

Supervisor Wolf's Recommended Modifications to Policy LUA-EGV-1.6

Goleta Valley Community Plan for Eastern Goleta Valley

Initiation Draft for Board of Supervisors Review

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Policy LUA-EGV-1.6:

Urban Agricultural Land Use Conversion: To the greatest extent feasible, any general plan amendment and/or rezone proposal in the urban area which results in a change of land use designation from agricultural to non-agricultural shall:

1) Require a factual and substantive finding by the County that (a) the land is no longer appropriate for urban agricultural land uses following due consideration consistent with all policies of the Plan, or (b) there is an overriding public need for conversion to other uses. As part of the finding the County will:

- Evaluate and document factually and substantively the quality and extent of agricultural resources onsite, adjacent to the property, ~~and within the urban area,~~ including, but not limited to, prime agricultural land, land in existing agricultural use, lands with prime soils, grazing land, land with agricultural potential, and lands under Williamson Act contracts.

~~1.~~

2) Require proposed land uses that:

a) Propose land uses that are consistent with all policies of this Plan; ~~and a~~

b) Are compatible with each other and with neighboring land uses—whether agricultural or non-agricultural;

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~~c)~~ Avoid partitioning or interrupting contiguous blocks of agriculturally-designated lands;

~~2.~~ d) Preserve and enhance environmental resources, including, but not limited to coastal bluff geology, habitat areas, visual resources, and watershed resources, and community

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

- ~~3.~~ e) Include provisions for the community's social, economic and cultural well-being, and health and safety, such as public parks, open spaces, trails, habitat protection or restoration, and/or community gardens;
4. f) Dedicate public open space for habitat preservation and/or public recreation and indicate the amount and extent;
- ~~5.~~ g) Provide public coastal access, parking, recreational trails, bike paths, and/or pedestrian routes; and
6. h) Confine and cluster non-agricultural development adjacent to existing developed areas and transportation facilities to maximize preservation of open space, with the exception of passive public recreation improvements such as trails, signs and park facilities.