The LUDC sets development standards such as the 35 feet maximum height limit for structures within the Mission Canyon Plan Area.⁴⁰ This maximum allowable height is 25 feet for structures in the Urban Area subject to the

⁴⁰ LUDC section 35.20.050.

Hillside and Ridgeline Development Guidelines, subject to the discretion of the Board of Architectural Review.⁴¹

To ensure special protection of the aesthetic resources of the Plan Area, the Design Control (D) overlay zone is applied to all of the Mission Canyon Plan Area, except the parcels zoned for Recreation (because Recreation-zoned parcels already require design review as part of development plan review). The D overlay zone requires Board of Architectural Review approval for all new structures including additions and alterations, except for certain exemptions as specified in the LUDC.⁴² The intent of using this overlay zone is to ensure well-designed development and to protect scenic qualities, property values, and neighborhood character.

The Mission Canyon Association Architectural and Development Review Committee, also known as the Architectural Board of Review (ABR) is a non-County review committee for projects in Mission Canyon. The County does not require ABR review but it can be used prior to formal County review to identify potential design problems and work cooperatively with applicants to develop projects that contribute to the character and quality of Mission Canyon neighborhoods.

2. PLANNING ISSUES

Visual and Aesthetic Issues

Recent and proposed residential development threatens to degrade the aesthetic character of Mission Canyon. As flat lots have become scarce, residential development has pushed into the foothills. Such foothill development often includes extensive grading and vegetation removal for homes and driveways, producing unattractive scarring in a highly visible area. Vegetation clearance for fire safety can also be highly visible. Steeply sloped lots are sometimes developed with homes that, if not stepped back into the hillside, present an extreme apparent height for downhill viewers. These homes are highly visible from public roads in Mission Canyon and the City of Santa Barbara.

Demolishing smaller homes to build larger dwellings is becoming common and is also altering the visual character of Mission Canyon. Larger dwellings pose neighborhood compatibility issues if the size is significantly larger than those in the existing neighborhood. Residents have expressed concern over building heights and the scale of new homes and remodels that obstruct or degrade mountain or ocean views from public roads, trails, and private homes.

The relative darkness of the nighttime sky is highly valued by Mission Canyon residents. However, there is concern that over-illumination and light trespass from new and existing homes will degrade the quality of the nighttime sky. Outdoor Lighting Regulations for the Mission Canyon Plan Area are included in the LUDC to preserve and protect the nighttime environment by regulating unnecessary and excessive outdoor lighting.

The construction of new walls and fences in areas that formerly did not have them has also become a visual issue for residents. While recognizing the need for privacy and screening from cars along

⁴¹ LUDC section 35.62.040.

⁴² Ibid., section 35.20.040.

busy roads, residents value the sense of openness and the landscaping and attractive homes seen along the streetscape and would like to deter the “canyon” effect of higher walls fronting roadways.

The Mission Canyon Residential Design Guidelines were developed to provide guidance on size, bulk, and scale of new and remodeled homes, the aesthetic aspects of house siting and design, and appropriate materials and height for walls (including retaining walls) and fences. Existing County and Mission Canyon Community Plan policies and development standards are designed to protect public views and minimize the visual impacts of grading and outdoor lighting.

Mission Canyon Scenic Corridor

The gateway entrance into Mission Canyon transitions from the open, historical setting of Mission Santa Barbara, to the verdant corridor of Mission Canyon Road where lush, informal gardens and sandstone walls establish a typical Mission Canyon ambiance. To recognize and preserve the special character, history, and scenic appeal of the gateway entrance to Mission Canyon, this Community Plan designates the Mission Canyon Scenic Corridor (Scenic Corridor – Mission Canyon [SC-MC]) overlay zone on lots adjacent to Mission Canyon Road from Rocky Nook Park to the Foothill Road/Mission Canyon Road intersection (Figure 24). Scenic and historic features in or near the Scenic Corridor are listed in Table 11 below and noted on Figure 25.

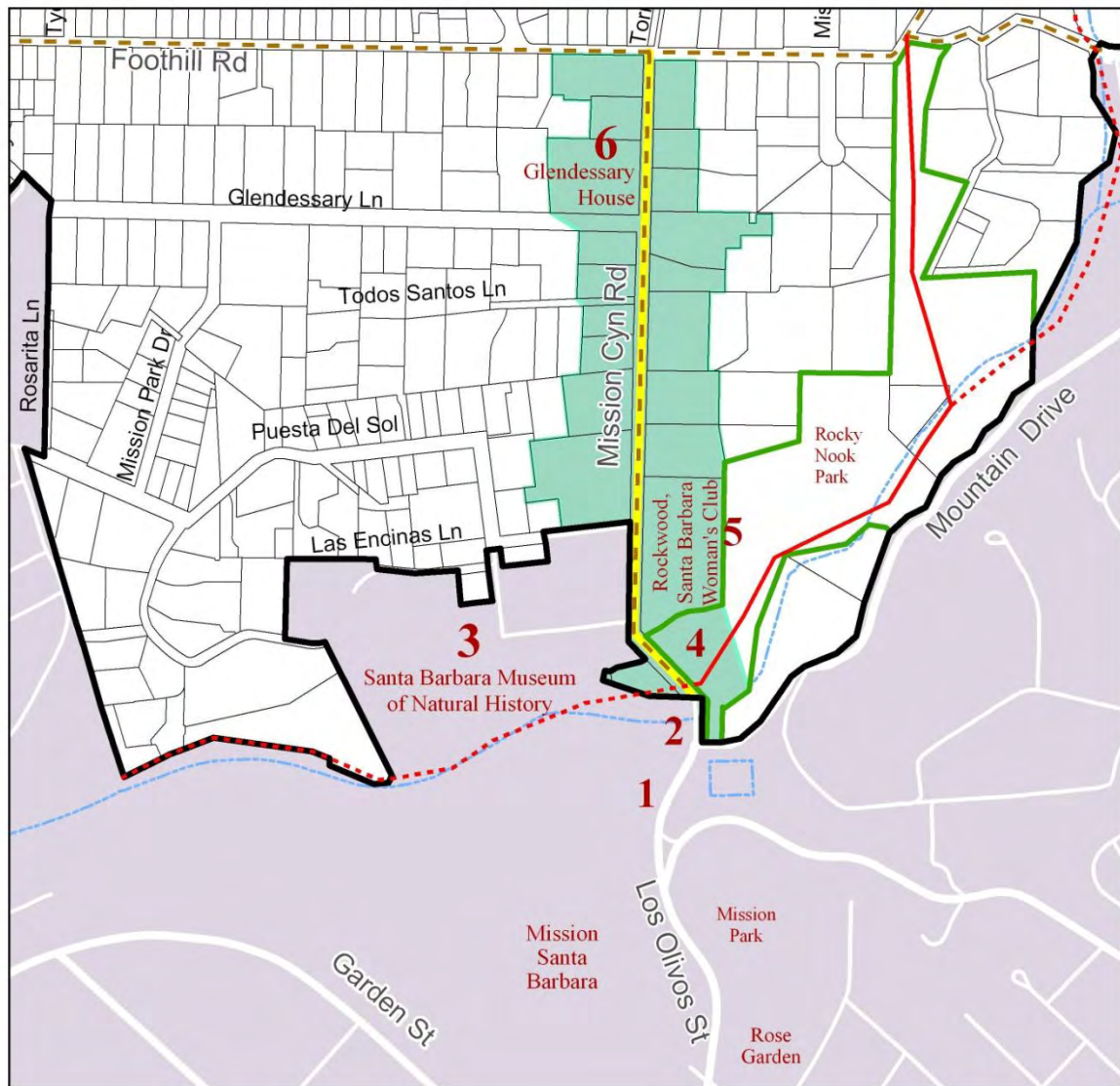
Table 11: Scenic Corridor and Adjacent City of Santa Barbara Features

Map Reference Number	Feature	Additional Information
1	Mission Santa Barbara, Mission Historical Park and Rose Garden	Mission Santa Barbara and Mission Historical Park are California State, National Historic, and City of Santa Barbara Landmarks. Remnants of the aqueduct, built to convey water from the Mission Dam in the Santa Barbara Botanic Garden to the Mission, can be seen on both sides of Los Olivos Road.
2	Stone bridge over Mission Creek	The low stone bridge was built in 1891 to replace a wooden bridge over Mission Creek. The bridge signals the transition into Mission Canyon with views of Mission Creek and sycamores and oaks.
3	Santa Barbara Museum of Natural History	The Santa Barbara Museum of Natural History, founded in 1916, is set on approximately 11 acres and comprises a cluster of Spanish-style buildings adjacent to Mission Creek. Glimpses of the Museum grounds can be viewed from Mission Canyon Road.
4	Entrance to Rocky Nook Park	Just past the stone bridge on the right lies the road into scenic Rocky Nook Park, which is the start of the Scenic Corridor.
5	Santa Barbara Woman’s Club	Adjacent to Rocky Nook Park is the Santa Barbara Woman’s Club, an attractive building set back far into its lot with front yard landscape of native oaks and boulders.
6	Glendessary	As noted in Table 11, Glendessary is a County Landmark. The structure is not fully visible from Mission Canyon Road.

Note: Map reference numbers 1, 2, and 3 are in the City of Santa Barbara

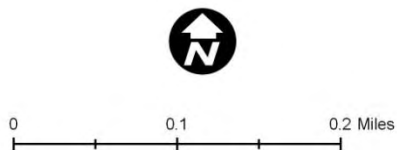
Other visual and aesthetic features of the Scenic Corridor (not referenced on Figure 25) include the original sandstone walls and pedestrian pathway along the street frontage on the west side of Mission Canyon Road, views of La Cumbre Peak, and glimpses of attractive homes set well back from the road with lush front yard landscapes. These elements provide an appealing viewshed and should be preserved and protected under this designation.

Phase I of the Scenic Corridor program (Action VIS-MC-3.1) is the adoption of development standards in the LUDC to address setbacks, detached accessory structures, and fences, gateposts, and walls. The Board of Architectural Review and the Historic Landmarks Advisory Commission will have review authority for projects within the Scenic Corridor to ensure due attention is paid to both scenic and historical aspects of the corridor. Phase II of the Scenic Corridor program (Policy CIRC-MC-3 and VIS-MC-3.2) is proposed to design and implement a streetscape plan including coordination with the City of Santa Barbara and Santa Barbara Museum of Natural History to improve pedestrian access, provide signage and landscaping, and pursue undergrounding of overhead utilities. Phase II was initiated in 2012 when the County, in partnership with the City of Santa Barbara, was awarded a Caltrans Community-Based Transportation Planning Grant to initiate concept-level streetscape plans that will include the Mission Canyon Road portion of the Scenic Corridor.



Mission Canyon Community Plan

Mission Canyon Scenic Corridor



*Proposed trails show the general location of future trail corridors

Map produced by Santa Barbara County Planning & Development - Mission Canyon/MCCP Scenic Corridor.mxd - May 5, 2008

- Scenic Corridor
- 3 Points of Interest
- Existing Off Road Trail
- Proposed Off Road Trail
- Proposed On Road Trail
- New Proposed On Road Trail
- Park
- Mission Canyon Plan Area
- Los Padres Nat'l Forest
- City of Santa Barbara

Figure 25: Scenic Corridor

3. VISUAL AND AESTHETIC RESOURCES GOALS, POLICIES, DEVELOPMENT STANDARDS, AND ACTIONS

- GOAL VIS-MC-1:** **Protect the visual and aesthetic resources of Mission Canyon, including public views of the mountains and ocean and the quality of the nighttime sky.**
- Policy VIS-MC-1: Development shall be sited and designed to protect views as seen from public viewing places.
- DevStd VIS-MC-1.1: Development shall be sited and designed to minimize the obstruction or degradation of views as seen from public viewing places.
- DevStd VIS-MC-1.2: Development and grading shall be sited and designed to avoid or minimize hillside and mountain scarring and minimize the bulk of structures visible from public viewing places. Measures may be required to achieve this goal, including but not limited to increased setbacks, reduced structure size and height, reductions in grading, extensive landscaping, low intensity lighting, and narrow or limited length roads/driveways.
- DevStd VIS-MC-1.3: Development shall not occur on ridgelines if suitable alternative locations are available on the property. When there is no other suitable alternative location, structures shall not be sited so as to intrude into the skyline or be conspicuously visible from public viewing places to the maximum extent feasible. Additional measures such as an appropriate landscape plan and limiting the height of the building may be required in these cases.
- Policy VIS-MC-2: The nighttime sky of Mission Canyon shall be protected from excessive and unnecessary light associated with new development and redevelopment.
- Action VIS-MC-2.1: The LUDC shall be amended upon Community Plan adoption to include Mission Canyon in the existing outdoor lighting regulations (section 35.30.120). The “Outdoor Lighting Regulations for the Mission Canyon Community Plan Area” shall apply unless superseded by a countywide outdoor lighting ordinance.
- GOAL VIS-MC-2:** **Protect the visual and aesthetic value of gateway roads, stone walls, and other scenic portions of the Plan Area roadways.**
- Policy VIS-MC-3: In recognition of the special character, history, and appeal of Mission Canyon, in particular Mission Canyon Road and adjacent properties from Rocky Nook Park to the intersection with Foothill, this area shall be designated as the “Mission Canyon Scenic Corridor” and all plans for new

or altered buildings and structures shall be subject to the Mission Canyon Scenic Corridor Overlay development standards.

Action VIS-MC-3.1: The LUDC shall be amended upon Community Plan adoption to apply a Mission Canyon Scenic Corridor Overlay with specific development standards to protect the Mission Canyon Scenic Corridor.

Policy VIS-MC-3.2: The County shall coordinate with the City of Santa Barbara, area non-profit institutions, and residents to seek grants and other funding sources to design and implement the Phase II streetscape plan for the Mission Canyon Scenic Corridor, coordinated with multimodal access and safety improvement plans (*see Policy CIRC-MC-3*).

Aesthetic considerations for the streetscape plan could include the following programs:

- Design and materials for paths, crosswalks, and streetscape features;
- Protection of existing stone walls and other historic features;
- A signage plan;
- Landscaping recommendations; and
- Undergrounding utilities.

Action VIS-MC-3.3: The County shall encourage homeowners investigate converting overhead power lines to underground facilities along scenic roads in Mission Canyon.

GOAL VIS-MC-3: Maintain and enhance the aesthetic qualities of the community in all aspects of residential development and landscaping.

Policy VIS-MC-4: Development shall be sited, designed, and scaled to be compatible with neighborhood character, to protect visual resources, and to respect site constraints such as steep slopes.

DevStd VIS-MC-4.1: Development, including houses, roads and driveways, and accessory buildings shall be sited, designed, and scaled to be compatible with and visually subordinate to significant natural features such as major rock outcroppings, mature trees and woodlands, drainage courses, visually prominent slopes, and hilltops and ridgelines.

DevStd VIS-MC-4.2: Grading for development, including primary and accessory structures, access roads (public and private) and driveways, and vegetation clearance for fire safety purposes shall be kept to a minimum and shall be performed in a way that:

- Minimizes scarring and
- Maintains to the maximum extent feasible the natural appearance of ridgelines and hillsides.

REFERENCES

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Santa Barbara County Planning and Development, Toro Canyon Plan. 2004.

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APPENDICES

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APPENDIX A: TRAIL SITING GUIDELINES

I. GENERAL

The following are general trail guidelines applicable to all proposed trails.

- A. To the maximum extent feasible, trails should be sited and designed to keep hikers, bicyclists, and equestrians on the cleared pathways, to minimize impacts to sensitive habitat areas and environmental resources, and to avoid or minimize erosion impacts and conflicts with surrounding land uses.
- B. As part of the trail implementation process, County Parks Division should evaluate a future trail's ability to accommodate multiple-use on proposed County trails. Potential modifications to the County's multiple-use trail policy should be considered on a case-by-case basis.
- C. Maps depicting future trails should include a statement expressing "Trail routes shown as proposed trails are not open for public use until County acquires public access rights."
- D. County Parks should monitor trails for potential impacts such as vandalism, impacts to archaeological/historical sites, intensity of use, erosion, etc., and when/where necessary, recommend temporary trail closures to alleviate or remedy the problem.
- E. Trails should be sited so as to utilize existing roads and trails as much as possible, except where the trail may conflict with surrounding land uses and environmentally sensitive areas.
- F. Trail width shall be consistent with County Parks Division standards. Typical trail width ranges between 4–6 feet, except where intended trail uses and physical/environmental constraints of the trail corridor deem it infeasible and/or inappropriate. Then a trail width less than 4–6 feet would be acceptable.

II. BIOLOGICAL CONCERNS

- A. Trails should be sited to minimize damage to riparian areas while allowing some public access to these resources. Measures should include locating the majority of trail corridors outside riparian areas, while occasionally bringing trails into contact with streams for public enjoyment. All trail construction should minimize removal of riparian vegetation and utilize natural features and/or lateral fencing to discourage public access to sections of streams not directly accessed by trails.
- B. To the greatest extent feasible, the number of creek crossings should be limited in order to protect stream/riparian resources.
- C. Fences constructed along trail corridors should allow for wildlife movement, to the greatest extent feasible.
- D. Both trail siting and maintenance should be conducted to minimize introduction and proliferation of exotic weedy plants.

III. AGRICULTURAL CONCERNS

- A. Where appropriate (e.g., adjacent to existing agricultural operations, buildings, residences, etc.), the County should construct fencing between the trail and private land uses. County Parks

shall determine on a case-by-case basis appropriate fencing design and type. The County should consider landowner input on fence design. To the greatest extent feasible, fencing should not hinder the natural movement and migration of animals and should be aesthetically pleasing.

B. Where trails bisect private land, locked gates should be installed at appropriate intervals to allow the landowner to cross the trail easement from one side of the property to the other.

C. Trails should be located away from cultivated agriculture and should be sited to avoid bisecting existing agricultural operations, to the greatest extent feasible.

IV. LAND USE COMPATIBILITY CONCERNS

A. Trails should be sited and designed to avoid significant environmental resources and to minimize user conflicts with surrounding land uses, to the maximum extent feasible. This may involve re-alignment of the trail corridor, signage, fencing, and/or installation of access control barriers in certain sensitive areas.

B. Where feasible, trails should be sited a minimum of 100 feet from existing structures and should utilize topography and vegetative barriers to buffer surrounding residences from potential privacy impacts.

C. Where feasible, trails should be sited along parcel boundaries in an effort to minimize land use conflicts.

V. ACCESS CONTROL

These trail guidelines are intended to protect surrounding land uses and environmentally sensitive areas, while providing a safe, enjoyable experience for the trail user. Many of the following access control guidelines are particularly relevant in siting proposed trails to avoid potential agricultural impacts.

A. Where appropriate, trailhead parking areas should be pursued by the County at logical points to provide parking areas for vehicles and turning areas for horse trailers without blocking emergency vehicle or residents' access to and from private lands. Such trailhead parking should be sited and designed to minimize disruption to existing neighborhoods.

B. Where appropriate, vehicle barriers (e.g., steel access gates) should be constructed at trailheads to prevent unauthorized motor vehicle access, while allowing hikers, bicyclists, equestrians, and authorized motor vehicles to access the trail. Internal access control barriers (i.e., any combination of steel gates, chain link fence, or barbed wire fence) should also be installed along trails at appropriate "choke points" (e.g., placement of barriers utilizing natural topography and/or trail user decision points) in order to keep trail users on the established trail route and prevent trespass and/or further entry into private property and/or environmentally sensitive areas.

C. Before the County permits public use of any acquired trail right-of-way, adequate fencing and other precautions should be installed to prevent vandalism to neighboring properties, and appropriate trailheads should be acquired and constructed to provide for the public safety.

D. Appropriate trail signage should be placed at all access points and along the trail corridor. Signs should state when entering/leaving public or private property, no trespassing, and to remain on the established trail route (especially where the trail easement crosses private land). Trailheads should be marked with low-key identification signs that also post regulations, prohibited uses, and

trail user guidelines. Educational and trail etiquette signs should also be displayed at strategic locations along a trail corridor.

VI. ARCHAEOLOGICAL/HISTORIC CONCERNS

Archaeological and historical sites are non-renewable resources that are vulnerable to trail construction and use. The following guidelines are intended to aid in the siting of potential trail corridors in order to avoid disturbances to important resources.

- A. Trails should be sited and designed to avoid impacts to significant cultural, archaeological, and historical resources to the maximum extent feasible. This may involve re-alignment of the trail corridor, signage, fencing, and/or installation of access control barriers in certain sensitive areas.
- B. A Phase I archaeological survey may be required prior to implementing proposed trail corridors.

VII. GUIDELINES FOR TRAIL MAINTENANCE/CONSTRUCTION

- A. Wherever possible, trails should be sited to avoid highly erosive soils and should be constructed parallel to the slope contours with drainage directed off the trail to minimize soil erosion. Where the trail must go directly down the slope, a course of water bars (stone, wooden, or jute meshing) should be imbedded perpendicular to the trail. This treatment should be implemented where necessary to minimize the effects of erosion.
- B. The County should utilize the USFS standards for rural trail maintenance, as identified in the USFS Trail Handbook on a case-by-case basis.
- C. County Public Works shall consult with County Parks Division prior to issuing any encroachment permits along road shoulders with current or proposed trails.
- D. County Parks Division shall actively pursue removal of any unauthorized structures, fences, or other obstructions in dedicated easements, as set forth in Chapter 26 of the County Code.

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APPENDIX B: SPECIAL STATUS (CNPS 1B) PLANT SPECIES

Documented Occurrences of Special Status (CNPS 1B) Plant Species Within or Near the Mission Canyon Plan Area⁴³

- 1. Santa Barbara honeysuckle (*Lonicera subspicata* var. *subspicata*)** Observed on vacant parcel on Palomino Road south of 1116 Palomino Road. Coastal sage scrub habitat. M. Mooney February 2008 field visits for Mission Canyon Community Plan.
- 2. Nuttall's Scrub Oak (*Quercus dumosa*)** Rattlesnake Canyon (mouth): n. of City of Santa Barbara (SBBG #100141; UCSB) Pollard 1957. Elevation 1100 ft.
- 3a. Nuttall's Scrub Oak (*Quercus dumosa*)** Rattlesnake Canyon (Outside study area): Las Canoas Road [uphill from] on e. side of Rancheros Tract (SBBG # 36685) Pollard 1959.
- 3b. Nuttall's Scrub Oak (*Quercus dumosa*)** Rattlesnake Canyon: Skofield Property, Las Canoas Road (SBBG #58980) Holt 1940. Elevation 800 ft. Most likely within Skofield Park, owned by City of Santa Barbara.
- 4. Nuttall's Scrub Oak (*Quercus dumosa*)** Just e. of study area: Mountain Drive between Mission Canyon and Sheffield Reservoir (SBBG #58971, 58978) Holt 1940. Elevation 700 ft.
- 5. Nuttall's Scrub Oak (*Quercus dumosa*)** Mission Canyon: Tunnel Road, Santa Barbara; Hoffman 1927 (SBBG # 59009, 1314). (Most likely corresponds to CNDDDB Occ #33, "Mission Canyon"). Elevation 850 ft.
- 6. Nuttall's Scrub Oak (*Quercus dumosa*)** Mission Canyon: Botanic Garden along Pritchett Trail, Mission Canyon; Smith 1943, 1944 (SBBG #88286, 1316). Elevation 850 ft. (Most likely corresponds to CNDDDB Occ #33, "Mission Canyon").
- 7. Nuttall's Scrub Oak (*Quercus dumosa*)** Mission Canyon: 1265 Tunnel Road east of SBBG. M. Mooney, September 12, 2000. Specimen confirmed by Steve Junak. Site visit for development project; located at sharp bend in the road, south of Holly Road. Co-occurs with *Cercocarpus betuloides*, *Heteromeles arbutifolia*. Elevation 850 ft.
- 8. Nuttall's Scrub Oak (*Quercus dumosa*)** Mission Canyon: Observed on upper Palomino Road near 1159 Palomino. M. Mooney. February 2008 field visits for Mission Canyon Community Plan. Elevation 750 ft. Ridge between Lauro Canyon and Alamar Canyon.
- 9. Nuttall's Scrub Oak (*Quercus dumosa*)** West of Mission Canyon: Calle Palo Colorado, 0.4 mi. N. of Lauro Canyon Road (UCSB). John Tucker #220, May 20, 1941. Elevation 900 ft. UCSB specimen. (Possibly extirpated?)
- 10. Nuttall's Scrub Oak (*Quercus dumosa*)** Upper Mission Canyon: Observed on Spyglass Ridge between San Roque Creek and Lauro Canyon. M. Mooney. February 2008 field visits for Mission Canyon Community Plan. Elevation 1050 ft. (May be same as Tucker, 1941, UCD #45826).
- Not mapped: Sycamore Canyon (E of study area)** Near entrance to Parma Park, north of Stanwood Drive, M. Mooney, September 2001. Elevation 500 ft.

⁴³ Based on field visits and herbarium specimens on file at Santa Barbara Botanic Garden and UC Santa Barbara.

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APPENDIX C: SPECIAL STATUS ANIMALS

Special Status Animals Occurring on the Goleta, Santa Barbara, Carpinteria, and White Ledge Peak USGS Quadrangles and Potential Occurrence in the Project Area⁴⁴

Federal Status: Endangered (E), Threatened (T), Special Concern (SC), No status (-)

State Status: Endangered (E), Threatened (T), Species of Special Concern (SC)

<i>Scientific Name/Common Name</i>	<i>Status (Federal/State)</i>	<i>Habitat and Description</i>	<i>Distribution in project area</i>
Federally or State Listed Threatened or Endangered Species			
Arroyo Toad <i>Bufo californicus</i>	E/SC	Dry sandy riparian areas, inland arid regions	Santa Ynez River; very low potential
Southern steelhead <i>Oncorhynchus mykiss irideus</i>	E/SC	South Coast freshwater streams; Rattlesnake Creek throughout study area is designated critical habitat ⁴⁵ and primarily high quality habitat; ⁴⁶ Mission Creek is moderate to high quality habitat within the study area, extremely high outside (north of) study area	Moderate potential due to presence of downstream barriers
California Red-legged frog <i>Rana aurora draytonii</i>	T/SC	Deep freshwater ponds with overhanging vegetation	Cinquefoil Creek, (Montecito Creek); moderate potential
Least Bell's vireo <i>Vireo bellii pusillus</i>	E/E	Willow-cottonwood riparian forest	Upper Santa Ynez River area; casual fall migrants in the South Coast; low potential
Bank swallow <i>Riparia riparia</i>	-/T	Spring and fall transient; vertical banks, sandy sea cliffs; no longer breeding in SB County	Historical, Santa Barbara, Goleta, Hendry's Beach; low potential
Other Sensitive Species			
Two-striped garter snake <i>Thamnophis hammondi</i>	-/SC	Permanent freshwater streams from sea level to 7,000 feet	Santa Ynez River, Blue Canyon; Rattlesnake Canyon; low-moderate potential
Big free-tailed bat <i>Nyctinomops macrotis</i>	-/SC	Roosts in high cliffs, rocky outcrops in arid areas	Low potential due to lack of habitat
Southwestern pond turtle <i>Emys (=Clemmys)</i>	-/SC	Deep permanent freshwater ponds	San Roque Canyon; Moderate potential

⁴⁴ Salt marsh and other coastal-dependent species such as western snowy plover, tidewater goby, and Belding's savannah sparrow are not included due to the lack of suitable habitat in the project area.

⁴⁵ National Oceanic and Atmospheric Administration, 2005, FR, Friday Sept. 2, 2005, 52488.

⁴⁶ Stoecker 2002.

Scientific Name/Common Name	Status (Federal/State)	Habitat and Description	Distribution in project area
<i>marmorata pallida</i>			
Cooper's hawk <i>Accipiter cooperii</i>	-/SC	Winter visitor; local summer resident in oak and riparian habitats; breeds only very locally in the South Coast	Santa Ynez River; nesting reported in Mission Canyon; moderate potential
Monarch butterfly <i>Danaus plexippus</i>	Local concern	Woodlands and forests near the coast	Low potential due to distance from coast and high relative elevations

Sources:

California Natural Diversity Database, March 1, 2008

Stoecker, Matt W. 2002. Steelhead Assessment and Recovery Opportunities in Southern Santa Barbara County, California." Prepared for Conception Coast Project, Santa Barbara, California. Available on line at www.conceptioncoast.org.

Lehman, Paul. 1994. *Birds of Santa Barbara County*.

Key to Status Categories:

Federal ESA Definitions (USFWS or NMFS)
Endangered (E): Any species that is in danger of extinction throughout all or a significant portion of its range
Threatened (T): Any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range
Proposed: Any species of fish, wildlife, or plant that is proposed in the Federal Register to be listed under Section 4 of the Act

California ESA
Endangered: A native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease. Any species determined by the commission as "endangered" on or before January 1, 1985, is an "endangered species."
Threatened: A native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as "rare" on or before January 1, 1985, is a "threatened species."
Candidate: A native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the CDFW for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list (Fish and Game Code, 2068).
Species of Special Concern: Animals that are not listed under the federal Endangered Species Act or the California Endangered Species Act but are nonetheless are declining at a rate that could result in listing or historically occurred in low numbers and known threats to their persistence currently exist.

APPENDIX D: SPECIAL STATUS PLANTS

Special Status Plants Occurring on the Goleta, Santa Barbara, Carpinteria, and White Ledge Peak USGS Quadrangles and Potential Occurrence in the Project Area

Federal Status: Endangered (E), Threatened (T), Special Concern (SC), No status (–)

State Status: Endangered (E), Threatened (T), Rare (R), Species of Special Concern (SC), No status (–)

California Native Plant Society Status Definitions:

List 1A: Plants Presumed Extinct in California

List 1B: Plants Rare, Threatened, or Endangered in California and Elsewhere

List 2: Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere

List 3: Plants About Which More Information is Needed

List 4: Plants of Limited Distribution

SBBG LC = Santa Barbara Botanic Garden List of Species of Local Concern

Plants listed in bold occur in the Mission Canyon Plan Area.

Scientific Name/Common Name	Status (Federal/State/California Native Plant Society)	Habitat and Description	Distribution in project area
Federally or State Listed Threatened or Endangered Plant Species			
None ⁴⁷			
Other Sensitive Plant Species			
<i>Arctostaphylos refugioensis</i> Refugio manzanita	--/--/1B	County endemic; chaparral, south side of Refugio Pass	Low potential; most localities are west of study area
<i>Aristida adscensionis</i> Triple-awned grass	--/--/-- SBBG LC	Dry, open, rocky, south-facing slopes; March to May	Historical occurrence in San Roque Canyon; low–moderate potential
<i>Atriplex coulteri</i> Coulter's saltbush	--/--/1B	Bluffs, coastal bluff scrub	Low potential
<i>Atriplex serenana</i> var. <i>davidsonii</i> Davidson's saltbush	--/--/1B	Coastal bluff scrub, coastal scrub/alkaline; annual herb; blooms April to November	Hendry's Beach; Low potential
<i>Baccharis plummerae</i> Plummer's Baccharis	--/--/4	Oak forest, chaparral, woodland, coastal scrub; shrub; blooms May to October	Mission and Rattlesnake Canyon occurrences; moderate–high potential
<i>Calochortus catalinae</i> Catalina mariposa	--/--/4	Grasslands, woodlands, road banks	Mission and San Roque Canyons; moderate potential
<i>Calochortus weedii</i> var. <i>vestus</i> late-flowered mariposa lily	--/--/1B SBBG LC	Dry, rocky places in chaparral; summits and foothills on So side of Santa Ynez Mtns.; blooms July to August	Romero Canyon Rd.; historical occurrences in Mission and Rattlesnake Canyons; low–moderate potential
<i>Chorizanthe polygonoides</i> var. <i>longispina</i> Long-spined spineflower	--/--/1B	Dry, clay soils in chaparral	Juncal camp; low potential

⁴⁷ Two species, Ventura marsh milk-vetch and salt marsh bird's beak, occur in salt marshes on the south coast. There is no salt marsh habitat in the project area.

Scientific Name/Common Name	Status (Federal/State/California Native Plant Society)	Habitat and Description	Distribution in project area
<i>Calystegia sepium</i> ssp. <i>binghamiae</i> Santa Barbara morning glory	--/--/1A	Coastal marshes	Lower De la Vina Street location, type locality, destroyed 1900; low potential
<i>Delphinium umbraculorum</i> umbrella larkspur	--/--/1B SBBG LC	Blooms April to June	Refugio Pass, Cachuma Saddle; Historical occurrences in San Roque Canyon; moderate potential
<i>Fritillaria ojaiensis</i> Ojai fritillary	--/--/1B	Southern Oak Woodland; perennial herb; blooms March to May	N. slopes and summits of Santa Ynez Mtns; west of Ojai; low potential
<i>Galium cliftonsmithii</i>	--/--/4	Woodlands and chaparral	Mission Canyon; high potential
<i>Horkelia cuneata</i> ssp. <i>puberula</i> Mesa horkelia	FSC/--/1B	Sandy or gravelly soils in chaparral, cismontane woodland; perennial herb; blooms Feb. to Sept.	Subspecies difficult to distinguish from more common <i>H. c. ssp. cuneata</i>
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's goldfields	--/--/1B	Coastal salt marshes, playas, vernal pools	Carpinteria salt marsh; low potential
<i>Lonicera subspicata</i> var. <i>subspicata</i> Santa Barbara honeysuckle	--/--/1B SBBG LC	Coastal sage scrub, chaparral, openings in oak woodland; viny shrub; blooms May to August	Mostly south coast; moderate–high potential
<i>Nolina cismontane</i> Chaparral nolina	--/--/1B	Chaparral	Lake Casitas; low potential
<i>Quercus dumosa</i> Nuttall's scrub oak	--/--/1B	"Soft" chaparral; oak woodland, generally below 900 feet elevation	Mission Canyon, Toro Canyon; High potential; known locations in project area
<i>Quercus X kinselae</i> Kinsel's oak	--/--/-- SBBG LC	Local endemic; Deciduous hybrid between <i>Q. dumosa</i> and <i>Q. douglasii</i>	Las Canoas and Mtn Drive occurrences; Mission and Rattlesnake Canyon; high potential
<i>Ribes amarum</i> var. <i>hoffmanii</i> Bitter gooseberry	--/--/3	Woodlands in cool canyons	Mission and Rattlesnake Creek occurrences; moderate– high potential
<i>Sanicula hoffmanii</i> Hoffman's sanicle	--/--/4 SBBG LC	Grasslands, moist woodlands, Skofield Park	Reported hybrid near SBBG; Rattlesnake Canyon; low potential
<i>Senecio aphanactis</i> Rayless ragwort	--/--/2 SBBG LC	Disturbed places in coastal sage scrub, chaparral; annual; blooms March to April	Eastern Santa Ynez Mountains; low potential
<i>Sidalcea malviflora</i> ssp. <i>californica</i> Checker bloom	--/--/-- SBBG LC	Woodlands, blooms March to August	Rattlesnake Canyon trail, Camino Cielo, Mission Canyon; moderate potential
<i>Solanum xantii</i> var.	--/--/4	Coastal sage scrub,	N. and So. slopes of Santa

Scientific Name/Common Name	Status (Federal/State/California Native Plant Society)	Habitat and Description	Distribution in project area
<i>hoffmanii</i> Hoffman's nightshade		openings in chaparral; shrub; blooms February to July	Ynez Mtns.; moderate potential
<i>Streptanthus campestris</i> Southern jewel flower	--/--/1B	Steep rocky areas in chaparral, pinyon-juniper woodland	Madulce Peak, Divide Peak, SY Mtns.; low potential
<i>Thelypteris puberula</i> var. <i>sonorensis</i> Sonoran maiden fern	--/--/2 SBBG LC	Wetland habitats along banks of creeks; fern	Occurs mostly on the south side of the Santa Ynez Mountains; Mission Canyon; high potential
<i>Thermopsis macrophylla</i> Santa Ynez false lupine	--/R/1B SBBG LC	Openings in chaparral habitats within Santa Ynez Mtns.; local endemic; suffrutescent perennial; blooms April to July	Santa Ynez Mtns.; low potential

Sources:

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Key to Status Categories:

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Threatened: Any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range
Proposed: Any species of fish, wildlife, or plant that is proposed in the Federal Register to be listed under Section 4 of the Act
Species of Concern: Species for which existing information indicates it may warrant listing but for which substantial biological information to support a proposed rule is lacking

California ESA
Endangered: A native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease. Any species determined by the commission as "endangered" on or before January 1, 1985, is an "endangered species."
Threatened: A native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as "rare" on or before January 1, 1985, is a "threatened species."
Candidate: A native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the CDFW for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list (Fish and Game Code, 2068).
Rare: Listed as rare under the California Native Plant Protection Act. This category is no longer used for newly listed plants, but some plants previously listed as rare retain this designation.

California Native Plant Society (CNPS)
List 1A: Plants presumed Extinct in CA List 1B: Rare, Threatened, or Endangered in CA and elsewhere List 2: Plants Rare, Threatened, or Endangered in CA; more common elsewhere List 3: Need more info List 4: Plants of Limited Distribution; Watch List

SBBG LC = Santa Barbara Botanic Garden, 2003. Rare Plants of Santa Barbara County. Central Coast Center for Plant Conservation 1212 Mission Canyon Rd. Santa Barbara. Available online at www.sbbg.org.

APPENDIX E: NON-INVASIVE, FIRE RESISTANT PLANT SPECIES

Homeowners can reduce the chances of losing their home to wildfire and prevent the spread of wildfire through proper landscape design and maintenance principles. Applying these principles can help you save resources, create a beautiful landscape, and be environmentally responsible. Firewise landscaping consists of careful planting of fire resistant and fire retardant plants. No plant is fire proof; given enough heat, all vegetation will burn. However, plants differ in how fast they burn and their ability to survive fire. Fire retardant plants are those which are less flammable than others and fire resistant plants will regenerate despite burning.

A firewise garden is divided into four different plant zones that will reduce the spread of wildfire to the home. Each type of vegetation is planted with a specific purpose in protecting your home from wildfire. Firewise landscapes include water-efficient principles that incorporate low-water-using plants, efficient irrigation, mulching, and reduced lawn areas. Plants are grouped together according to similar water and sun requirements. Efficient irrigation includes maintaining up-to-date overhead sprinklers, using drip irrigation where appropriate, and modifying the watering schedule as the weather changes.

Zone 1 (0 to 30 feet from structure): This zone, lying closest to the home, offers protection from intense flames and sparks. All plants closest to the home should be highly fire resistant.

Zone 2 (30 to 50 feet from structure): This is the “greenbelt” zone. Plants in this zone are low-growing, low-fuel ground covers and succulents that are resistant to fire. Fleshy succulents store water in their tissue and thus resist fire.

Zone 3 (50 to 70 feet from structure): Moving farther away from the home, this area consists of native and Mediterranean plants that are low growing and slow burning. The low profiles and the limited foliage of these plants can retard the flow of fire.

Zone 4 (70 to 100 feet from structure): This zone consists of native vegetation that has been thinned to reduce fuel volume and to create a transitional area between the natives and the plant around your home. In a fire, Zone 4 will burn, but since it has less fuel, it will slow the fire. Once established, these plants need no irrigation, as they are adapted to survive only on rainfall.

The following plant list per zone is provided courtesy of the Santa Barbara City Fire Department, firescape demonstration garden.

FIRESCAPE ZONE 1 (0 to 30 feet from structure)

BOTANICAL NAME	COMMON NAME
<i>Achillea</i> 'Paprika'	Yarrow
<i>Aeonium</i> 'Alice Keck Park'	No Common Name
<i>Aeonium</i> 'Zwartkop'	No Common Name
<i>Agave attenuata</i>	Foxtail Agave
<i>Agave vilmoriniana</i>	Octopus Agave
<i>Agapanthus</i> (dwarf white)	Lily of the Nile
<i>Aloe arborescens</i>	Torch Aloe
<i>Aloe bainesii</i>	Tree Aloe
<i>Aloe striata</i>	Coral Aloe
<i>Alstroemeria</i> 'Salmon'	Peruvian Lily
<i>Arbutus</i> 'Marina'	No Common Name
<i>Asparagus</i> 'Myers'	Myers Asparagus Fern
<i>Asteriscus</i> 'Gold Coin'	Gold Coin Daisy
<i>Bulbine frutescens</i>	No Common Name
<i>Camellia sasanqua</i> 'Cleopatra'	Camellia
<i>Chondropetalum tectorum</i>	Cape Rush
<i>Correa</i> 'Ivory Bells'	Australian Fuchsia
<i>Cotoneaster buxifolia</i>	Cotoneaster
<i>Crassula argentea</i>	Jade Plant
<i>Dasyllirion longissima</i>	Mexican Grass Tree
<i>Dietes iridioides</i>	Fortnight Lily
<i>Echevaria imbricata</i>	Hen and Chicks
<i>Euryops pectinatus viridis</i>	Bush Daisy
<i>Geranium biokova</i>	Cranesbill
<i>Hemerocallis hybrida</i> (yellow variety)	Daylily
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Heuchera maxima</i>	Island Alum Root
<i>Jasminum lerattii</i>	Shinyleaf Jasmine
<i>Lomandra longifolia</i>	No Common Name
<i>Mahonia repens</i>	Creeping Mahonia
<i>Nerium oleander</i> 'Petite Salmon'	Dwarf Oleander
<i>Phormium</i> 'Dark Delight'	New Zealand Flax
<i>Phormium</i> 'Jack Spratt'	New Zealand Flax
<i>Ribes aureum</i>	Golden Currant
<i>Ribes viburnifolium</i>	Catalina Perfume
<i>Salvia spathacea</i>	Hummingbird Sage
<i>Sedum rubrotinctum</i>	Pork and Beans
<i>Senecio mandraliscae</i>	No Common Name

FIRESCAPE ZONE 2 (30 to 50 feet from structure)

BOTANICAL NAME	COMMON NAME
<i>Agapanthus</i> 'Rancho White'	Lily of the Nile
<i>Arctotis acaulis</i> 'Big Magenta'	African Daisy
<i>Carissa grandiflora</i> 'Fancy'	Natal Plum
<i>Centranthus ruber</i>	Jupiter's Beard
<i>Chitalpa tashkentiensis</i>	NCN
<i>Cistus skanbergii</i>	Rockrose
<i>Convolvulus mauritanicus</i>	Ground Morning Glory
<i>Echium fastuosum</i>	Pride of Madeira
<i>Erigeron karvinskianus</i>	Santa Barbara Daisy
<i>Helianthemum</i> 'Wisely Pink'	Sunrose
<i>Heuchera maxima</i>	Island Alum Root
<i>Iris douglasiana</i>	Douglas Iris
<i>Juniperus procumbens</i> 'Nana'	Chinese Garden Juniper
<i>Liriope gigantea</i>	Lily Turf
<i>Mimulus aurantiacus</i>	Monkeyflower
<i>Mimulus</i> 'Sam' (pale yellow)	Monkeyflower
<i>Neomarica caerulea</i>	Walking Iris
<i>Nepeta faassennii</i>	Catmint
<i>Nerium oleander</i> (white)	Oleander
<i>Oenothera berlandieri</i>	Mexican Evening Primrose
<i>Penstemon</i> 'Burgundy Brew'	Penstemon
<i>Perovskia</i> 'Blue Spires'	Russian Sage
<i>Plecostachys serpyllifolia</i>	NCN
<i>Polypodium californicum</i>	California Polypody Fern
<i>Polystichum munitum</i>	Western Sword Fern
<i>Rhamnus</i> 'Mound San Bruno'	Coffeeberry
<i>Rhaphiolepis indica</i> 'Ballerina'	India Hawthorn
<i>Rosa</i> 'Floral Carpet' pink	Rose
<i>Salvia chamaedryoides</i>	Germander Sage
<i>Salvia clevelandii</i>	Cleveland Sage
<i>Salvia</i> 'Johnson Blue'	Johnson Blue Sage
<i>Sisyrinchium bellum</i>	Blue-Eyed Grass
<i>Stachys bullata</i>	Hedge Nettle
<i>Tulbaghia violacea</i> 'Silver Lace'	Society Garlic
<i>Verbena lilacina</i> 'De la Mina'	Cedros Island Verbena

FIRESCAPE ZONE 3 (50 to 70 feet from structure)

BOTANICAL NAME	COMMON NAME
<i>Anemone hybrida</i> (white)	Windflower
<i>Arctostaphylos densiflorus</i> 'Howard McMinn'	McMinn Manzanita
<i>Ceratostigma plumbaginoides</i>	Plumbago
<i>Cercis occidentalis</i>	Western Redbud
<i>Coleonema pulchellum</i> 'Compact Form'	Breath of Heaven
<i>Coreopsis auriculata</i>	Coreopsis
<i>Cotoneaster salicifolia</i>	Willowleaf Cotoneaster
<i>Dianella caerulea</i>	Flax Lily
<i>Dichondra argentea</i>	NCN
<i>Gazania</i> 'Copper King'	Gazania
<i>Geranium incanum</i>	Cranesbill
<i>Geranium sanguineum</i>	Bloody Cranesbill
<i>Helichrysum</i> 'Limelight'	Licorice Plant
<i>Hunnemannia fumarifolia</i>	Mexican Tulip Poppy
<i>Lantana montevidensis</i> 'White'	Lantana
<i>Lavandula</i> 'Provence'	Lavender
<i>Leonotis leonoris</i>	Lion'sTail
<i>Nepeta</i> 'Six Hills Giant'	Catmint
<i>Phlomis fruticosa</i> 'Grande Verde'	Jerusalem Sage
<i>Phormium</i> 'Yellow Wave'	New Zealand Flax
<i>Plectranthus argentatus</i>	NCN
<i>Rhaphiolepis</i> 'Clara'	India Hawthorn
<i>Ribes sanguineum</i>	Pink Winter Currant
<i>Ruscus hypoglossus</i>	Butcher's Broom
<i>Salvia chiapensis</i>	Chiapas Sage
<i>Salvia leucantha</i> "Midnight"	Mexican Bush Sage
<i>Salvia mellifera</i>	Black Sage
<i>Sphaeralcea ambigua</i>	Globe Mallow
<i>Tagetes lemmonii</i>	Mexican Marigold
<i>Teucrium chamaedryoides</i> 'Prostratum'	Germander

FIRESCAPE ZONE 4 (70 to 100 feet from structure)

BOTANICAL NAME	COMMON NAME
<i>Arctostaphylos</i> 'Dr. Hurd'	Manzanita
<i>Arctostaphylos</i> 'Pacific Mist'	Manzanita
<i>Berberis nevenii</i>	Nevin Barberry
<i>Ceanothus</i> 'Concha'	Mountain Lilac
<i>Ceanothus</i> 'Ray Hartman'	Mountain Lilac
<i>Ceanothus</i> 'Snowball'	Mountain Lilac
<i>Dendromecon harfordii</i>	Island Bush Poppy
<i>Encelia californica</i>	California Bush Sunflower
<i>Eriogonum giganteum</i>	St. Catherine's Lace
<i>Fremontedendron californica</i>	Flannelbush
<i>Galvesia speciosa</i>	Island Bush Snapdragon
<i>Garrya elliptica</i>	Silktassel Bush
<i>Heteromeles arbutifolia</i>	Toyon
<i>Isomeris arborea</i>	Bladderpod
<i>Keckiella cordifolia</i>	Honeysuckle Penstemon
<i>Lavatera assurgentiflora</i>	Tree Mallow
<i>Malacothamnus fasciculatus</i>	Bush Mallow
<i>Myrica californica</i>	Pacific Wax Myrtle
<i>Rhus integrifolia</i>	Lemonade Berry
<i>Romneya coulteri</i>	Matilija Poppy
<i>Rosa californica</i>	Wild Rose
<i>Salvia apiana</i>	White Sage
<i>Salvia mellifera</i>	Black Sage

Undesirable Plant List

Certain plants are undesirable in the landscape due to characteristics that make them highly flammable. These characteristics can be either physical or chemical. Physical properties would include large amounts of dead material retained within the plant, rough or peeling bark, and the production of profuse amounts of litter. Chemical properties include the presence of volatile substances such as oils, resins, wax, and pitch. Certain native plants are notorious as species containing these volatile substances.

Plants with these characteristics should not be planted in Mission Canyon. The following list of plants shall be avoided in landscape plans for new development:

Undesirable Plant Species

<i>Acacia</i> species
<i>Casuarina</i> species – Beefwood
<i>Cortadera</i> species – Pampas Grass
<i>Cupressus</i> species – Cypress
<i>Eucalyptus</i> species – Eucalyptus
<i>Juniperus</i> species – Juniper (except species which grow less than 1 foot)
<i>Melaleuca</i> species
<i>Olneya testota</i> – Iron wood
<i>Pennisetum</i> – Fountain Grass
<i>Pinus</i> species – Pine
<i>Schinus molle</i> – California pepper tree

Native Alternatives to Exotics

This table lists common weedy exotic species that have been planted in the Santa Barbara area. Several plants native to California are suggested as better alternatives for the designed landscape. The size range of native trees is provided to show how large the species may grow at maturity.

Non-Native Species	Native Alternatives
TREES	
Green wattle (<i>Acacia mearnsii</i> = <i>A. decurrens</i> ssp. <i>mollis</i>)	Oaks (<i>Quercus</i> species) (60–100 ft) California bay (<i>Umbellularia californica</i>) (100 ft)
Blue gum (<i>Eucalyptus globulus</i>)	Western sycamore (<i>Platanus racemosa</i>) (40–100 ft) Oaks (<i>Quercus engelmannii</i> , <i>Q. douglasii</i>) (50 ft) California bay (<i>Umbellularia californica</i>) (100 ft)
London plane tree (<i>Platanus X acerifolia</i>)	Bigleaf maple (<i>Acer macrophyllum</i>) (40–100 ft) White alder (<i>Alnus rhombifolia</i>) (50–75 ft) Western sycamore (<i>Platanus racemosa</i>) (40–100 ft) Fremont cottonwood (<i>Populus fremontii</i>) (60 ft)
Peruvian Pepper (<i>Schinus molle</i>)	Desert willow (<i>Chilopsis linearis</i>) (6–30 ft) Toyon (<i>Heteromeles arbutifolia</i>)—can become a multi-trunked tree Oak species (<i>Quercus agrifolia</i> , <i>Q. engelmannii</i> , <i>Q. lobata</i>) (100 ft) California bay (<i>Umbellularia californica</i>) (100 ft)
SHRUBS	
GoldenWattle (<i>Acacia longifolia</i> = <i>A. latifolia</i>)	Quail brush (<i>Atriplex lentiformis breweri</i>) Mule fat (<i>Baccharis salicifolia</i> [syn. <i>B. glutinosa</i>]) Bush sunflower (<i>Encelia californica</i>) Bladderpod (<i>Isomeris arborea</i>) Bush lupine (<i>Lupinus chamissonis</i> , <i>L. arboreus</i>) Arroyo willow (<i>Salix lasiolepis</i>)
Spanish broom (<i>Spartium junceum</i>) and	Bladderpod (<i>Isomeris arborea</i>) Bush poppy (<i>Dendromecon rigida</i> , <i>D. harfordii</i>)

Non-Native Species	Native Alternatives
French broom (<i>Genista monspessulana</i>)	Bush lupine (<i>Lupinus arboreus</i> , <i>L. albifrons</i>)
Myoporum (<i>Myoporum laetum</i>)	Toyon (<i>Heteromeles arbutifolia</i>) California wax-myrtle (<i>Myrica californica</i>) Holly-leaved cherry (<i>Prunus ilicifolia</i>) Coffeeberry (<i>Rhamnus californica</i>) Lemonade berry (<i>Rhus integrifolia</i>)
Tree tobacco (<i>Nicotiana glauca</i>)	Bush poppy (<i>Dendromecon rigida</i> , <i>D. harfordii</i>) Bladderpod (<i>Isomeris arborea</i>)
Victorian box (<i>Pittosporum undulatum</i>)	Toyon (<i>Heteromeles arbutifolia</i>) Laurel sumac (<i>Malosma laurina</i>) California wax myrtle (<i>Myrica californica</i>) Holly-leaved cherry (<i>Prunus ilicifolia</i>) Lemonade berry (<i>Rhus integrifolia</i>) Sugar bush (<i>Rhus ovata</i>) California bay (<i>Umbellularia californica</i>)
GRASSES	
Fountain grass (<i>Pennisetum setaceum</i>)	Purple three-awn (<i>Aristida purpurea</i>) Silver beardgrass (<i>Bothriochloa barbinodis</i>) San Diego sedge (<i>Carex spissa</i>) California fescue (<i>Festuca californica</i>) Deer Grass (<i>Muhlenbergia rigens</i>) Alkali sacaton (<i>Sporobolus airoides</i>)
Pampas grass (<i>Cortaderia selloana</i> and <i>C. jubata</i>)	Silver beardgrass (<i>Bothriochloa barbinodis</i>) Spiny rush (<i>Juncus acutus</i> ssp. <i>leopoldii</i>) Giant wild rye (<i>Leymus condensatus</i>) Leymus condensatus 'Canyon Prince', a blue-leaved form introduced by SBBG Deer Grass (<i>Muhlenbergia rigens</i>) Parry's nolina (<i>Nolina parryi</i>)

Plant list provided by the Santa Barbara Botanic Garden.

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