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**1993 Goleta Community Plan:**

***Reference Compendium***

**For Use during the update of the Goleta Community Plan**

**Provided by the Office of Long Range Planning  
County of Santa Barbara**

**November 2008**

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**1993 Goleta Community Plan Compendium:  
Land Use Element**

**1993 GCP Land Use Element**



**= Not Applicable**

**GOAL: To Provide Housing Affordable To All Goleta Residents, To Strive For A Balance Between Jobs And Housing, To Provide A Range of Commercial And Industrial Uses Which Promote Orderly Economic Development, And To Protect Natural Resources.**

**Policy G-GV-1:** All existing Countywide and Coastal Plan policies apply to the non-coastal and coastal areas, respectively, of the Goleta Planning Area in addition to those specific policies and action items identified below

**Policy G-GV-2:** The Development Standards contained within this Plan shall be utilized to implement the policies of the Plan. Where appropriate, each of these standards shall be applied to the project under review unless the standard would be inapplicable or ineffective and/or other standards have been required which implement the policies.

***Land Use ~ General***

***Objective LU-GV:*** As new resources and services become available, at full buildout up to a maximum of the following additional development shall be allowed:

- a.*** 5,598 new dwelling units (assuming all affordable housing sites are retained);
- b.*** 8.25 million square feet of commercial/industrial space

**Policy LU-GV-1:** The Urban/Rural Boundary around the Goleta community shall separate principally urban land uses and those which are rural and/or agricultural in nature. This boundary shall represent the maximum extent of the Goleta urban area and the Urban/Rural Boundary shall not be extended prior to the development of existing inventories of vacant land within the urban area. This Boundary shall not be moved except as part of an update of the Community Plan.

**Policy LU-GV-2:** Future growth and development shall occur in a manner which minimizes construction related impacts on the community.

**Action LU-GV-2.1:** The County shall strive to provide a jobs/housing balance by using such planning tools as rezoning and the Goleta Affordable Housing Overlay program

**Policy LU-GV-3:** The County shall monitor and account for, UCSB and Airport growth projections in Goleta land use planning

**Action LU-GV-3.1:** The County Planning and Development Department shall contact the City of Santa Barbara and U.C.S.B. and request growth projection reports. The County shall perform a responsible agency review on these reports in order to determine any future effects upon the Goleta Planning Area. Should substantial effects be determined the County shall modify the Goleta Community Plan based on any unplanned growth of UCSB and the Santa Barbara airport

**Policy LU-GV-4:** Where a site or parcel has more than one land use designation (e.g.: commercial and residential), the design of the site shall be coordinated through the use of similar landscape and design elements (e.g.: access, plant selection, buffer strips, habitat/open space protection, architectural styles, etc.)

**Policy LU-GV-5:** Appropriate planning tools should be explored and adopted which provide for the clustering or relocation of development from environmentally sensitive or visually prominent areas, or other sites which are deemed unsuitable for development, to less sensitive areas or parcels.

**Action LU-GV-5.1:** As a follow-up to the Goleta Community Plan, the County shall prepare as a pilot program a Transfer of Development Rights (TDR) Ordinance.)

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**Action LU-GV-5.2:** For the three sites identified as TDR "sender" sites as part of this Community Plan (Ocean Meadows Golf Course -- part of Site #12; Parker -- Site #22; and Mathilda Drive -- Site #60), if a TDR Ordinance is not completed within two (2) years from the adoption of this Plan, the County shall consider a General Plan Amendment and Rezone for each of those sites which would allow some additional development on-site.

## Land Use Residential

**Objective LUR-GV:** *Considering community-wide resource constraints, retain existing affordable housing stock and encourage the development of the maximum number of affordable housing units during the next ten years to meet the needs of the community's low and moderate income households, consistent with the County's Housing Element.*

**Policy LUR-GV-1:** Consistent with the Housing Element, the County shall actively encourage the provision of a mix of affordable units on parcels designated for affordable housing, and on other parcels where affordable housing is proposed by private applicants

**Program LUR-GV-1.1:** The Planning and Development Department and other County Departments shall provide fast track processing to projects which provide 50% of the units in affordable price ranges consistent with the criteria with the County's Housing Element and the Affordable Housing Overlay

**Action LUR-GV-1.2:** As part of the Housing Element, the County shall consider delays in payment of fees, use of in-lieu or other funds and other appropriate methods for encouraging the provision of affordable housing

**Program LUR-GV-1.3:** The County shall notice property owners within 1000 feet of an affordable housing site that the county has available environmental documents (i.e. past EIRs, additional addenda and supplements) for review. This noticing shall take place after acceptance of an application for development of a designated affordable housing site and prior to any discretionary hearings. (amended by 98-GP-019, Resol.98-250, 6/23/98)

**Action LUR-GV-1.5:** The County shall initiate an amendment to the Comprehensive Plan and rezone to apply the AH-GOL Overlay to Assessor's Parcels 79-120-67, -68 (Kittle/Koart) for a base designation of Res. 4.6 and zone of DR 4.6 and an AHO designation of Res. 6 and zone of SLP (Small Lot Planned Development), and shall require all of the conditions associated with this Overlay. The County shall perform environmental review and project-specific mitigation measures will be identified and applied as a part of project development.

**Action LUR-GV-1.6:** The County shall initiate an amendment to the Comprehensive Plan and rezone to apply the AH-GOL Overlay to Assessor's Parcel 65-080-12 (Sungate) for a base designation of Res. 4.6 and zone of DR 4.6 and an AHO designation of Res. 10 and zone of DR 10, and shall require all of the conditions associated with this Overlay. The County shall perform environmental review and project-specific mitigation measures will be identified and applied as a part of project development.

**Policy LUR-GV-2:** The County shall actively pursue the goal of providing that 50% of the total new residential development in the Goleta Planning Area be priced in the affordable range per the County's Housing Element and State Law. The provision of 50% affordable units shall remain the target goal until such time as that number is updated in the County's Housing Element

**Action LUR-GV-2.1:** The Planning and Development Department shall provide yearly reports to the Planning Commission detailing progress on meeting the Fair Share housing objectives as identified by the Regional Housing Needs Plan prepared by the Association of Governments as per the requirements of the California Housing Element Law.

**Action LUR-GV-2.2:** The County may amend the Goleta Growth Management Ordinance in order to be consistent with, and be modified to further serve, the state mandated fair share housing objectives if deemed necessary

**Program LUR-GV-2.3:** The County shall conduct workshops with other jurisdictions and the private sector to maintain and update accurate data on the socio-economic impacts of commercial/industrial growth upon the housing market.

**Action LUR-GV-2.4:** For each affordable housing site receiving the AH-GOL Overlay (Affordable Housing Overlay), the mitigation measures identified in 91-EIR-13, its addenda, and adopted in the Findings of the Community Plan shall be required as part of any project development on these sites

**Policy LUR-GV-3:** The County shall encourage the use of appropriate publicly-owned land as potential sites for affordable housing, with a prioritization of units affordable to low-income persons

**Action LUR-GV-3.1:** The County shall inventory vacant federal, state, county, and institution-owned lands to determine appropriate underutilized properties and the Housing Section of the Planning and Development Department shall initiate programs to make such land available for housing where these properties are suitable.

**Action LUR-GV-3.2:** The newly created Housing Section of the Planning and Development Department shall contact agencies and groups interested in the provision of senior and/or disabled-accessible housing to identify appropriate sites within the Goleta Planning Area. (amended by 98-GP-15, Resol. 97-454, 10/21/97)

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**Policy LUR-GV-5: The County shall continue to ensure that the range of housing opportunities in the Goleta Valley remains broad and sufficient enough to meet all housing needs**

**Action LUR-GV-5.1:** The County shall amend Article III in the next round of Ordinance amendments of the County Code Zoning Ordinance to allow Modular homes in the MHS zone district.

**Action LUR-GV-5.2:** For the Las Armas site (parcels 79-210-48, 49), if Hollister Avenue is realigned so that it bisects this site, all property to the east of the new road should remain designated for residential and all property to the west of the new road should be redesignated General Commercial and rezoned C-1 (Limited Commercial)

**Policy LUR-GV-6: In reviewing an affordable housing or bonus density project proposed for a site without an Affordable Housing Overlay designation, the County shall consider the project's effects on the character of the existing neighborhoods but shall mitigate any significant impacts only in compliance with Pub. Res. Code §21085**

**Action LUR-GV-6.1:** The County shall encourage new development which preserves the character of existing neighborhoods, particularly as to key natural undeveloped open space preservation, traffic safety on local roads and preservation of important natural features. Where a proposed development project requires redesigning the property to a density exceeding that of all contiguous residential parcels by more than 50%, the County may consider reducing the proposed density or denying the project in order to prevent a substantial deterioration of these factors. Any reduction in density or denial of an affordable housing project, which meets the definition specified in Gov. Code § 65589.5(h) (2), shall be done in compliance with Gov. Code § 65589.5.

**Action LUR-GV-6.2:** The County shall encourage the spacing of bonus density projects throughout the community. Where more than one density bonus project has been constructed within a neighborhood, the County shall consider whether to grant any additional bonus density projects in that neighborhood or, instead, to provide an alternative incentive of equivalent financial value pursuant to Gov. Code § 65915(b)

**Policy LUR-GV-7: The County should investigate, as part of the Housing Element update, methods to facilitate senior housing projects, including reductions in parking requirements and variable density.**

**Policy LUR-GV-8: If the Sungate settlement project is abandoned by the developer, rejected by the County or expires in accordance with the law, the County shall consider initiating a redesignation and rezone of APN 65-080-12 to Agriculture I, unless an AHO-Gol project application is submitted and found complete before January 1, 1994.**

### *Parcel Specific Development Standards*

#### *More Mesa (#34)*

**Policy LUDS-GV-1: With the exception of the County owned parcel (APN 65-320-04) which shall be designated Open Lands and zoned Recreation (REC), the More Mesa site (APN 65-320-01,02,07 through 10) shall be designated PD-70 and zoned PRD-70 and shall comply with the following development standards for any proposed development on the**

**DevStd LUDS-GV-1.1:** No applications for development shall be accepted prior to approval of a Specific Plan for the entire site. A Specific Plan shall be prepared for the entire site (currently including APNs 65-320-01,02,07 through 10) which incorporates all of the conditions listed below and conforms to all other policies of the land use plan. The specific plan shall show the location of roads and structures and indicate the amount and location of open space for habitat preservation and public recreation. Any parcels within the More Mesa site purchased subsequent to the adoption of this Community Plan by the County or other public/private agencies for the purposes of resource /open space protection shall be excluded from the boundaries of the Specific Plan. All new development shall be confined to the buffer areas on the eastern side of the site indicated as being acceptable for development on Figure 10 of the Community Plan, with the exception of minor public improvements such as trails, signs and

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**DevStd LUDS-GV-1.2:** Prior to accepting any increase in the developable area depicted on Figure 10, or any increase in the number of allowable units over 70 to 100, the County Planning and Development Department, in consultation with the site's property owner, the State Department of Fish and Game and California Coastal Commission, shall prepare a new study on the site's biological sensitivity to review the extent of the environmentally sensitive habitat designation for the site, the extent of developable area relative to biological resources, and the site's relative importance to the related open lands within the Atascadero Creek ecosystem. The study shall provide recommendations to protect ESH areas from the adverse effects of development, including identification of all areas that shall not be disturbed, buffer areas to protect all ESH areas from uses on the site and other appropriate methods to avoid disturbance to sensitive resources. This study shall include a recommendation on areas to be subject to development, potential numbers of units, and those areas to be preserved as permanent open space.

The property owner shall be responsible for funding the entire cost of undertaking this study, although County P&DP&D

1. Prior to the request for proposals and during the selection of the consultants to be retained for the preparation of the study.
2. At the "kick-off" meeting for initiation of the study and at key points during the preparation of the study.

**DevStd LUDS-GV-1.3:** Concurrent with the preparation of the environmental document for the Specific Plan for residential development on the site, the applicant shall fund the preparation of a habitat protection and management plan to be prepared under the direction of P&D in consultation with appropriate agencies. This plan shall provide recommendations on methods for the long term management and enhancement of the site's open space and environmentally sensitive areas emphasizing programs to reduce or eliminate the impacts of the project on the site's ESH areas and sensitive species as identified through the environmental and development review process. Preparation of this plan shall be coordinated with and account for any similar efforts on adjacent parcels owned by public agencies or private organizations.

**DevStd LUDS-GV-1.4:** A minimum of 20% of the site shall be dedicated to the County or another appropriate public agency and/or private organization to be set aside for public use. The majority of the dedicated area shall be located adjacent to and include the dry sandy beach, and shall include a minimum 100 foot undeveloped bluff top public open space area and should also include areas adjacent to public access from the nearest public road(s)

**DevStd LUDS-GV-1.5:** New development onsite shall be designed to accommodate maximum public access to the site and beach with appropriate public improvements, consistent with protection of ESH areas, maintenance of reasonable privacy for new residents of the site and retention of the open undeveloped character of the site.

All access improvements shall be coordinated with those on any adjacent County owned land or trail system.

Such access and improvements, to be provided by the developer(s) of the site, shall include the following:

A minimum of one public access road sited and designed to minimize disruption of the site's natural features and aesthetic qualities. This road or another public road shall form the western perimeter of the developable area, in order to provide a clear delineation between future developed areas and open space.

Parking for a total of 300 cars, inclusive of existing parking on public roads within 100 yards of trailheads leading to the site, parking available on the new access road(s) and within a gravel/unpaved lot(s) designed to hold 100 cars.

Areas of parking along new public street(s) shall be sited to minimize disruption for new residents while providing adequate space to meet the 300 car total. New parking areas shall be dispersed into a minimum of two, but preferably three new lots located toward the northern end of the property.

An informal trail system aligned as closely as possible with the existing, primary historic trails shall provide access from both the site's east and west ends, and include stairway(s) to the beach, bluff top path(s), and accommodations for pedestrians, bikers and equestrians.

The primary access trail from the east shall be realigned to the western boundary of the developable area in order to provide separation between public and private uses.

All trails shall be sited and designed to maintain the natural character of the trails.

Public restrooms, informal picnic/seating areas, bicycle racks and directional and interpretive signage as deemed appropriate by the County.

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**DevStd LUDS-GV-1.6:** Prior to issuance of a CDP, the applicant(s) shall file a performance security with the County sufficient to cover the cost of all public improvements and mitigations described above, and the maintenance of such improvements for a period of at least 5 years. The total amount of this performance security shall be determined by the County Public Works Department in consultation with the Parks Department and P&D.

**DevStd LUDS-GV-1.7:** Development shall be clustered to minimize disruption of significant views from areas of high public use, and shall be located outside of all designated or potential Environmentally Sensitive Habitat areas

**DevStd LUDS-GV-1.8:** All development on the site, including trails and roads, shall be sited and designed to avoid areas used for nesting and roosting by the Black-Shouldered Kites and other sensitive species as identified by the More Mesa Habitat Study.

**DevStd LUDS-GV-1.9:** To the maximum extent feasible, vegetation consisting of drought tolerant native species shall be used for landscaping to screen development from public use areas and to create buffers from ESH areas. Landscaping shall be designed to complement, enhance and restore native habitats onsite. As part of this buffer, a belt of native (e.g.: oaks, Sycamores, willows) and non-native trees (e.g.: Monterey Cypress, Eucalyptus) shall be planted along the perimeter of the developable area and access road

**DevStd LUDS-GV-1.10:** Natural building materials and colors compatible with the surrounding terrain shall be used on exterior surfaces of all structures, including water tanks and fences. The applicant shall submit architectural drawings of the project for review and approval by the BAR, concurrently with the submittal of grading plans to P&D

**DevStd LUDS-GV-1.11:** Emergency access for the Fire Department shall be provided between development on this site and Via Roblada

**DevStd LUDS-GV-1.12:** All development shall be sited to preserve land use compatibility between the clustered medium density development at More Mesa and the existing lower density development at adjacent Hope Ranch Park. Therefore, a landscaped buffer of a minimum of 50 feet shall be required between Hope Ranch Park and this clustered development in order to ensure required land use compatibility

### ***West Devereux Specific Plan Area #12 University Exchange***

**Policy LUDS-GV-2:** The entire Specific Plan area (APNs 79-090-10, 13, 50) shall have a maximum buildout of 409 units. The existing golf course (APN 79-090-10) shall be designated PD 58 and zoned PRD 58. The remainder of the site (APN 73-090-13, 50) shall be designated PD 351 and zoned PRD 351. All development within the Specific Plan area shall comply with the following development standards:

**DevStd LUDS-GV-2.1:** The County prefers that the golf course retain its existing use, with allowed units transferred as density credits off-site through the County TDR program. If the owner of the remainder of the site wishes to purchase the golf course's units for development on its own property, the County shall consider applications for redesignation and rezone to allow for such a transfer, up to a maximum designation/ zoning of 409 units total. Upon the property-owner's request, the County shall consider waiving fees for such applications to facilitate the transfer. If any of the units assigned to the golf course are constructed on the golf course site, at least 60% of the golf course site shall be retained in open space. The County's preferred option for such open space would be habitat restoration and other passive public open space uses

**DevStd LUDS-GV-2.2:** A maximum of up to 122 units may be constructed south of the existing golf course

**DevStd LUDS-GV-2.3:** As long as the entire site remains under the land use jurisdiction of the County, no applications for development shall be accepted prior to approval of a Specific Plan for the site. A Specific Plan shall be prepared for the entire site (APN 73-090-13, 10, 50) which incorporates all of the conditions listed below and conforms to all other policies of the of the land use plan. The Specific Plan shall show the location of roads and structures and indicate the amount and location of open space for habitat preservation and public recreation, including the location and design of public trails and public access parking. Applications for a Specific Plan may be processed by any of the property owners within the Specific Plan boundaries, independent of the others.

**DevStd LUDS-GV-2.4:** All new residential development shall be confined to those areas primarily north of the existing oil facility access road as depicted on Figure 11 (the developable area). Vehicular access to residential areas south of the golf course shall be from Phelps Road. The design of this access road shall be coordinated with that for any development on the Ellwood Beach-Santa Barbara Shores Specific Plan area to the west

**DevStd LUDS-GV-2.5:** A maximum of 409 residential units may be constructed within the Specific Plan boundaries, with a minimum of 25% to be affordable to persons of low or moderate income consistent with the policies of the County's Housing Element

**DevStd LUDS-GV-2.6:** A minimum of 50% of the site (exclusive of the existing golf course and the areas developed with oil facilities) shall be retained in public and common open space. At a minimum, areas dedicated as public open space shall include the dry sandy beach, the dune and back dune area extending between the University preserve to the east and the Ellwood Beach parcel to the west, and appropriate areas along the proposed trail system

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**DevStd LUDS-GV-2.7:** Concurrent with or prior to the preparation of the environmental document for the Specific Plan for residential development on the site, the applicant shall fund the preparation of a habitat and open space management plan to be prepared under the direction of P&DP&D in consultation with other interested agencies (e.g.: the University, State Department of Fish and Game, Regional Water Quality Control Board, Coastal Commission). This plan shall provide recommendations on methods for the long term management and enhancement of the site's open space, including restoration of degraded areas south of the golf course, and management of the upland drainage area of Devereux Slough in order to protect this wetland habitat and the sensitive dune, backdune and freshwater pond areas from adverse impacts of development or recreational use of the site. This plan should also consider the appropriate design and location of the trail system, review the appropriate role for the ephemeral drainage located in the southern portion of the developable area, and provide recommendations regarding the possible restoration of this

**DevStd LUDS-GV-2.8:** Attractive fencing around the dune area shall be provided to restrict horses, ORV's and mountain bikes. Signs shall also be posted informing the public of the fragility of the area and requesting that they keep off the dunes.

**DevStd LUDS-GV-2.9:** An informal trail system shall be provided in locations which are aligned as closely as possible, with the existing main historic trails onsite, consistent with the protection of ESH areas and the recommendations of the Habitat and Open Space Management Plan. At a minimum, this trail system shall provide for access to the site and through the site to the beach from both Phelps and Storke Roads, with a small parking area for 20 cars provided off Phelps Road near the northwest corner of the site. The design of this trail system shall be coordinated with that of Ellwood Beach to the west, to assure that at least one continuous trail links the properties. A revegetated drainage course and open space buffer, which could include the existing ephemeral drainage and/or other physical access restrictions (e.g.: walls, fences, etc.), consistent with the recommendations of the Open Space and Habitat Management Plan, shall be provided along the southern boundary of the area developed in residential uses

**DevStd LUDS-GV-2.10:** To the maximum extent feasible, vegetation consisting of drought tolerant and other native species shall be used for landscaping to screen development from public use areas and to create a buffer from ESH areas. Landscaping shall be designed to complement, enhance and restore native habitats onsite

**DevStd LUDS-GV-2.11:** Prior to issuance of a CDP, the applicant shall file a performance security with the County sufficient to cover the cost of all public improvements and mitigations required, and the maintenance of such improvements for a period of at least five years. The total amount of this performance security shall be determined by the Publics Works Department in consultation with the Parks Department and P&D.

**DevStd LUDS-GV-2.12:** Natural building materials and colors compatible with the surrounding terrain shall be utilized on all exterior surfaces of all structures, including fences

**DevStd LUDS-GV-2.13:** The West Devereux Specific Plan shall provide for a minimum 200 foot buffer between the north side of the existing access road traversing the property (Figure 11) and any permitted development north of the access road; this buffer shall be maintained in open space, and shall be revegetated with appropriate native plant species. Additionally, the riparian habitat along Devereux Creek within the Ocean Meadows Golf Course shall be restored as part of the development of either the Ocean Meadows Golf Course or the development of the University Exchange parcel if the development rights from Ocean Meadows are transferred to the surrounding University Exchange property. The Ocean Meadows' property owner is responsible for completing the restoration in either event

**DevStd LUDS-GV-2.14:** The Ellwood Marine Terminal facilities shall be removed upon termination of the current operation and the natural habitat values of the site shall be restored to a condition approximating those which existed prior to the initial construction of the facilities

**DevStd LUDS-GV-2.15:** The West Devereux Specific Plan shall be coordinated with the Specific Plan for the Santa Barbara Shores/Ellwood Beach properties to ensure maximum protection of Devereux Creek, the Devereux Slough, and the adjacent upland and marine habitats

### ***Santa Barbara Shores (Ellwood Beach and County Park #3 and #11)***

**Policy LUDS-GV-3:** The land use designation for the County-owned portion of the Santa Barbara Shores site (APN 79-210-12, 17, 18) shall be Existing Rec/Open Space and the zone shall be REC. The Ellwood Shores portion of the site (APN 79-210-13,14,15,19,24, and 51) shall be designated PD 162 with a zone district of PRD 162. All development on the site shall comply with the following development standards for any proposed development on the site:

**DevStd LUDS-GV-3.1:** No applications for development shall be accepted prior to approval of a Specific Plan for the site. A Specific Plan shall be prepared for the entire site (APN 79-210-13,14,15,19,24 and 51) which incorporates all of the conditions listed below and conforms to all other policies of the of the land use plan. The Specific Plan shall show the location of roads and structures and indicate the amount and location of open space for habitat preservation and public recreation. All active recreational development shall be located in those areas depicted as being subject to development on Figure 13, depicting the County-owned parcel. All development within the Specific Plan area shall also be consistent with Figure 12 of the Goleta Community Plan.

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**DevStd LUDS-GV-3.2:** Formal recreational development, either active or passive shall be concentrated on the County parcel north of Devereux Creek, with lower intensity uses allowed south of the creek based upon a demonstrated need to accommodate such uses and a lack of available area north of the Creek. Increased intensity of recreational and/or residential uses shall be permitted south of the Creek if consistent with habitat and visual resource protection. Recreational development outside of development envelopes shall be limited to trails, informal seating areas, minor natural resource interpretive facilities (e.g.: signs,

**DevStd LUDS-GV-3.3:** Development shall be sited and designed to minimize and avoid disruption of the site's natural resources and environmentally sensitive habitats, and shall, with the exception of the passive recreational development permitted on the SWD parcel, be located outside of all ESH areas.

**DevStd LUDS-GV-3.4:** The Specific Plan shall protect unique, rare or fragile habitats to ensure their survival in the future. The Plan shall recognize and respect native grasses through a combination of preservation and active management (see Figure 12)

**DevStd LUDS-GV-3.5:** New development shall be designed to accommodate maximum public access to the site, consistent with the protection of ESH areas and the site's natural features, and maintenance of reasonable privacy for new residents of the site. Such access, to be provided by the developers of the site, shall include the following:

- Public access from the east end of the site shall be provided via coordination of the trail system with the West Devereux project, including a coastal bikeway.
- Parking for beach access shall be accommodated on the County owned parcel in small lots and should be located well north of the Bluffs.

An informal trail system aligned as closely as possible with the existing major historic trails onsite and linking to three access points to the beach, and including accommodations for pedestrians, equestrians, and bikers. Interpretive signage, informal seating areas bicycle racks and public restrooms shall be provided as deemed appropriate by the County

**DevStd LUDS-GV-3.6:** Vernal pools and the eucalyptus grove along the northern boundary shall be preserved. Development shall avoid all butterfly, turkey vulture, and black shouldered kite roosts

**DevStd LUDS-GV-3.7:** New development shall utilize low profile construction (one or two stories), natural building materials and colors compatible with the surrounding terrain, and landscape screening to further minimize visual disruption of Santa Barbara Shores

**DevStd LUDS-GV-3.8:** Concurrent with the preparation of the environmental document for the Specific Plan for development on the site, the applicant shall fund the preparation of a habitat and open space management plan to be prepared under the direction of P&DP&D in consultation with other interested agencies (e.g.: the University, State Department of Fish and Game, Regional Water Quality Control Board, Coastal Commission). This plan shall provide recommendations on methods for the long term management, enhancement of the site's open space and environmentally sensitive areas and management of the upland drainage area of Devereux Slough in order to protect this wetland habitat from adverse impacts of development or recreational use of the site. This plan should be created to complement and coordinate with other appropriate management practices that may occur as a result of development on the University Exchange Site to the east and the University Preserve, or as part of any overall Plan for a Devereux Slough Ecological Preserve

**DevStd LUDS-GV-3.9:** To the maximum feasible, vegetation consisting of drought tolerant and other native species shall be used for landscaping to screen development from public use areas and to create a buffer from ESH areas. Landscaping shall be designed to complement, enhance and restore native habitats onsite

**DevStd LUDS-GV-3.10:** Prior to issuance of a CDP, the applicant shall file a performance security with the County sufficient to cover the cost of all public improvements and mitigations required, and the maintenance of such improvements for a period of at least five years. The total amount of this performance security shall be determined by the Publics Works Department in consultation with the Parks Department and P&D.

**DevStd LUDS-GV-3.11:** Primary access to this site shall be from Santa Barbara Shores Drive

**DevStd LUDS-GV-3.12:** The Santa Barbara Shores Specific Plan shall provide the option of transferring permitted residential development to the developable portions of the Santa Barbara Shores portion of the Specific Plan, and transferring permitted recreational development to the developable portions of the Ellwood Beach portion of the Specific Plan area. The intent of this policy is to encourage County consideration of potential use and density transfer options, but the ability or final formal decision to actually transfer shall not constitute a pre-condition to final County action on a Coastal Development Permit application for either the Santa Barbara Shores parcel or the Ellwood Beach parcel, whichever project application is reviewed first

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**DevStd LUDS-GV-3.13:** Preparation and Implementation of the Open Space and Habitat Management Program for the Santa Barbara Shores Specific Plan area shall be coordinated with the Specific Plan for the West Devereux properties to ensure maximum protection of Devereux Creek, the Devereux Slough, and the adjacent upland and marine habitats.

### ***San Antonio Creek Rd (#43 Pozzato Grassland)***

**Policy LUDS-GV-5:** The San Antonio Mesa site (APN 59-010-66) shall be designated Res. 1.0 and zoned DR-1 with a maximum of up to 23-24 units to be allowed on the site, and shall comply with the following development standards for any proposed development on the site:

**DevStd LUDS-GV-5.1:** New development onsite should consist of single family homes and all development, including roads, shall be limited to those areas depicted as being subject to development on Figure 15 of the Goleta Community Plan (about 18.3 acres). The remaining undeveloped areas (approximately 10.6 acres) shall be set aside as open space with an open space or other protective easement dedicated to the County or appropriate land protection organization

**DevStd LUDS-GV-5.2:** Prior to development of the site, attractive fencing shall be required to demarcate the boundaries of the native grassland. No grazing or other practices detrimental to the long term health of these habitats shall be permitted within the boundaries of this open space area

**DevStd LUDS-GV-5.3:** As part of development of this site, the proposed access road shall be used as a border between the area to be developed and the open space easement for the grassland preserve. Emergency access through this site connecting the proposed access road and Via Clarice must meet Fire Department approval and shall be provided as part of project development

**DevStd LUDS-GV-5.4:** All lots shall be developed with single-family detached residences, with setbacks conforming to R-1 standards

### ***St Vincent's (site #15)***

**Policy LUDS-GV-6:** The St. Vincent's site (APNs 59-130-14, 15) shall be designated Res. 1 and zoned DR-1 and shall comply with the following Development Standards for any proposed development on the site:

**DevStd LUDS-GV-6.1:** For planning purposes, the parcels that make up the St. Vincent's site shall be considered and planned as one unit. Residential density shall be calculated on the basis of the entire site. However, all dwelling units shall be located only on the portion of the site west of Via Chaparral (APN 59-130-15).

**DevStd LUDS-GV-6.2:** The portion of the site east of Via Chaparral (APN 59-130-14) should be used to satisfy a portion of the open space requirements for the entire site.

### ***Atascadero Creek Floodplain(#22 Parker Wetland)***

**Policy LUDS-GV-7:** The Atascadero Creek Floodplain site (APN 71-190-29,37,38) shall be designated Open Lands and zoned RES and shall be allowed to send at least 30 TDR units provided that no (0) units are constructed onsite, and shall comply with the following development standards for any proposed development on the site:

**DevStd LUDS-GV-7.1:** All three parcels shall be planned and reviewed as a unit. Any development onsite shall be planned, sited and designed to minimize impacts to both on and offsite wetlands

**DevStd LUDS-GV-7.2:** Upon the County's adoption of a TDR ordinance, the site should be granted transferable residential development credits at the rate of 12.3 units per developable acre. Developable areas onsite are considered to be those non-wetland areas outside of existing easements and the lake. In order to determine the full extent of the potentially developable area onsite, either during the development of a TDR ordinance or prior to any development application being deemed complete for the site, the property owner shall fund a site wetland and constraints survey under the direction of P&DP&D in order to determine the precise extent of such developable area. The County shall consider this and other available information when granting development credits to the site.

### ***Matilda Drive Area (#60)***

**Policy LUDS-GV-8:** The Mathilda Drive Site (APN 79-553-10, 11, 13 to 16, 20, 21 and 79-554-21 to 32 and 39) shall comply with the following development standards for any proposed development

**DevStd LUDS-GV-8.1:** Development on parcels having a Land Use designation of Res. 10 and Res. 12.3 and zoning of DR-10 and DR-12.3 (APNs 79-553-20, 21 and 79-554-20, 21, 22) shall be sited and designed to avoid or minimize any impacts to adjacent sensitive habitats, particularly removal of or damage to trees during construction and increases in erosion or sedimentation

**Program LUDS-GV-8.2:** Development on parcels designated Res. 4.6 and zoned DR-4.6 (APNs 79-553-10, 11, 13 thru 16, and 79-554-23 thru 32, 39 -- see Figure 18) would create significant environmental impacts and policy conflicts. In order to avoid these problems, the County shall attempt to adopt a TDR ordinance to facilitate the transfer of the development rights off these parcels to an appropriate receiver site, or take other appropriate measures to avoid development of these parcels prior to any permit applications for development on these parcels, if possible

## 1993 Goleta Community Plan Compendium: Land Use Element

### *Land Use ~ Commercial*

**Objective LUC-GV:** Revitalize the downtown core of Old Goleta, in order to establish it as a focal retail commercial area of Goleta.

**Policy LUC-GV-1:** Commercial uses and viability along the Old Town Hollister corridor shall be maintained and encouraged through such programs as the establishment of a parking district or redevelopment agency

**Program LUC-GV-1.1:** The County shall investigate, and if appropriate, place before the voters an initiative to establish a redevelopment agency in the Old Town area

**Action LUC-GV-1.2:** The County shall amend the GGMO to provide for additional "points" for Commercial and Industrial projects in the identified Old Town area (see Figure 20) to help revitalize the area

**Policy LUC-GV-2:** Mixed-use development on land designated for commercial use shall be encouraged where

**Policy LUC-GV-3:** Parcels 67-200-008,009 (Pebble Hill-West) shall have a land use designation of General Commercial with C-3 zoning. Because of site constraints and issues of neighborhood compatibility, the permitted use under this land use designation and zoning shall be limited to self-storage warehousing and related accessory used and structures as voluntarily agreed to by the developer. At such time as Calle Real may be extended through this site, this zoning and use limitation shall remain unchanged unless the Board of Supervisors duly amends this policy LUC-GV-3, additional environmental review is undertaken, and the applicant revises the Development Plan to address the alignment of Calle Real. (amended by 96-GP-15, Resol. 97-454, 10/21/97)

### *Parcel Specific Development Standards*

#### *Los Carneros Community( #4)*

**Policy LUDS-GV-10:** The Los Carneros Community site (APNs 73-060-31 to 51 and 73-070-25 to 32) shall have a Land Use designation of Open Lands (RES zoning) on the 16-acre wetland and a striped designation of General Commercial and Light Industrial (to facilitate a potential Service Industrial zone), and a C-2 zone for the remainder of the site. If the pre-existing Development Agreement is extended, the 6 acres of wetland southwest of Road A site shall have a designation of Open Lands and a zone of RES. If the Development Agreement is extended and/or amended with an alternative site design, all areas of remaining wetland and a 100 foot buffer shall be designated and zoned Open Space/RES. The remainder of the site shall be designated for commercial, industrial and residential, consistent with the Development Agreement and Settlement Agreement, if any. In any case, any proposed development on this site shall comply with the following development standards

**DevStd LUDS-GV-10.1:** The existing Specific Plan for this site shall be amended to reflect the policies and standards of this adopted Community Plan

**DevStd LUDS-GV-10.2:** A Specific Plan shall be prepared for the entire site (APN 73-060-31 to 51, 73-070-25 to 32) which incorporates all of the conditions listed below and conforms to all other policies of the of the land use plan. The specific plan shall show the location of roads and structures and indicate the amount and location of open space for habitat preservation and public open space

**DevStd LUDS-GV-10.3:** All wetland resources on the site shall be protected, preserved and restored to the maximum extent feasible, consistent with any approved Development Agreement that may be in effect

**DevStd LUDS-GV-10.4:** All development shall be located in those areas noted as being recommended for potential development on Figure 21, except as allowed by a current Development Agreement. Development shall be sited and designed to minimize impacts to the wetland and archaeological site through the use of setbacks and restoration for the wetland and avoiding development on the archaeological site.

**DevStd LUDS-GV-10.5:** If this site is selected for the location of the train station, a hotel and/or other commercial and/or visitor-serving uses should be encouraged to help support and accommodate the train station

**DevStd LUDS-GV-10.6:** A combination of both commercial and service industrial uses shall be considered for this site. Depending on the ultimate configuration of access to the site and whether the site is chosen for the location of the train station, commercial should be located in the northern portion to accommodate the train station and associated commercial uses. In addition, commercial should be examined for the western portion fronting Los Carneros Road. Service Industrial (M-S) should be located approximately in the center of the developable area of the site and could occur on the eastern border adjoining the industrial uses to the east. A rezone will be necessary to accommodate the industrial areas of the site

#### *Girsh Parcel (#18)*

**Policy LUDS-GV-11:** The Girsh parcel (APN 73-090-38, 55) shall be designated and zoned General Commercial and SC on the northern 50% (approximately 42 acres) of the site and PD-250 and PRD-250 on the southern half of the site and shall comply with the following development standards for any proposed development on the site:

## 1993 Goleta Community Plan Compendium: Land Use Element

**DevStd LUDS-GV-11.1:** No applications for development shall be accepted prior to approval of a Specific Plan for the site. A Specific Plan shall be prepared for the entire site (APN 73-090-38,55) which incorporates all of the conditions listed below and conforms to all other policies of the of the land use plan. The specific plan shall show the location of roads and structures and indicate the amount and location of open space for public and private recreation, the location of a minimum 300 foot strip of landscape buffer, roadway and parking for an airport approach hazard area (see Figure 22 for approximate location) and the location of all major landscape buffer strips along public roadways. To assist in maintaining this hazard zone through the site, to the extent feasible, buildings shall be clustered toward the north and south ends of the site. The Specific Plan shall also address the phasing the commercial elements of the project and potential linkage in the timing of the residential and commercial development.

**DevStd LUDS-GV-11.2:** A minimum of 50% of the required open space of this PRD area shall be set aside as public open space. This public open space may include portions of the required perimeter buffers, but shall be concentrated to allow active public recreation such as playing fields. A scenic buffer shall be placed along the southern boundary of the site.

**DevStd LUDS-GV-11.3:** In order to increase the project's compatibility with surrounding uses and to maintain and enhance the aesthetic character of the Hollister and Storke corridors, the following buffers shall be provided:

- an average 50 foot wide landscape buffer strip, with a 35 foot minimum, along the site's northern and eastern boundaries;
- an average 30 foot wide landscape buffer strip, with a 20 foot minimum, along Phelps Road and the north side of the extension of Santa Felicia Drive; and

an average 50 foot wide landscape buffer strip, with a 35 foot minimum, along the south side of the extension of Santa Felicia Drive.

**DevStd LUDS-GV-11.4:** The following design elements shall be included in these buffers:

- All buffers shall contain sufficient plantings of trees and shrubs and the use of berms to conceal views of the parking areas and "break-up" views of the structures from areas of public use and the adjacent residential developments.
- If appropriate from a design and safety perspective, the buffers along Hollister Ave., Storke Road and Phelps shall contain Class I bikeways, with the bikelane in the southern buffer zone being designed to link up to University paths to the east and the Devereux/Santa Barbara Shores areas to the west.

The overall width and acreage of the southern buffer should be adjusted to encompass the existing willow woodland if this habitat is to be preserved onsite

**DevStd LUDS-GV-11.5:** In order to offset the impacts of the project's extensive areas of pavement on groundwater recharge, construction design onsite shall utilize all reasonable methods to maintain recharge onsite. Methods shall include (but not be limited to) the use of porous paving and direction of run-off into landscaped areas and/or retention basins

**DevStd LUDS-GV-11.6:** A minimum 300 foot clear zone consisting of open space, landscaping and parking shall be maintained through the site and aligned to correspond to such clear zones on nearby properties to the east

**DevStd LUDS-GV-11.7:** As part of project review of the Specific Plan for this site, the County shall require that the public recreation component of the PD designated area of this project be required to be provided as a part of phase one of any development on the project site.

**Policy LUDS-GV-12:** If the Metropolitan Transit District (MTD) determines that a satellite transit center is needed in western Goleta, as part of the application for development on the Girsh parcel, the applicant shall provide adequate space and access for the transit center and shall construct the center. Decision-makers should consider off-sets in traffic fees if the transit center is built on this site

### *Land Use ~ Industrial*

**Policy LUI-GV-1:** In order to maintain the economic viability of the Community's industrial base and preserve jobs for local workers, the County shall continue to consider methods to assist business and industry.

**Action LUI-GV-1.1:** The Resource Management Environmental Health and Public Works Departments and the Air Pollution Control Districts shall work with the Economic Development Task Force to identify measures to reduce the costs of County related permits to local businesses.

# 1993 Goleta Community Plan Compendium: Land Use Element

**Action LUI-GV-1.2:** The County Public Works Department shall review the projected cost of capital improvements to the circulation network needed to attain and maintain acceptable levels of service on area roadways and methods to fund such improvements, while attempting to minimize or reduce costs associated with the offsite road improvement fee program. (amended by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95)

**Program LUI-GV-1.3:** The Planning and Development Department shall review the above two Actions (LUI-1.1 and LUI-1.2) and prepare a report on how to assist local businesses and forward this report to the Board of Supervisors for action

**Policy LUI-GV-2:** The County shall provide for and encourage a range of land uses in industrial areas that facilitate the development of industries which are innovative and provide for a sustainable society and economy.

## Parcel Specific Development Standards

### Delco (#19)

**Policy LUDS-GV-13:** The Delco Site (073-080-20) shall be designated and zoned Industrial Park and MRP on approximately 40 acres of the site and Light Industrial and M-S on the remainder of the parcel and shall comply with the following development standards for any proposed development on the site:

**DevStd LUDS-GV-13.1:** In order to minimize the adverse aesthetic impacts of the expansion of large industrial buildings on the site, and to coordinate with the landscape design of surrounding industrial parks, all new development in areas bounded by Hollister or Los Carneros Roads shall include a minimum 50 foot landscape buffer along these roadways. The buffer along Los Carneros shall be designed to respect and enhance any existing or potentially restored wetland in this area.

**DevStd LUDS-GV-13.2:** A minimum 300 foot clear zone consisting of open space, landscaping and parking shall be maintained through the site and aligned to correspond to such clear zones on nearby properties to the west.

**DevStd LUDS-GV-13.3:** If at some point in the future, Delco refines its plans for further development on the site and wishes to locate the additional M-RP uses on a portion of the site zoned M-S, a rezone of the property to switch land zoned M-RP for land zoned M-S would be consistent with this plan as long as the resulting configuration does not increase the amount of land zoned M-RP or create conflicts with the other development standards for this site

## Land Use ~ Agriculture and Rural Lands

**Policy LUA-GV-1:** Land designated for agriculture within the urban boundary shall be preserved for agricultural use, unless the County makes findings that the land is no longer appropriate for agriculture or there is an overriding public need for conversion to other uses for which there is no other land available in the Goleta urban area.

**Action LUA-GV-1.1:** Parcels 79-120-47, 94 (Couvillion) shall have a land use designation of A-I-10. At such time as the Board of Supervisors authorizes the contract for the construction of Cathedral Oaks Road, the County shall initiate a General Plan amendment and rezone for a medium to low residential designation for this site consistent with surrounding land uses and should also consider it for inclusion in the County's Affordable Housing program

**Action LUA-GV-1.2:** Parcels 65-040-41, 65-080-08, 09, 10, 11, 20, and 24 (San Marcos/Hollister NW) should have a land use designation of A-I-5 for the life of this Plan or for ten years from the adoption of this Plan, whichever occurs first. At that time, the County shall review these parcels to determine if the agricultural designation is still appropriate. If not, medium to low residential designations consistent with surrounding land uses should be considered for all of the 65-080- parcels and a mix of commercial and medium to high density residential should be considered for parcel 65-040-41. All of the residential parcels should also be considered for inclusion in the County's Affordable Housing program

**Action LUA-GV-1.3:** Parcel 69-090-52 (Fairview Gardens) should have a land use designation of A-I-5 for the life of this Plan or for ten years, whichever occurs first. At that time, the County shall review this parcel to determine if the agricultural designation is still appropriate. If not, the County should consider a medium to low residential designation consistent with surrounding land uses for the site and should also consider it for inclusion in the County's Affordable Housing program.

**Action LUA-GV-1.4:** Parcels 59-140-04, 05, and 06 (MTD) shall have a land use designation of A-I for the life of this Plan or until MTD requests a § 65402. (c) general plan conformity report prior to construction of a transit center (offices and repair and maintenance facility) on this site. Once that report is released, the County shall review this parcel for redesignation to General Commercial and rezoning to C-1 (Limited Commercial) to be consistent with the proposed transit center use.

**Action LUA-GV-1.5:** Parcels 77-020-33, 77-080-22 and 77-160-53 (Bishop Ranch) shall have a land use designation of A-I for the life of this Plan or for ten years from the adoption of this Plan, whichever occurs first. At that time, the County shall review this site to determine if the agricultural designation is still appropriate. If not, the County should consider the submittal of a Specific Plan for the eventual development of these parcels. This Action shall not preclude the identification of this site as a Transfer of Development Rights receiver site as part of the County's TDR study.

## **1993 Goleta Community Plan Compendium: Land Use Element**

**Action LUA-GV-1.6:** The parcels known as the South Patterson Agricultural Area, south of Hollister Avenue and west of Patterson Avenue (Figure 25) shall have a land use designation of A-I for the life of this Plan or for ten years from the adoption of this Plan, whichever occurs first. At that time, the County shall review this site to determine if the agricultural designation is still appropriate. If not, the County should consider the submittal of a Specific Plan for the eventual development of these parcels. This Action shall not preclude the identification of this site as a Transfer of Development Rights receiver site as part of the

**Program LUA-GV-1.7:** As part of Phase II of the Agricultural Element, the County shall prepare an agricultural protection program that utilizes such land use planning tools as agricultural planned development, transfer of development rights, purchase of development rights or open space easements, and land trusts.

**Policy LUA-GV-2: New development adjacent to agriculturally zoned property shall include buffers to protect agricultural operations.**

**DevStd LUA-GV-2.1:** Buffers composed of predominantly native and low water using species, or other appropriate perimeter screening, such as fences and walls, shall be required, the size of which will be determined by parcel specific review for all new development adjacent to agriculturally zoned property

**Policy LUA-GV-3: The County shall cooperate with farmers and the existing farmer's market organizers to find and maintain a permanent location in the Goleta Valley for a farmers market**

**Policy LUA-GV-4: In consideration of conversion any agricultural land within the urban boundary to urban uses, the County shall first consider smaller, more isolated parcels with greater urban/agricultural conflicts prior to larger blocks of agricultural land**

**Policy LUA-GV-5: In the County's long-range planning efforts, the maintenance of agricultural and/or recreational uses should be protected along Atascadero and Maria Ygnacia Creeks to serve as a buffer between the creeks and adjacent commercial, industrial and residential uses.**

### **Growth Management**

**Policy GM-GV-1: The County shall amend the Goleta Growth Management Ordinance as deemed necessary to ensure that a strong and viable commercial/ industrial base is maintained in Goleta**

**Action GM-GV-1.1:** The County should amend the GGMO to provide for additional "points" for Commercial and Industrial projects in the identified Old Town area (see Figure 20) to help revitalize the area

**Action GM-GV-1.2:** The County should amend the GGMO to recognize the lower-intensity development allowed in the Service Industrial zone district and should factor development on these parcels at a rate reflective of the relative employee-density.

**Action GM-GV-1.3:** The County should amend the GGMO to allow a major regional shopping center on the Girsh parcel (APN 73-090-38, 55), to proceed in phases without reducing the GGMO allocation available to other C/I projects

**Policy GM-GV-2: The County shall amend the Goleta Growth Management Ordinance to extend it to the year 2002 or beyond if necessary to coincide with the life of this Community Plan.**

**1993 Goleta Community Plan Compendium:  
General Public Facilities and Services**

**1993 GCP General Public Facilities and Services Element**

**GOAL: Promote Improvements in Circulation, Parking and Other Public Facilities and Services for Commercial, Industrial and Residential Areas for the Benefit of the Entire Community.**

**Policy G-GV-1:** All existing Countywide and Coastal Plan policies apply to the non-coastal and coastal areas, respectively, of the Goleta Planning Area in addition to those specific policies and action items identified below

**Policy G-GV-2:** The development standards contained within this Plan shall be utilized to implement the policies of the Plan. Where appropriate, each of these standards shall be applied to the project under review unless the standard would be inapplicable or ineffective and/or other standards have been required which implement the policies

**Action G-GV-2.1:** New public services and facilities, as outlined in the Capital Improvements Plan, shall be constructed and operational in advance of service and facility demand from new development.

**Action G-GV-2.2:** The Comprehensive Capital Improvements Plan shall be monitored and updated annually.

**Policy G-GV-3:** The County shall encourage developers to use innovative measures such as but not limited to payment of development impact fees; direct public service facility improvements; creation of public service facility benefit assessment districts etc., to mitigate the public service impacts from their developments, in addition to standard in-lieu fees.

**Action G-GV-3.1:** The County Administrator, in cooperation with affected County departments and service districts, shall prepare a comprehensive evaluation of service and infrastructure costs within the Goleta Planning Area, and possible ways to generate the revenues needed to cover such costs. The services and infrastructure needs examined shall include, but not necessarily be limited to, police and fire protection, parks and recreation, traffic and circulation, and public schools. This evaluation shall be completed, and presented for consideration and action by the Board of Supervisors, no later than December 31, 1996, unless the Board determines that financial or other limitations require a later completion date. (added by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95)

**Policy G-GV-4:** UCSB and the Airport should fully mitigate their public service and facility impacts

**Action G-GV-4.1:** The County shall review UCSB and Airport projects to evaluate public service and facility impacts in light of this Community Plan.

**1993 Goleta Community Plan Compendium:  
Fire Protection**

**1993 GCP Fire Protection Element**

**Objective FIRE-GV:** *Fire protection services provided in the Goleta Planning Area shall work toward the goals and standards stated in the Fire Protection Master Plan.*

**Action FIRE-GV-1.1:** When funding for fire station relocation is available the County shall provide Fire Station 10 in western

**Action FIRE-GV-1.2:** When funding for fire station relocation is available the County shall provide Fire Station 16 in North Central Goleta

**DevStd FIRE-GV-1.3:** Two routes of ingress and egress shall be required for any discretionary new development or subdivision of land unless the Fire Department waives the requirement

**Policy FIRE-GV-2:** All private roads which serve structures served by the Fire Department shall be constructed to Fire Department standards unless the Fire Department waives the standard

**Policy FIRE-GV-3:** All non-agricultural development in the foothills area shall include provisions for water storage tanks, connection to the Goleta Water District or other public purveyor.

**DevStd FIRE-GV-3.1:** Where feasible, water storage facilities shall be part of a large system or public supply which is reliably maintained, rather than individual ad hoc systems. The County shall require that all new development in "high-fire" classified areas pay fees to the Fire Department to fund annual inspections of these systems

**Policy FIRE-GV-4:** Emergency access shall be a consideration in the siting and design of all new development

**Action FIRE-GV-4.1:** The County shall investigate the possibility of replacing the roadblock with a Fire Department approved crash gate along Vieja Dr. east of its intersection with Puente Dr

# 1993 Goleta Community Plan Compendium: Parks, Rec, Trails, and Open Space

## 1993 GCP Parks, Recreation, and Trails/Open Space Element

**Policy PRT-GV-1:** Diverse outdoor and indoor recreational opportunities shall be encouraged to enhance Goleta's recreational resources and to ensure that current and future recreational needs of residents are met

**Action PRT-GV-1.1:** The County Parks Department shall consider the feasibility of developing a recreational component, and implementing recreational programs for the Goleta planning area and shall report to the Board of Supervisors regarding the feasibility of such a program.

### Trails

**Policy PRT-GV-2:** In compliance with applicable requirements, all opportunities for public recreational trails within those general corridors adopted by the Board of Supervisors as part of the Parks, Recreation and Trails (PRT) maps of the County Comprehensive Plan (and this Community Plan) shall be protected, preserved and provided for during and upon the approval of any development, subdivision and/or permit requiring any discretionary review or approval, except as referenced in Agricultural Element Policy IA.

**Policy PRT-GV-2A:** The County Parks Department and other agencies or groups pursuing implementation of the trail system shall use the Goleta Trails Implementation Study and its trail siting and design guidelines to guide future trail development and implementation. (added by 94-GP-11, -15; Resol.s 95-152, -249, -250, -251; 4/4/95, 5/16/95)

**Policy PRT-GV-2B:** The County shall support efforts of private organizations to establish a Goleta Trails Foundation. County support may include, but not be limited to: coordinating volunteer efforts, acting as liaison between volunteer groups and County Park Department, provide information of grant opportunities, and facilitate communication between their organization and other trail organizations. (added by 94-GP-11, -15; Resol.s 95-152, -249, -250, -251; 4/4/95,

**Action PRT-GV-2B.1:** The County Park Department shall establish and publish procedures to administer the closure of recreational trails during periods when pesticide use on adjacent agricultural lands necessitates such closure. Such procedures shall include, but not be limited to, a notification of the Park Department by the affected landowner(s) and the posting of signs at the trailhead in advance of the trail closure, notifying trail users of the specific area closed and the reason for the closure. The Park Department procedures for trail closure shall not conflict with or supersede County Environmental Health Department regulations or with Federal, State or local laws controlling agricultural pesticide use. The Park Director shall have authority to determine whether closure is appropriate, and, if so, the duration and location of such closure. (added by 94-GP-11, -15; Resol.s 95-152, -249, -250, -251; 4/4/95, 5/16/95)

**Policy PRT-GV-2C:** For projects seeking general plan amendments and/or rezones, the county shall review the Goleta Trails Implementation Study to determine if a new trail corridor should be considered for the area/watershed in which the project is located, consistent with applicable Agricultural Element and resource protection policies. (added by 94-GP-11, -15; Resol.s 95-152, -249, -250, -251; 4/4/95, 5/16/95)

**Policy PRT-GV-2D:** Priority for future trail acquisition and implementation shall include, but not be limited to, the following trail categories expressed in descending order of priority: (added by 94-GP-11, -15; Resol.s 95-152, -249, -250, -251; 4/4/95, 5/16/95)

Category 1: Fremont\Slippery Rock Trail

Category 2: Urban Trails not likely to be acquired through the discretionary permit process

Category 3: San Marcos Pass Trail

Category 4: Farren Trail

**Policy PRT-GV-3:** Any trail easements acquired along trail corridors that are subsequently abandoned by the County upon completion of a final PRT map shall be returned to the landowner upon adoption of the final PRT map. (amended by 94-GP-11, -15; Resol.s 95-152, -249, -250, -251; 4/4/95, 5/16/95)

**Policy PRT-GV-4:** Trail corridors formally designated on the PRT maps shall be kept clear from encroachment by new uses or development, to the extent reasonably feasible.

**Policy PRT-GV-5:** The County shall actively pursue acquisition of interconnecting useable public trails within designated trail corridors through negotiation with property owners for purchase; through exchange for surplus County property as available; or through acceptance of gifts and other voluntary dedications of easements

## 1993 Goleta Community Plan Compendium: Parks, Rec, Trails, and Open Space

**Program PRT-GV-5.1:** When funding becomes available, the County shall design a program which provides for phasing and the setting of priorities for the acquisition and/or development of each trail identified on the PRT maps. The County shall pursue protection of such recreational trails network and expansion to meet goals of this plan to achieve desirable additional recreational and open space through:

- a) Expansion of the County Capital Improvement Plan for acquisition of additional recreational and trail properties;
- b) Pursuit and protection of title to properties that are in the public domain through past use or development; and
- c) Acquisition of desirable property and/or property necessary to expand such trails networks; to provide key interconnections; and to meet the most pressing public demands, through negotiated acquisition and/or acquisition through eminent domain proceedings, as approved, from time to time, by the County Board of Supervisors.

**Policy PRT-GV-6:** In the siting of trail corridors, primary consideration shall be given to publicly-owned lands

**Program PRT-GV-6.1:** The County shall study the potential for combining flood control easements with potential trail easements and the preservation of wildlife corridors and greenbelt buffer zones.

**Policy PRT-GV-7:** In developing and maintaining the trail system, provision shall be made for the following:

- a) appropriate trail signage at all major trail heads and signs or markers on public recreational trails;
- b) the maintenance of the trail system in Goleta;
- c) adequate trailhead parking;
- d) consideration should be given to the use of Old San Marcos Pass Road for trail heads; and
- e) minimization of erosion on trails, particularly those located near creeks and riparian corridors.

**Policy PRT-GV-8:** New trails shall be limited to non-motorized vehicle use. Trails shall be designed to keep hikers, bikes and equestrians on the cleared pathways, and shall be designed to minimize impacts to the maximum extent feasible to any sensitive habitat area. Trails shall be sited to avoid significant environmental constraints and to minimize user conflicts and conflicts with surrounding land uses, to the maximum extent feasible

**Policy PRT-GV-9:** The County Parks Department shall be responsible for reviewing trail easement requirements, location, and design on a case-by-case basis. In addition, they shall be responsible for obtaining appropriate permits and environmental review prior to trail construction on publicly owned land.

**Policy PRT-GV-10:** All trails developed by and/or dedicated to the County shall be multi-use.

**Program PRT-GV-10.1:** The County shall work with the National Forest Service and the cycling community to develop bicycle safety regulations for trails, and mechanisms for effective enforcement

### Parks

**Policy PRT-GV-11:** Acquisition and development of lands for neighborhood and community parks should utilize vacant lands near or adjacent to school sites for this purpose wherever possible.

**Policy PRT-GV-12:** Acquisition of neighborhood parks in Goleta shall be based upon the following geographic priorities:

- a) Southeast Goleta (Patterson-Hope Ranch annex north of Atascadero Creek)
- b) Downtown Goleta area
- c) El Encanto Heights area

**Policy PRT-GV-13:** Properties with the potential for maximum community use shall be considered a high priority in park acquisition decisions. This includes parcels which are highly visible (e.g., open space lot on heavily used traffic corridor) or are accessible to many people (e.g., park along bike path or at trailhead), or serve people in ways beyond accessibility (e.g., parcel which supports a produce stand).

**Action PRT-GV-13.1:** The County shall explore the feasibility of entering into Joint Use Agreements with schools for public use of school recreation facilities when school is not in session.

**Action PRT-GV-13.2:** The County shall initiate a master plan process for the Santa Barbara Shores Park parcel.

### Open Space

**Policy PRT-GV-14:** Acquisition of open space and passive recreational opportunities shall be based upon the following factors (not listed in order of importance):

1. parcels with good passive recreational opportunities;
2. parcels with good visual qualities;
3. parcels with significant natural resources;
4. parcels with significant physical constraints; and
5. parcels which provide opportunities for public beach access

## **1993 Goleta Community Plan Compendium: Parks, Rec, Trails, and Open Space**

**Program PRT-GV-14.1:** The County shall develop a Comprehensive Open Space Implementation Program, which will coordinate the acquisition and development of open space, trails and park facilities, both involving passive and active forms of recreation, in addition to the resource preservation measures.

**Action PRT-GV-14.2:** The County shall pursue the purchase of vacant properties for potential use as parks or open space, where the purchase would serve as buffer zones for residential or commercial development, provide usable recreation space, or preserve wildlife habitats and migration corridors or sensitive biological resources.

**Action PRT-GV-14.3:** The County shall seek funding sources for the acquisition of More Mesa in order to preserve the natural resources and passive recreational opportunities which exist on that site.

**Action PRT-GV-14.4:** The County shall review existing Offers to Dedicate Coastal Access for feasibility of accepting any or all such offers and shall identify additional vertical access points and coastal parcels which should be acquired to preserve and provide for adequate public access to coastal resources

**Policy PRT-GV-15:** There shall be no motorized off-road recreational vehicle sites within the Goleta Planning Area.

**1993 Goleta Community Plan Compendium:  
Police Protection**

**1993 GCP Police Protection Element**

*Objective GV: The County shall provide adequate police protection service to the Goleta Planning Area.*

Policy POL-GV-1: As funding becomes available, the hiring of additional staff shall be phased with the additional population growth to strive to provide a ratio of at least 1 officer to 1,200 persons. The County shall strive to add an additional 15 police officers to the County Sheriff's Department at full buildout of the project

**1993 Goleta Community Plan Compendium:  
Resource Recovery**

**1993 GCP Resource Recovery Element**

**Policy RRC-GV-1: Opportunities for community wide resource recovery and conservation shall be provided.**

**Action RRC-GV-1.1:** The County shall continue to implement and increase a curbside recycling program in the residential areas of the Goleta Planning Area. Curbside recycling shall be required for all new development and encouraged in current housing as determined appropriate by the County Public Works Department.

**Action RRC-GV-1.2:** As funding becomes available, the County shall pursue an aggressive residential, commercial, and industrial recycling program throughout the Goleta Planning Area. All new residential, commercial, and industrial development as well as current housing shall be required to participate in these efforts as determined by the County Department of Public Works.

**Policy RRC-GV-2: All new residential development in the Urban area and, where feasible, outside the Urban area shall participate in yard waste collection programs as may be provided by the County of Santa Barbara. Such programs may include yard waste accumulation bins, curbside pickups and backyard composting.**

**Action RRC-GV-2.1:** As funding becomes available, the County Solid Waste Division shall actively pursue the development of a yard waste collection program or siting of accumulation bins within existing neighborhoods

**Policy RRC-GV-3: Recycling bins shall be provided at all construction sites to minimize construction-generated waste which goes to the landfill.**

**1993 Goleta Community Plan Compendium:  
Schools**

**1993 GCP Schools Element**

**Policy SCH-GV-1:** The maximum allowable school facility fees shall be levied on all new residential, commercial, and industrial projects within the Goleta Planning Area.

**Policy SCH-GV-2:** The County shall encourage the Goleta Union School District and the Santa Barbara High School District to identify and pursue options to provide additional facilities as needed and/or other remedies to alleviate overcrowding.

**Action SCH-GV-2.1:** If the GUSD determines that additional school sites are needed, the County shall assist in whatever capacity it can to facilitate finding appropriate locations.

**Action SCH-GV-2.2:** The County shall cooperate with and assist the school district(s) in the formation of a Mello-Roos Community Facilities District(s), if and as economically and legally feasible, to provide the incremental funds needed to pace school facility development with the needs created by new development approved by the County. If such a District(s) is formed, the County shall require new discretionary development to participate in the District's funding mechanism(s). (added by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95)

**Action SCH-GV-2.3:** The County shall provide appropriate assistance to the school district(s) in securing the voters' approval of local bond measures for school facilities. (added by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95)

**1993 Goleta Community Plan Compendium:  
Sewer and Stormwater Drainage**

**1993 GCP Sewer and Storm-Drainage Systems Element**

**Policy SD-GV-1:** The County, in coordination with sewer districts and other applicable regulatory agencies, shall maintain and regularly update sewer generation and capacity figures for the Goleta/Goleta West Sanitary District plant.

**Program SD-GV-1.2:** Upon mutual agreement, the Goleta area sanitary districts shall hold periodic public meetings with the County (e.g., Planning Commission) to discuss issues regarding wastewater treatment and quality.

**Policy SD-GV-2:** The County shall work with the sewer districts to acquire grants and other funding to relocate untreated effluent lines out of Environmentally Sensitive Habitat and riparian areas.

**Policy SD-GV-3:** The County shall develop additional development standards to implement the Good Housekeeping Requirements and the Best Management Practices procedures as applicable and identified in the Federal Clean Water Act and Section 6217 of the Coastal Zone Act Reauthorization Amendments.

**1993 Goleta Community Plan Compendium:  
Traffic, Circulation and Parking**

**1993 GCP Traffic, Circulation, and Parking Element**

**Goal CIRC-GV-1: The County Shall Allow Reasonable Development of Parcels Within the Community of Goleta Based Upon the Policies and Land Use Designations Adopted in this Community Plan, While Maintaining Safe Roadways and Intersections. (amended by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95; 97-GP-6 & -7, Resol.s 97-363 & -364, 8/19/97)**

*Objective CIRC-GV-1: The Circulation Element and implementing Transportation Improvement Program shall include long-term improvements to roadways and alternative transportation facilities targeted to provide for Level of Service (LOS) C or better on roadways and intersections within the community at buildout of this Plan. However, over the next ten years a number of roadway segments and intersections will periodically operate at LOS D or below. The roadway and intersection standards shall allow moderate levels of traffic growth while protecting overall operation of the circulation system and the quality of life within the community. (amended by 97-GP-6 & -7, Resol.s 97-363 & -364,*

**Goal CIRC-GV-2: The goal of the priority transportation improvement projects is to complete crucial roadway links to divert traffic from currently overburdened roads and congested intersections, to add turn lanes to the most impacted intersections, to provide pedestrian/bike overcrossings over US Hwy. 101 and associated segments of the Class I bike path system in order to access major employment areas and the Old Town, and to provide the most important pilot electric shuttle routes along with improvements to express bus and clean air service. (added by 97-GP-6 & -7, Resol.s 97-363 & -364, 8/19/97)**

*Objective CIRC-GV-2: In order to address the current imbalance in the transportation network, provide realistic mode selection options for commuters and maintain generally free flowing traffic conditions on area roads, the following statement articulates the County's objective for Goleta for 1997-2007:*

*The County will seek to increase the percentage of commuters in Goleta using alternative transportation from the existing level of 15% to at least 20% by the year 2007 through:*

*Working cooperatively with MTD and other transit providers, UCSB, the Airport, employers and employee representatives to provide all identified priority electric shuttles, improved express service and additional intra-community bus service, and;*

*Completing all priority US 101 overcrossing for bicyclists and pedestrians, connecting Class I bike paths, and improvements to the safety of the Class II bike path system, and;*

*Modifying existing County zoning regulations, Circulation Element road and intersection standards and Thresholds of Significance to encourage the use of alternative transportation. (added by 97-GP-6 & -7, Resol.s 97-363 & -364, 8/19/97)*

**Action CIRC-GV-1.2:** P&D shall request that the Association of Governments update and maintain the existing Transportation Demand Management Ordinance (TDM) in Goleta. This ordinance shall coordinate with any similar TDM ordinances in other South Coast jurisdictions

**Action CIRC-GV-1.3:** The County Public Works Department and P&D shall form a working group with UCSB in order to determine the appropriate alignment and mitigations necessary to connect Phelps Road between Los Carneros and Storke Roads utilizing existing roads where feasible, while minimizing impacts to existing residents and any wetlands

## **1993 Goleta Community Plan Compendium: Traffic, Circulation and Parking**

**Policy CIRC-GV-2:** The County shall develop and maintain a Transportation Improvement Plan which includes roadway, intersection, transit and alternative transportation mode (e.g.: bike ways and pedestrian paths) improvements, with priority given to improvements that will ease congestion on the most constrained roadways and intersections in the planning area. The priority assigned to these improvements shall account for priorities identified in Community Plan, shall be based upon the most recent available traffic data and shall take into account maintenance requirements of existing improvements. The Transportation Improvement Plan shall be an integrated Plan for maintenance and capital improvements of roads and intersections as well as alternative transportation facilities. The Transportation Improvement Plan shall be updated by the Public Works Department and presented to the Planning Commission and the Board of Supervisors for review on an annual basis. The Plan shall contain a list of transportation projects to be

**Action CIRC-GV-2.1:** As part of the revised Transportation Improvement Plan and in coordination with the Association of Governments and APCD, the County Public Works Department shall reevaluate all existing and projected transportation and air quality improvement funding sources, and prepare a report for the Board of Supervisors. This report shall address analyze methods to divert an increased level of funding toward alternative transportation methods, including the funding of a free electric shuttle or other "clean-air" service along Hollister Avenue and other appropriate corridors, improved bike routes, etc. A goal of such a study would be to divert approximately 10% or more of available funds toward feasible alternative transportation improvements, and/or more aggressively seek state and federal grants.

**Program CIRC-GV-2.2:** P&D shall coordinate with the County Public Works Department to form a working group with MTD, the Association of Governments, the Airport and UCSB to study the potential for the creation and joint funding of free electric or other "clean-air" shuttle service and if feasible implement such a system along major travel corridors in the Goleta valley, especially Hollister Avenue as well as to Isla Vista

**Action CIRC-GV-2.3:** The County shall include as a priority bicycle and pedestrian uses in the planning process of transportation corridors in accordance with the Transportation Improvement Plan process. When feasible, roadway improvements, including overpasses, shall be sited and designed to encourage and accommodate pedestrian and bicycle use. On street parking and vehicle lanes may be removed where bikepaths and pedestrian access would be enhanced. Where feasible, all new overpasses should provide for separated Class I pedestrian\bicycle ways.

**Program CIRC-GV-2.4:** The County shall submit current traffic count and intersection level of service data to the Planning Commission and Board of Supervisors with the annual Transportation Improvement Plan.

**Program CIRC-GV-2.5:** The County Public Works Department shall continue to develop programs that encourage the use of alternative modes of transportation including, but not limited to, an updated bicycle plan, park and ride facilities, and an update of the transportation demand management ordinance.

**Action CIRC-GV-2.6:** The Santa Barbara County Planning Commission and Board of Supervisors supports the concept of placing a train station in Goleta. The priority sites for the station, in order, are the Los Carneros Community site (site #4 Figure 21) and the La Patera site, if such a station is to be located on land under County jurisdiction.

**Action CIRC-GV-2.7:** The County shall work with the Goleta Valley Southern Pacific Railroad Museum to assist in the relocation of the Museum to the new train station site once the site is determined.

**Action CIRC-GV-2.8:** The County shall work with MTD to develop the road improvements necessary for bus access to the south Ward Drive area

**Program CIRC-GV-2.9:** The Transportation Improvement Plan shall include an implementation program for expansion of the bikeways system including the prioritization, timing and funding for these improvements. If feasible, this program shall include the allocation of up to \$500,000 from County funds for maintenance and expansion of bikeways, as well as an active and defined program for the identification and acquisition of funds from available grant programs.

**Action CIRC-GV-2.10:** When funding becomes available, the County shall develop and promote a public relations campaign to raise public awareness of cycling safety, commuting and recreational issues, opportunities, and to educate the cycling community regarding its responsibilities to obey laws and promote safety.

**Action CIRC-GV-2.11:** As part of the Transportation Improvement Plan the Public Works Department should develop a site plan, and participate in design review in the development of a pedestrian/bicycle overpass from El Encanto Heights to Santa Barbara Shores if the latter property is ever developed as a County park.

**Action CIRC-GV-2.12:** As part of the Transportation Improvement Plan the County shall explore the potential for locating bike paths under U.S. 101 utilizing existing creek channel tunnels. If such paths are deemed feasible, the County shall construct them while also protecting the flow and habitats of the creeks.

## **1993 Goleta Community Plan Compendium: Traffic, Circulation and Parking**

**Action CIRC-GV-2.13:** The following roadway and intersection improvements should be prioritized in the Transportation Improvement Plan for the next ten years (1990-2000):

**Roadways:**

Hollister Avenue: 4 lanes from San Antonio to Highway 154.

Los Carneros: 4 lanes from El Colegio to Hollister.

Fairview Ave: 4 lanes from Hollister to Airport

Calle Real: 4 lanes from Patterson to Kellogg.

Cathedral Oaks: construction of the western extension.

Calle Real: construction of gap between Turnpike and Patterson.

El Colegio: 4 lanes from Los Carneros to the east of Camino Corto (necessity of this improvement may be dependent upon UCSB plans).

Storke Road: Widen to 4 lanes south of Phelps

**Intersections:**

Patterson/Hollister improvements.

Highway 154/Highway 101 improvements. (note: not under direct County jurisdiction)

Ward Memorial SB/Hollister improvements.

**Action CIRC-GV-2.14:** P&D and Public Works, with coordination from the Association of Governments, representatives of the Airport and interested property owners, shall form a working group to identify the potential for and make recommendations on the following improvements in the Transportation Improvement Plan:

- the most feasible and useful roadway corridors located to provide additional access to the Airport, between south Kellogg and Fairview.
- the priority location for either new ramps (e.g.: slip ramps) or an interchange off Hwy 217 which should be designed to provide more direct access for traffic to south Fairview Avenue. The recommendation should include the location and possible configuration of either a ramp or interchange.
- the feasibility of and need for an underpass under Hwy 217 to allow bikes and possibly cars to travel from south Ward Drive to south Kellogg Avenue without having to travel up to Hollister Avenue.
- the need for and feasibility of a free right turn lane from east-bound Hollister Avenue onto south-bound Fairview

**Action CIRC-GV-2.15:** The County Public Works Department and P&D shall study the feasibility of rerouting the potential southern extension of Ellwood Beach Drive in order to avoid impacts to Devereux Creek and the Ellwood Monarch Butterfly

## 1993 Goleta Community Plan Compendium: Traffic, Circulation and Parking

**Action CIRC-GV-2.16:** The County shall prioritize and perform the following needed repairs to the existing bikeway system as funding becomes available:

- a) Improve hazardous storm drain grate and repair damaged surrounding pavement on east bound Foothill Road west of State Highway 154;
- b) Improve hazardous storm drain at intersection of Hollister Avenue and Fairview Avenue;
- c) Trim hedges at intersection of Atascadero Bikeway and Patterson Avenue to provide visibility of the intersection;
- d) Provide a more stable surface on wooden bridges along Atascadero Bikeway;
- e) Stripe segment of west bound El Colegio Road bike lane from Camino Corto to Storke Road;
- f) Repair/replace damaged/missing portions of Fairview Avenue bike-lane from Calle Real to approximately 1/4 mile south of Hollister Avenue;
- g) Repair/replace damaged/missing portions of Los Carneros bike-lane from Cathedral Oaks to Hollister Avenue.

**Action CIRC-GV-2.17:** The County shall study the extension of Phelps Road westward to Strehle Lane or Ellwood Beach Drive to serve the higher density area around Santa Barbara Shores Drive and Ellwood Beach Drive

**Action CIRC-GV-2.18: Road Impact Fee.** The Public Works Department shall return to the Board of Supervisors with a Transportation Impact Fund that replaces the Road Impact Fund. A minimum of twenty percent (20%) of all revenues deposited into the Transportation Impact Fund shall be allocated to the bicycle system, mass transit/pedestrian and wheelchair improvements. As a goal, the alternative transportation fund should be evenly divided between the bicycle/pedestrian system and the transit/pedestrian system. Said alternative transportation funds shall be deposited and held in separate accounts together with accumulated interest, with provisions for loans between the two accounts, until expenditure upon bicycle, transit, or pedestrian facilities is needed. This impact fee program will be developed pursuant to Government Code Section 66000 et. seq. (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Action CIRC-GV-2.19: Major Roadway and Intersection Improvements.** The Public Works Department shall present to the Planning Commission as part of the annual GTIP any major upcoming roadway and intersection improvements still in the preliminary or early design phase to consider implementation of alternative transportation components with in the improvement. (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Action CIRC-GV-2.20: Signal Timing.** During routine maintenance and other signal adjustment programs, the Public Works Department should set the timing of all traffic signals in Goleta to allow adequate time for pedestrians (including the elderly and young children) to walk across safely when the pedestrian call button is activated. (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

[Action CIRC-GV-2.21: Ad Hoc Citizens Review Committee. When funding becomes available, the Public Works Department, as part of its revision of the County Engineering Design Standards and Traffic Operations Manual, should form an ad-hoc committee, including representatives from Planning and Development, MTD, the Bicycle Coalition, and the South Coast Transit Advisory Committee. The Committee should review those sections of both manuals that affect the attractiveness and safety of alternative transportation, make recommendation for revision that increase alternative transportation options while reducing long-term maintenance costs. These recommendations should be presented to the Planning Commission and implemented as soon as practicable.\[1\] \(added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97\).](#)

**Action CIRC-GV-2.22: Trip Counts on Goleta Bikeways.** When funding becomes available, the public Works Department should conduct trip counts on Goleta's Class I and II bikeways. (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

[Action CIRC-GV-2.23: Zoning Ordinance Changes. When funding becomes available, Planning and Development should bring to the Planning Commission and the Board of Supervisors recommended changes to the Zoning Ordinance which would 1\) allow greater flexibility within commercial and industrial zones, and 2\) transit/pedestrian design standards for new residential and commercial development, in order to decrease congestion on Goleta roadways.\[2\] \(added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97\).](#)

# 1993 Goleta Community Plan Compendium: Traffic, Circulation and Parking

**Action CIRC-GV-2.24: Circulation Element Consistency Standards and CEQA Traffic Thresholds.** When funding becomes available, Planning and Development should bring to the Planning Commission and the Board of Supervisors recommended changes to the Circulation Elements Consistency Standards and CEQA Traffic Thresholds that would allow greater flexibility in approval of development projects and facilitate implementation of the alternative transportation system. (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Action CIRC-GV-2.25: Sheriff Patrols on Bicycle Paths.** Planning and Development should discuss with the Sheriff's Department the feasibility of Sheriff patrols on bicycle paths. (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Action CIRC-GV-2.26: Interagency Coordination.** The Planning and Development and Public Works Departments should seek cooperative working relationships with the City of Santa Barbara, the City Airport, Caltrans, UCSB, SBCAG, and other agencies to implement the Goleta Transportation Improvement Plan. (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Action CIRC-GV-2.27: Interagency Coordination: South Fairview Bike Path Extension:** The Planning and Development and Public Works Departments should form a working group with Southern California Gas Company, Goleta Sanitary District, the Airport, the Goleta Slough Management Committee to implement the Class I bicycle route from the terminus of the South Fairview bike path to Goleta Beach. (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Action CIRC-GV-2.28: Phelps Road Extension.** The County, in consultation with UCSB and affected property owners, should explore all possible methods and alternative alignments to the proposed Phelps Road extension, including alignments north of the California Department of Fish and game wetlands, expansion of the alternative transportation system, and Hollister corridor improvements to offset anticipated roadway congestion. If Phelps Road Extension is implemented on UCSB property, the Public Works and Planning and Development Departments should coordinate with UCSB to ensure that measure are taken (such as a sound and safety wall and landscaping) that protect the quality of life in the family student housing complex. (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Action CIRC-GV-2.29: Truck Trips on Hollister in the Old Town.** The County should review methods to reduce the number of non-local truck trips using Hollister Avenue in Old Town. Such methods could include, but are not limited to: roadways that would provide alternative routes for heavy trucks, posting Hollister Avenue in Old Town as off-limits to non-local truck traffic, etc. This should be timed concurrent with implementation of the Highway 217 improvements and Old Town Revitalization. (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Action CIRC-GV-2.30: Bus Service in Old Town.** The County should continue to coordinate with MTD in Goleta including holding community meetings to receive public input on how best to improve MTD's bus service in the Old Town. (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Action CIRC-GV-2.31: Transportation Impact Fee Resolution.** The Planning Commission and the Board of Supervisors should consider a Transportation Impact Fee Resolution for the Goleta Planning Area. The resolution should include a revised fee schedule, which is essentially the same as the current \$4,564 per P.M. peak hour trip, based on a standard land use measurement method, such as dwelling unit or by a per thousand square foot measurement. (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Action CIRC-GV-2.32:** Public Works Department and Planning and Development shall form a working group with UCSB, SBCAG, MTD, City of Santa Barbara, Santa Barbara Industrial Association, and the development community to identify funding sources to resolve long-term operation and maintenance costs for the Goleta area shuttle system. (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Action CIRC-GV-2.33:** Public Works and Park Department shall work with P&D, Fire Department, and affected property owners to investigate keeping the San Antonio Road/Tucker's Grove Park gate open for emergency fire access. Maintenance of this road should be part of the Road Maintenance Annual Plan (RdMAP). (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Action CIRC-GV-2.34:** Planning and Development and Public Works shall investigate the feasibility of constructing a Class III bikeway along Merida Drive, between the Berkeley foot bridge and the Rehabilitation Institute property line. (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Policy CIRC-GV-3: Transportation improvements shall be prioritized in the following manner. Any significant deviation of projects with construction/implementation costs less than \$75,000 is not subject to Board approval, provided that the yearly total of such projects does not exceed \$200,000.** (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Action CIRC-GV-3.1:** A minimum of twenty percent of all revenues deposited into the Transportation Impact Fund shall be allocated to the bicycle network, and mass/transit/pedestrian system. The alternative transportation funds should be evenly divided between the bicycles/pedestrian system and the transit/pedestrian system. Said alternative transportation funds shall be deposited and held in separate accounts (with provision for loans between the accounts), together with accumulated interest, until expenditure upon bicycle, transit or pedestrian facilities is needed. (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

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Action CIRC-GV-3.2: The maintenance of alternative transportation facilities shall be directed to the appropriate agency. In accordance with Board Resolution 89-465, Sales Tax, Local STP, and other revenues dedicated toward roadway maintenance shall continue to be prioritized for maintenance activities of County facilities through the Road Maintenance Annual Plan Process, with emphasis given to those projects which benefit alternative transportation facilities.[3] (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

Action CIRC-GV-3.3: The County should actively seek all available funds[4] for implementation of the GTIP's high priority project list. For grants where competition exists between roadway/intersection improvements and alternative transportation projects, the latter shall have priority. ((added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97

**Action CIRC-GV-3.4:** The County Public Works and Planning and Development Departments shall actively seek grants to implement priority bicycles projects and other modes of alternative transportation and work with MTD, Clean Air Express, and other transit providers to obtain grants to implement priority transit projects. (added by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Policy CIRC-GV-4:** Road way and intersection priority improvements should be those depicted on the GTIP projects improvement list and /or those that operate or are reasonably expected to operate at LOS E or below in the near future. (amended by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**DevStd CIRC-GC-4.1:** The following design guidelines shall be adhered to in the design, construction, and implementation of transportation projects within the Goleta Planning Area:

- a) **US 101 Overpass Design.** Public Works Department and Planning and Development shall work closely with Caltrans to include either a Class I or Class II bicycle/pedestrian land in all future construction of US 101 over-crossings. Measures shall be included in these bikeways to increase the safety and attractiveness of these facilities.
- b) **Signal Timing.** All future road and intersection widening projects shall include signal timing which allows adequate time for pedestrians to walk across safely.
- c) **Signal Detection.** All future or reconstructed signalized intersections along designated bicycle routes shall include detectors sensitive to waiting bicyclists.
- d) **Intersection Improvements.** Prior to design and construction of all intersection improvements, the Public Works Department shall consult with MTD regarding the need and feasibility of inclusion of bus facilities such as a stop or turn-around area. If needed and feasible, these facilities shall be included as part of the improvement.
- e) **Major Roadway and Intersection Improvements.** During the annual GTIP presentation to the Planning Commission, the Bicycle Paths Along Creeks. Consistent with the Goleta Community Plan Policies, bicycle paths along creeks shall be located.
- f) **Bicycle Paths Along Creeks.** Consistent with the Goleta Community Plan Policies, bicycle paths along creeks shall be located.

**Policy CIRC-GV-5:** Priority transit/pedestrian projects are those depicted in the GTIP project improvement list and/or those which would 1) receive the highest amount of ridership, or 2) provide for intermodal connections, or 3) would complete a missing link in sidewalks, or 4) would provide pedestrian links between residential and commercial-industrial areas, or complete gaps in the pedestrian system. (amended by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Policy CIRC-GV-6: *Types of Bicycle Paths:*** Separated facilities (Class I paths or modified Class II lanes) are a higher priority than on-road facilities, until all of the separated facilities are constructed. On-road lanes are a high priority where they address existing safety concerns, or where the majority of the funds that would be used to construct these paths are not normally available for construction of separated facilities. Commuter paths are a higher priority than recreational paths for use of transportation impact fees. *Specific bicycle paths:* The highest priority bike paths are separated crossings over or under the freeway. The second highest priority are east-west paths and/or those providing direct connections between commercial/industrial and residential land uses. (amended by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Policy CIRC-GV-7:** A determination of project consistency with the standards and policies of this Community Plan Circulation Section shall constitute a determination of consistency with Local Coastal Plan Policy #2-6 and LUDP #4 with regard to roadway and intersection capacity. (amended by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Policy CIRC-GV-8:** New development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation, including well designed walkways, paths and trails between new residential development and adjacent and nearby commercial uses and employment centers. ) (amended by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Policy CIRC-GV-9:** The County shall facilitate the use of the bicycle as an alternative mode of transportation and shall provide adequate, safe bike-routes in the Goleta Area to meet the transportation and recreation needs of Goleta cyclists. . (amended by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Policy CIRC-GV-10:** In its long range land use planning efforts, the County shall seek to provide access to retail, commercial, recreational, and educational facilities via transit lines, bikeways and pedestrian trails. ) (amended by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

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**Policy CIRC-GV-11: Commercial uses shall be encouraged within major employment centers to provide basic food and shopping amenities to employees in close proximity to their workplace. .** (amended by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Policy CIRC-GV-12: Developers shall be encouraged to pursue innovative measures to fully mitigate the transportation impacts associated with their projects. .** (amended by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Action CIRC-GV-12.1:** The County Public Works Department and P&D shall work with members of the development community and interested agencies to identify incentives which encourage the use of innovative measures to reduce project related traffic impacts. Such measures to be considered should include but not be limited to reductions in fees, tax incentives, design flexibility, etc.(amended by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Policy CIRC-GV-13: Development of a landscaped parking area on each side of the Southern Pacific railroad track to serve businesses in the Outer State Street area should be encouraged.** (amended by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Policy CIRC-GV-14: The County shall pursue the purchase of vacant properties for potential use as parking, or buss turnout areas, where the purchase would help to alleviate traffic congestion, better serve commercial development, etc. .** (amended by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Policy CIRC-GV-15: As part of development on the site known as Ellwood Station Road (APN 77-130-06), the County shall give consideration to, and require if deemed needed, the completion of Puerto Drive through to Calle Real. .** (amended by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Policy CIRC-GV-16: To the maximum extent feasible, roadway maintenance, widening or new construction shall be designed to accommodate restoration and preservation of the Goleta Slough, ESH and riparian areas. .** (amended by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

**Policy CIRC-GV-17: The Department of Public Works shall work with the Association of Governments to pursue a light rail transit system for the Goleta Valley. . .** (amended by 97-GP-6 &-7, Resols 97-363 &-364, 8/19/97)

[\[1\] Items to be considered should include traffic calming techniques bikeway design standards and other roadway design standards that effect bikeways.](#)

[\[2\] Examples of potentially allowed uses could include but are not limited to: child care facilities, restaurants, and retail facilities. Design standards could include through internal streets, concrete paving for bus stops, bus stops that are wheelchair accessible and curb cuts in sidewalks.](#)

[\[3\] Examples are inclusion of an existing bike land, concrete reinforcement of a bus stop, or retrofit of an existing bridge that could include a bicycle facility.](#)

[\[4\] These include but are not limited to: HBRR \(Highway Bridge Replacement and Rehabilitation\), HES \(Hazard Elimination and Safety\), Regional STP, CMAQ, TEA, NHS, Vehicle Registration Surcharge Fee, Environmental Enhancement \(EEM\) Program, Mass Transit Capital and Formula Section 9 Grants, SHOPP \(State Highway Operations and Protection Plan\), SLPP \(State-Local Partnership Program\).](#)

**1993 Goleta Community Plan Compendium:  
Water**

**1993 GCP Water Element**

*Objective WAT-GV: To maintain an adequate, safe water supply and protect groundwater basins from overdraft and quality degradation.*

**Policy WAT-GV-1:** For discretionary projects which would result in a net increase in water use, there shall be a sufficient supply of water to serve known existing commitments plus the proposed project. This policy shall be implemented consistent with the direction of policy WAT-GV-2

**Action WAT-GV-1.1:** Only those water services and resources which are considered "adequate" and "available" per the County's interpretation of LUDP #4 in force at the time of development project review shall be considered in granting a use permit. This policy shall be implemented consistent with the direction of policy WAT-GV-2.

**Action WAT-GV-1.2:** Standard water demand factors for average water use for various land uses, which recognize adopted water conservation policies, shall be developed, maintained, and used in the review of the project

**Policy WAT-GV-2:** The County, in its land use planning decisions, shall consider the water resources analysis as contained in the Goleta Water Plan, as adopted by the Goleta Water District.

**Action: WAT-GV-2.1:** The County shall work cooperatively with the Goleta Water District in the review of development

**Action WAT-GV-2.2:** The County shall contact Goleta water purveyors to hold periodic meetings with the County (e.g., Planning Commission, staff Technical Advisory Committee) to discuss issues of water planning.

**Action WAT-GV-2.3:** The County shall work with the Goleta Water District to identify methods of securing water resources for all identified affordable housing sites. Such methods could include the prioritizing of new water meters to affordable housing sites and modifications to the moratorium or other County and/or GWD policies.

**Policy WAT-GV-3:** The County shall continue to support efforts to use fully permitted supplemental surface water sources to replenish groundwater storage or to supplant groundwater use, considering environmental constraints and relevant County and Goleta Water District policies.

**Policy WAT-GV-4:** The County should use reclaimed water for all County roadway landscaping projects if reclaimed water is available from the Goleta Sanitary District/Goleta Water District.

**Policy WAT-GV-5:** Where physically and financially feasible, all new discretionary development shall utilize reclaimed wastewater for exterior landscaping consistent with State and County standards.

**Action WAT-GV-5.1:** In areas where reclaimed water is available by pipeline, new development shall include dual plumbing systems for the use of reclaimed water unless infeasible due to the nature/scale of the development.

**Program WAT-GV-5.2:** The County Environmental Health Services Department shall study the use of reclaimed water for tree crops and non-edible ornamental plants in order to conserve existing water supplies. If permitted, ESH shall require that reclaimed water irrigation systems meet California Regional Water Quality Control Board requirements for waste water discharge.

**Policy WAT-GV-6:** In order to minimize water use to the maximum extent possible all new development shall utilize water-conserving landscaping and low-flow irrigation.

**Action WAT-GV-6.1:** The County, in coordination with water purveyors, shall bi-annually update its "Acceptable Drought Tolerant Landscape Species" list. This list shall be available to the public and serve as a criterion of review by staff and the County Board of Architectural Review.

**Policy WAT-GV-7:** The County, in coordination with water purveyors and sanitary districts, shall maintain and periodically update specific standards for low-water use plumbing fixtures. The County shall encourage the water purveyors to continue their efforts to retrofit old fixtures with more efficient designs (e.g. low-flow toilets and showerheads).

**Policy WAT-GV-8:** The County shall actively support any purveyor effort to comprehensively monitor private wells.

**Policy WAT-GV-9:** Groundwater recharge areas shall be protected from the adverse effects of urban and non-urban land uses.

**Action WAT-GV-9.1:** New urban development in recharge areas shall maximize the use of recharge measures within the project design where technically feasible based upon site-specific geologic conditions. Recharge measures can include, active recharge facilities, pervious pavements, onsite retention basins, maintaining naturalized swales and creekways, and other County-accepted methods.

**Policy WAT-GV-10:** Creek channelization which reduces groundwater recharge shall be discouraged.

## **1993 Goleta Community Plan Compendium: Water**

**Policy WAT-GV-11:** The County shall grant discretionary permits only if long-term supplies, excluding a drought buffer, are available to support new development. Proposed projects shall be reviewed based upon the supply/demand balance recognized, and the drought-buffer program in effect, at the time of application for a discretionary permit. This policy shall be implemented consistent with the direction of policy WAT-GV-2. In the case of the 50% affordable housing overlay projects, they shall be reviewed based upon the supply/demand balance recognized and the drought buffer program in effect at the time of final discretionary permit approval.

**Policy WAT-GV-12:** On-site retrofits with water-conserving plumbing devices shall be a condition of approval of all County discretionary approvals of facility expansions or additions except for non-profit projects. For non-profit projects, on-site retrofits shall be required to the maximum extent economically feasible.

**Policy WAT-GV-13:** The County may grant discretionary permits for development projects using desalinated water only if the source of desalination is from an established public water purveyor. Desalinated water from private sources designed to serve a single project or geographic area within service boundaries of established public water purveyors shall not be a source of water for approvable development projects.

**1993 Goleta Community Plan Compendium:  
Resources and Constraints**

**1993 GCP Resources and Constraints Element**

**GOAL: Protect and Enhance The Community's Natural Resources and Respect the Environmental Constraints in the Planning, Construction and Operation of New Development.**

**Policy G-GV-1: All existing Countywide and Coastal Plan Policies apply to the non-coastal and coastal areas, respectively, of the Goleta Planning Area in addition to those specific policies and action items identified below.**

**Policy G-GV-2: The Development Standards contained within this Plan shall be utilized to implement the policies of the Plan. Where appropriate, each of these standards shall be applied to the project under review unless the standard would be inapplicable or ineffective and/or other standards have been required which implement the policies.**

**1993 Goleta Community Plan Compendium:  
Air Quality**

**1993 GCP Air Quality Element**

**Policy AQ-GV-1: The County shall impose appropriate restrictions and control measures upon construction activities associated with each future development project, in order to avoid significant deterioration of air quality.**

**DevStd AQ-GV-1.1:** Future project construction should follow all requirements of the SBCAPCD, and should institute Best Available Control Technology (BACT) where necessary to reduce emissions below APCD threshold levels.

**DevStd AQ-GV-1.2:** Project construction shall minimize the generation of pollution and fugitive dust during construction.

**Policy AQ-GV-2: The County shall strive to maintain the consistency of all land use planning with the Air Quality Attainment Plan. (amended by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95)**

**Policy AQ-GV-3: The County shall implement those land use patterns and transportation programs which will serve to reduce vehicle trips and total vehicle miles traveled.**

**Policy AQ-GV-4: The County shall make mixed use development, which would encourage less commuting, a priority of land use planning.**

**Policy AQ-GV-5: The County shall require the use of techniques designed to conserve energy and minimize pollution.**

**DevStd AQ-GV-5.1:** The County shall consider the following energy-conserving techniques to implement Policy AQ-GV-5:

- a) the installation of low NOx residential and commercial water heaters and space heaters per specifications in the 1991 SBCAPCD Air Quality Attainment Plan.
- b) the installation of heat transfer modules in furnaces;
- c) .the use of light colored water based paint and roofing materials;
- d) .the installation of solar panels for residential water heating systems and other facilities and/or the use of water heaters that heat water only on demand;
- e) the use of passive solar cooling/heating;
- f) .the use of natural lighting;
- g) use of concrete or other non-pollutant materials for parking lots instead of asphalt;
- h) .installation of energy efficient appliances;
- i) installation of energy efficient lighting;
- j) use of landscaping to shade buildings and parking lots;
- k) .installation of sidewalks and bikepaths;
- l) installation of covered bus stops to encourage use of mass transportation.

# 1993 Goleta Community Plan Compendium: Biology

## 1993 GCP Biological Resources Element

**Objective BIO-GV:** Through the adoption of this Plan the County shall adhere to and incorporate the following priorities for the protection of biological resources:

Preservation and/or enhancement of existing resource values;  
Maintenance of habitat continuity and habitat inter relationships;  
Long term protection of regional ecosystems;  
Establishment and enlargement of ecological preserves;  
Protection and/or enhancement of critical habitats for endangered, threatened, and sensitive biota;  
Enhancement or restoration of degraded habitats;  
Active management of preserves, open space and/or conservation easements; and  
Active management of appropriate natural habitat areas in order to reduce fire hazard through management of fuel loads or other appropriate measures to reduce fire hazards consistent with long-term habitat values.

**Policy BIO-GV-1:** The County shall designate and provide protection to important or sensitive environmental resources and habitats in the Goleta Planning Area.

**Action BIO-GV-1.1:** The Article III Zoning Ordinance shall be amended to provide an Environmentally Sensitive Habitat (ESH) Area overlay district. Locations of known biological resources/habitat areas shall be depicted on ESH/Riparian Corridor overlay maps. The following general criteria are utilized to determine which resources and habitats in the Goleta Planning Area are identified as environmentally sensitive. Significant habitat resources within urban, inner rural, EDRN and Mountainous Areas which may meet one or in most cases several of these criteria can qualify for a designation of ESH on the overlay maps. Because of the County's strong policies regarding the protection of agriculture, the ESH Overlay will not be applied to lands designated Agriculture in the rural area. Riparian corridors in rural agricultural areas will be protected by a Riparian Corridor Overlay. Unique, rare, or fragile communities which should be preserved to ensure their survival in the future. Habitats of rare and endangered species that are also protected by State and Federal laws. Plant communities that are of significant interest because of extensions of ranges, or unusual hybrid, disjunct, or relict species. Specialized wildlife habitats which are vital to species survival, e.g., White-tailed Kite habitat, butterfly trees. Outstanding representative natural communities that have values ranging from a particularly rich flora and fauna to an unusual diverse Areas that are important because of their high biological productivity such as wetlands. Areas that are structurally important in protecting natural landforms and species, e.g., riparian corridors that protect stream banks from erosion. The scale of the overlay maps precludes complete accuracy in the mapping of habitat areas and, in some cases the precise location of

**Action BIO-GV-1.2:** The following biological resources and habitats in the urban, inner-rural, EDRN and Mountainous areas shall be considered as environmentally sensitive and designated on the Goleta Community Plan ESH/Riparian Corridor map based on the criteria of BIO-GV-1.1 and shall be protected and preserved to the extent feasible through the Environmentally Sensitive Habitat (ESH) overlay.

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

# 1993 Goleta Community Plan Compendium: Biology

Action BIO-GV-1.3: The County should encourage proponents of plans and projects, particularly those located in the Goleta Slough Management Area, to discuss their projects with the Goleta Slough Management Committee prior to application completeness.

Action BIO-GV-1.4: The County shall also specifically consider the use of active management techniques to mitigate the loss of native plant communities and/or critical wildlife habitats.

**Policy BIO-GV-2: Environmentally Sensitive Habitat (ESH) areas and Riparian Corridors within the Goleta Planning Area shall be protected and, where feasible and appropriate, enhanced.**

Action BIO-GV-2.1: In order to encourage appropriate protection and, where feasible and desirable, restoration of stream corridors, native woodlands and other habitats in the rural areas, the County shall convene a working group consisting of, but not limited to, interested land owners, members of the public and agricultural community, other government agencies and any interested private land conservation groups to prepare a report on various incentives which the County could provide to achieve these goals. Such incentives should be voluntary in nature and include tax incentives, grants or other governmental or private non profit assistance.

DevStd BIO-GV-2.2: New development within 100 feet of an Environmentally Sensitive Habitat (ESH) shall be required to include setbacks or undeveloped buffer zones from these habitats consistent with those detailed in specific habitat protection policies as part of the proposed development except where setbacks or buffer zones would preclude reasonable use of the parcel. In determining the location, width and extent of setbacks and buffer zones, the Goleta Biological Resources Map and other available data shall be used (e.g., maps, studies, or observations). If the project would result in potential disturbance to the habitat, a restoration plan shall be required. When restoration is not feasible onsite, offsite restoration may be considered.

DevStd BIO-GV-2.3: In the event that activities which are zoning violations result in the degradation of an Environmentally Sensitive Habitat (ESH) or Riparian Corridor, the applicant shall be required to prepare and implement a habitat restoration plan. Degraded or disturbed portions of an ESH area or Riparian Corridor outside of any formal landscaping plan shall be restored with appropriate native species to offset increased development and increased human and domestic animal presence.

DevStd BIO-GV-2.4: Landscaping which includes exotic invasive species shall be prohibited in or near Environmentally Sensitive Habitat (ESH) areas, Riparian Corridors and appropriate buffers. The California Native Plant Society publishes a list of invasive species to which the applicant may refer. Landscaping in ESH areas and appropriate buffers shall include compatible native species.

**Policy BIO-GV-3: Development within areas designated as ESH or Riparian Corridor shall comply with the applicable habitat protection policies.**

**Policy BIO-GV-4: The Goleta Environmentally Sensitive Habitat/Riparian Corridor map and Biological Resources maps shall be consulted as a reference along with other relevant information during review of development applications in order to identify areas containing potentially significant biological resources. The Goleta ESH/Riparian Corridor and Biological Resources Map shall be amended periodically to incorporate new information as it becomes available.**

**Policy BIO-GV-5: Native woodlands designated as environmentally sensitive habitats shall be preserved and protected.**

DevStd BIO-GV-5.1: Urban and inner rural areas, and existing developed rural neighborhoods, impacts to native woodlands shall be minimized by providing a minimum 25 foot buffer around the woodland. Within areas zoned Mountainous-Gol, the buffer around Native Woodlands shall be 50 feet. Development or vegetation clearing should be avoided within the woodland and buffer to the extent feasible. To the extent feasible, new roads or other development shall be located outside such woodlands and the buffer, rather than in or through the middle of the habitat area, except where such an action would preclude reasonable use of a parcel.

DevStd BIO-GV-5.2: Onsite mitigation such as revegetation, erosion and water quality protection, and other measures which would minimize the impact of development on native woodlands shall be included in the project design as necessary.

## 1993 Goleta Community Plan Compendium: Biology

**Policy BIO-GV-6: Monarch Butterfly roosting habitats shall be preserved and protected.**

DevStd BIO-GV-6.1: Any construction, grading or development within 200 feet of known or historic butterfly roosts shall be prohibited between the months of November 1 and April 1. This requirement may be modified and/or deleted on a case-by-case basis where P&D concludes that one or more of these activities would not impact monarchs using the trees or where it would preclude reasonable use of the parcel.

## **1993 Goleta Community Plan Compendium: Biology**

DevStd BIO-GV-6.2: Prior to issuance of a CDP or LUP for development within 200 feet of known or historic butterfly roosts, P&D shall determine if the proposed project would have the potential to adversely impact monarch butterfly habitat. This shall be determined based on proximity to known or historic butterfly trees. In the event the proposed project does have the potential to adversely impact monarch butterfly habitat, the applicant shall submit to P&D a Butterfly Roost Protection Plan. This plan shall be developed at the applicant's expense and shall be included on any grading/construction designs. The plan shall include the following information and measures:

The mapped location of the windrow or cluster of trees where monarch butterflies are known, or have been known, to aggregate;  
A minimum setback of 50 feet from either side of the roost shall be noted on the plan. Buffers surrounding potential roosts may be increased from this minimum. A temporary fence shall be installed at the outside of the buffer boundary and maintained for the

**Policy BIO-GV-7: Riparian vegetation shall be protected and shall not be removed except where clearing is necessary for the maintenance of free flowing channel conditions, the provision of essential public services or where protection would preclude the reasonable use of a parcel. Degraded riparian areas shall be restored.**

DevStd BIO-GV-7.1: Riparian protection and reasonable riparian restoration measures shall be required in the review of a project requiring discretionary approval and shall be based on a project's proximity to riparian habitat and the project's potential to directly or indirectly damage riparian habitat through activities such as grading, brushing, construction, vehicle parking, supply/equipment storage, or the proposed use of the property. Damage could include, but is not limited to, vegetation removal/disturbance, erosion/sedimentation, trenching, and activities which hinder or prevent wildlife access and use of habitat.

**Policy BIO-GV-8: The minimum buffer strip and setbacks from streams and creeks for new development and actions within the ESH overlay that are regulated by the County Zoning Ordinances shall be as follows, except on parcels designated for agriculture in inner rural areas where Policy BIO-GV-9 shall apply:**

**ESH areas within urban, inner rural and existing developed rural neighborhoods: a setback of 50 feet from either side of top-of-bank of creeks or existing edge of riparian vegetation, whichever is further, minimizing all ground disturbance and vegetation removal, shall be indicated on all grading plans;**

**ESH areas within the Mountainous-GOL zone district: a buffer of 200 feet from the edge of existing riparian vegetation. Grading and vegetation removal within these buffers shall be limited consistent with the purpose and intent of the ESH overlay district, while not precluding reasonable use of a parcel.**

DevStd BIO-GV-8.1: These minimum buffers may be adjusted upward or downward on a case-by-case basis but shall not preclude reasonable use of a parcel. The buffer shall be established based on an investigation of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Board in order to protect the biological productivity and water quality of streams:

existing vegetation, soil type and stability of stream corridors;

how surface water filters into the ground;

slope of the land on either side of the stream;

location of the 100 year flood plain boundary; and

Consistency with adopted plans, particularly Biology and Habitat policies.

## 1993 Goleta Community Plan Compendium: Biology

DevStd BIO-GV-8.2: Except in rural areas designated Agriculture, P&D may require that a temporary protective fence be installed along the outer buffer boundary at the applicant's expense, prior to initiation of any grading or development activities associated with a Land Use Permit. Storage of equipment, supplies, vehicles, or placement of fill or refuse, shall not be permitted within the fenced buffer region.

DevStd BIO-GV-8.3: To the maximum extent feasible, projects subject to land use permits within the ESH Overlay shall provide on-site restoration of any project-disturbed creek buffer or riparian vegetation within the riparian corridor boundary with the intent being to maintain a continuous canopy of appropriate native trees along such corridors.

DevStd BIO-GV-8.4: Projects subject to land use permits within ESH areas in urban and inner rural areas, existing developed rural neighborhoods and Mountainous-GOL Zone Districts shall provide on-site restoration of any project-disturbed buffer or riparian vegetation if feasible or unless it would preclude reasonable use of the parcel. A riparian revegetation plan, approved by the County, shall be developed by a County approved biologist (or other experienced individual acceptable to the County) and implemented at the applicant's expense. The revegetation plan shall use native species that would normally occur at the site prior to disturbance. The plan shall contain the source of the plant material, planting methods and locations, site preparation, weed control, and monitoring criteria and schedules.

DevStd BIO-GV-8.5: Projects that depend on alluvial well extractions and stream diversion shall be required to monitor the long term effects on surface stream flow and riparian vegetation. Contingencies for maintaining stream flow (e.g., minimum bypass flows, alternate water sources, decreased pumping rates, groundwater discharge) must be identified.

**Policy BIO GV-9: The minimum buffer strip and setback from streams and creeks for new development and activity within the Riparian Corridor Overlay that are regulated by the County Zoning Ordinances shall be as follows:**  
**For new or expanded areas of cultivated agriculture, vineyard, or orchard use which is documented to show evidence of historic legal conforming or legal non-conforming agricultural use within the previous ten year historic period, a setback of 25 feet from the top of the bank or the edge of existing riparian vegetation, whichever is further, minimizing all ground disturbance and vegetation removal consistent with the County's grading ordinance, and precluding development of new buildings within 50 feet of the top of bank;**  
**For new or expanded areas of cultivated agriculture, vineyard, or orchard use, without documented evidence showing that it is a legal conforming or legal non-conforming agricultural use within the previous ten year historic period, a setback of a minimum of 25 feet from the edge of existing riparian vegetation or the top of bank, whichever is further,**

DevStd BIO-GV-9.1: These minimum buffers may be adjusted upward or downward on a case-by-case basis but shall not preclude reasonable use of a parcel. The buffer shall be established based on an investigation of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Board in order to protect the biological productivity and water quality of streams:

existing vegetation, soil type and stability of stream corridors;  
how surface water filters into the ground;  
slope of the land on either side of the stream;  
location of the 100 year flood plain boundary; and  
Consistency with adopted plans, particularly Biology and Habitat policies

DevStd BIO-GV-9.2: To the maximum extent feasible, projects subject to land use permits within the Riparian Corridor Overlay shall provide on-site restoration of any project-disturbed creek buffer or riparian vegetation within the riparian corridor boundary with the intent being to maintain a continuous canopy of appropriate native trees along such corridors.

DevStd BIO-GV-9.3: Projects that depend on alluvial well extractions and stream diversion shall be required to monitor the long term effects on surface stream flow and riparian vegetation. Contingencies for maintaining stream flow (e.g., minimum bypass flows, alternate water sources, decreased pumping rates, groundwater discharge) must be identified.

**Policy BIO-GV-10: To the greatest extent feasible, natural stream channels shall be maintained in an undisturbed state in order to protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts.**

# 1993 Goleta Community Plan Compendium: Biology

DevStd BIO-GV-10.1: No structures shall be located within a riparian corridor except: public trails that would not adversely affect existing habitat; dams necessary for water supply projects; flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety; where alternative structures or developments have been approved by the Army Corps of Engineers pursuant to a Section 404 permit; and other development where the primary function is for the improvement of fish and wildlife habitat or where this policy would preclude reasonable use of a parcel. Culverts, agricultural roads and crossings in rural areas zoned for agricultural use, fences, pipelines, and bridges may be permitted when no alternative route or location is feasible, or where other environmental constraints or site design considerations (e.g.: public safety) would require such structures. All development shall incorporate the best mitigation measures feasible to

DevStd BIO-GV-10.2: When the activities permitted in stream corridors would require removal of riparian plants, revegetation with local native plants, obtained from within as close proximity to the site as feasible shall be required consistent with the intent of this district.

**Policy BIO-GV-11: Wetland areas and surrounding habitats that have been damaged by pollution and artificial stream channelization shall be restored to their natural condition to the maximum extent feasible.**

DevStd BIO-GV-11.1: Where such restoration is required, the goal shall be to re-establish a continuous riparian corridor along the affected section of stream, with appropriate native vegetation extending outward a minimum of 25 feet from the top of the bank.

DevStd BIO-GV-11.2: As part of its on-going maintenance operations, the County Flood Control District should attempt to restore degraded stream channels to the maximum extent feasible, consistent with sound flood control practices. The District should actively seek State and Federal funding to assist in the funding of any restoration efforts.

**Policy BIO-GV-12: All development, including dredging, filling and grading within stream corridors, shall be limited to activities necessary for the construction of uses specified in DevStd. BIO-GV-10.1.**

**Policy BIO-GV-13: Areas of one or more acres of coastal sage scrub shall be preserved to the maximum extent feasible, consistent with reasonable use of a parcel.**

DevStd BIO-GV-13.1: To the maximum extent feasible, development shall avoid impacts to coastal sage scrub that would isolate, interrupt, or cause a break in a contiguous habitat which would disrupt animal movement patterns, seed dispersal routes, or increase vulnerability of species to weed invasion or local extirpations such as fire, flooding, disease, etc.

DevStd BIO-GV-13.2: Impacts to coastal sage scrub shall be minimized by providing a minimum 10 foot buffer vegetated with native species and by placing the project outside of the buffer rather than in or through the middle of the habitat area, except where such an action would preclude reasonable use of a parcel.

DevStd BIO-GV-13.3: Onsite mitigation such as revegetation, erosion and water quality protection, and other measures which would minimize the impact of development on coastal sage scrub shall be included in the project design as necessary.

**Policy BIO-GV-14: To the maximum extent feasible, areas of native grasslands shall be preserved.**

DevStd BIO-GV-14.1: To the maximum extent feasible, development shall avoid impacts to native grasslands that would isolate, interrupt, or cause a break in a contiguous habitat which would disrupt animal movement patterns, seed dispersal routes, or increase vulnerability of species to weed invasion or local extirpations such as fire, flooding, disease, etc.

DevStd BIO-GV-14.2: Impacts to native grasslands shall be minimized by providing a minimum 10 foot buffer vegetated with native species and by placing the project outside of the buffer rather than in or through the middle of the habitat area, except where such an action would preclude reasonable use of a parcel.

DevStd BIO-GV-14.3: Onsite mitigation such as revegetation, erosion and water quality protection, and other measures which would minimize the impact of development on native grasslands shall be included in the project design as necessary.

**Policy BIO-GV-15: Significant biological communities shall not be fragmented into small non viable pocket areas by development.**

DevStd BIO-GV-15.1: In rural areas and where major wildlife corridors are present in urban areas, new development shall not interrupt major wildlife travel corridors within the Community Plan Study Area (typical wildlife corridors are provided by drainage courses and similar undeveloped natural areas).

DevStd BIO-GV-15.2: The County shall require appropriate protective measures (e.g. fencing) where necessary to protect sensitive biological resources during construction.

## 1993 Goleta Community Plan Compendium: Biology

DevStd BIO-GV-15.3: In those cases where adverse impacts to biological resources cannot be avoided after impacts have been minimized to the greatest extent feasible, on-site restoration may be required. Restoration may also be required for parcels on which development is proposed and on which disturbance has previously occurred if the currently proposed development would exacerbate the existing impact. Where onsite preservation is infeasible or not desirable in terms of long-term preservation, an offsite easement and/or restoration which covers comparable habitat/area and will ensure long-term preservation may be considered. The following policies shall be used as guidelines for the restoration effort but shall not preclude reasonable use of a parcel:

The revegetation effort shall include the appropriate diversity and density of plants native to the locality;

Restoration plans shall incorporate maintenance measures to insure that the remedial action is carried out for the duration of the impact;

DevStd BIO-GV-15.4: Where sensitive or valuable biological resources exist within or border a project site, a County approved biologist or other experienced individual acceptable to the County may be required to monitor construction within/bordering the resource area as determined necessary by P&D.

DevStd BIO-GV-15.5: As determined necessary by P&D, prior to issuance of occupancy clearance a biologist shall provide written confirmation to P&D stating that the project has complied with all construction-related biological resource protection measures.

**Policy BIO-GV-16: To the maximum extent feasible, "protected trees" shall be preserved. Protected trees are defined for the purposes of this policy as mature native trees that are healthy and structurally sound and have grown into the natural stature particular to the species.**

DevStd BIO-GV-16.1: All existing "protected trees" shall be protected from damage or removal by development to the maximum extent feasible.

Action BIO-GV-16.2: P&D staff shall work with the arborist community and other interested members of the public to develop methods to identify and guidelines to clarify where non-native trees should be protected and shall bring these guidelines to the Board for their review and approval.

DevStd BIO-GV-16.3: Where trees may be impacted by new development, a Tree Protection Plan may be required where either the project site contains native or other biologically valuable trees (e.g., oaks, willows, sycamores, cottonwoods, cypress, eucalyptus,) or where such trees on adjacent properties have drip lines which reach onto the project site. The requirement for a Tree Protection Plan may be modified or deleted where it can be found that no trees (proposed to be retained) would be potentially damaged by the project activities. This decision shall be based on the location of trees and the project's potential to directly or indirectly damage trees through such activities as grading, brushing, construction, vehicle parking, supply/equipment storage, trenching or the proposed use of the property. The Tree Protection Plan shall be developed at the applicant's expense and should be prepared by a County approved arborist/biologist as determined to be necessary by the County. The plan must be approved by P&D prior to

Action BIO-GV-16.4: When funding is available, the County shall work with the Goleta community to create a tree protection mechanism which protects specimen trees and is consistent with the intent of the Goleta goals and policies.

**Policy BIO-GV-17: Oak trees shall be protected to the maximum extent feasible. All land use development applications shall be processed in such a manner as to avoid damage to native oak trees. Regeneration of oak trees shall be encouraged.**

Action BIO-GV-17.1: As part of any adopted tree protection mechanism, the County should provide greater protection of oak

**Policy BIO-GV-18: Trees serving as known raptor nesting or key raptor roosting sites shall be preserved to the maximum extent feasible.**

DevStd BIO-GV-18.1: A buffer (as determined by P&D on a case by case basis) shall be established around trees serving as raptor nesting sites or key roosting sites except in cases where such a buffer would preclude reasonable use of a parcel.

DevStd BIO-GV-18.2: All trees serving as known raptor nesting or key raptor roosting sites shall be protected from damage or removal to the maximum extent feasible.

**Policy BIO-GV-19: Pollution of streams, sloughs, drainage channels, underground water basins, estuaries, the ocean and areas adjacent to such waters shall be minimized.**

**Policy BIO-GV-19.1: Additionally, the County shall take effective measures to control the introduction of fertilizers and pesticides into all coastal waters, including rivers, streams, coastal wetlands and intertidal areas.**

DevStd BIO-GV-19.1: For all new development, sedimentation, silt, and grease traps shall be installed when necessary as determined by P&D, in paved areas to act as filters to minimize pollution reaching downstream habitats. These filters shall address short term construction and long term operational impacts.

DevStd BIO-GV-19.2: Washing of concrete, paint or other equipment shall be allowed only in areas where polluted water can be contained during construction and in industrial settings.

## 1993 Goleta Community Plan Compendium: Biology

Program BIO-GV-19.3: The County shall develop a plan for the creation of a Devereux Slough Ecological Preserve. The Plan should assist in the coordination of a biological protection plan within this ecosystem area and pursue protection of the area as a unit. However, the Plan should acknowledge the different ownerships of affected parcels and that each separate property's Preserve Plan shall be coordinated with the adjacent properties. The Preserve shall encompass the entire Devereux Slough regional ecosystem and shall ensure protection of biological resources and water quality within the system. Particular emphasis shall be placed upon protecting ESH areas on the West Devereux and Santa Barbara Shores Specific Plan properties. The plan shall also contain restoration proposals for degraded sections of Devereux Creek.

**Policy BIO-GV-20: Where appropriate, voluntary open space and conservation easements should be considered by project applicants and supported by the County as a method to preserve important biological habitats.**

**Policy BIO-GV-21: The use of locally occurring native plants propagated from plants in close proximity to the sites to be revegetated in landscaping shall be encouraged, especially in parks, buffers adjacent to native habitats and in designated open space.**

**Policy BIO-GV-22: 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 purposes of this policy, sensitive plant species are those species which appear on a list in the County's list of locally rare, rare or endangered plants and the California Native Plant Society's Inventory of Endangered Vascular Plants of California. Sensitive animal species are defined as those animal species identified by the California Department of Fish and Game, the U.S. Fish and Wildlife Service and/or are listed in Tate's The Audubon Blue List**

Action BIO-GV-22.1: Where sites proposed for new development contain sensitive or important habitats and areas to be preserved over the long term, the impacts to these habitats shall be avoided or mitigated to the extent feasible. One method to assist in the long term protection of such areas is by means of requiring project applicants to dedicate open space easements covering such areas. Other methods include onsite restoration programs utilizing appropriate locally occurring native species propagated from plants in close proximity to the site, and/or contributions toward habitat acquisition and management. One or a combination of the above shall be required, as determined by the evaluating resource specialist and regulatory agency. Where onsite preservation is infeasible or not desirable in terms of long term preservation, an offsite easement and/or restoration which covers comparable habitat/area and will ensure long term preservation may be considered.

DevStd BIO-GV-22.2: A minimum replacement ratio of 2:1 shall be required for significant native habitat areas eliminated. The area to be restored, acquired, or dedicated for a permanent protective easement shall be of comparable biological value to that which is destroyed.

Program BIO-GV-22.3: The County should develop a fee program to mitigate impacts from projects with the potential to significantly impact (either on a project specific or cumulative basis) any of the regional ecological systems. Any fees established shall be dedicated toward acquisition and management of ecological preserves.

Action BIO-GV-22.4: The County intends to prepare a public information pamphlet which explains the biological policies, development standards and actions contained in this Community Plan and how they are to be applied on a project-specific basis.

**1993 Goleta Community Plan Compendium:  
Electromagnetic**

**1993 GCP Electromagnetic Element**

*Objective EMC-GV: Protect citizens from Elevated Electromagnetic Fields until the potential risk from EMF exposure can be determined*

**Policy EMC-GV-1:** In reviewing permits for EMF sensitive uses (e.g., residential, schools, etc.), P&D shall require an appropriate building setback from EMF-generating sources to minimize exposure hazards.

**Action EMC-GV-1.1:** P&D shall consult with Southern California Edison, County and/or State Health Services and outside experts as needed, on the appropriate setback from power lines and substations. The setback shall be based upon measurements of magnetic fields created by the EMF source and shall be established so as not to expose the public to elevated levels of EMF.

# 1993 Goleta Community Plan Compendium: Flooding and Drainage

## 1993 GCP Flooding and Drainage Element

**Policy FLD-GV-1:**The number of persons and amount of property exposed to flood hazard shall be minimized through requiring adequate setbacks from the floodway and/or other appropriate means.

**DevStd FLD-GV-1.1:** A Hydrologic Report shall be prepared by a P&D approved Hydrological Engineer, for any development within a floodplain which requires channel improvements. Said Hydrologic Report shall be submitted to County Flood control and P&D for review and approval. Channel improvements shall be sufficient to convey the 100-year discharge and shall allow for revegetation of creek banks. Any creek revegetation plans shall be reviewed and approved by P&D and County Flood Control. Revegetation plans shall provide for complete revegetation of the creek channel, banks, and top of banks with appropriate native species.

**Action FLD-GV-1.2:**The County shall consider adding a Flood Hazard Overlay to Article III of the Zoning Ordinances and applying this overlay to appropriate parcels in Goleta.

**Action FLD-GV-1.3:**The County shall strive to reduce flood hazards, particularly in urban areas

**Policy FLD-GV-2:**No structures (except flood control) shall be allowed within creek channels or along creekbanks. Structural setbacks (usually a minimum of 50-feet from top-of-bank) which are adequate to protect life and property from potential flood hazards shall be provided.

**DevStd FLD-GV-2.1:**Natural building materials such as rock, heavy timber, and erosion-control shrubs and wire revetment planted with native or naturalized plants shall be used wherever possible in replacing or constructing new flood-control works.

**Policy FLD-GV-3:**All County flood control activities (including dredging) shall be conducted in a manner which maintains and enhances coastal sand supply consistent with protection of other resources.

**Action FLD-GV-3.1:**In order to minimize habitat disruption and enhance sand supply, the County Flood Control District shall pursue purchase of a dredge and installation of a permanent sand transport system from the Goleta Slough system to Goleta Beach.

# 1993 Goleta Community Plan Compendium: Geology, Topography, and Soils

## 1993 GCP Geology, Topography, and Soils Element

**Policy GEO-GV-1:** All new development on ocean bluff-top property shall be sited to avoid areas subject to erosion and designed to avoid reliance on future shoreline and/or bluff protection devices.

**Action GEO-GV-1.1:** The County shall investigate creating a Coastal Bluff Retreat Hazard Overlay, and designate all Coastal Bluff properties as lying within the Coastal Bluff Retreat Hazard Overlay Zone, which shall include the following provisions:

- a) All new development within the Coastal Bluff Retreat Hazard Overlay shall be sited and designed to have a setback sufficient to avoid 100 years of bluff erosion and to not contribute to increases in bluff erosion (e.g., piping).
- b) The County should investigate forming a Benefit Assessment District or other appropriate mechanism to impose a fee on all developed properties within the Coastal Bluff Retreat Hazard Overlay to fund sand supply enhancement projects which reduce the potential for bluff retreat.

**Action GEO-GV-1.2:** The County shall require all development proposed to be located on ocean bluff-top property to perform a site specific analysis, prior to project review and approval, by a registered or certified geologist to determine the extent of the hazards (including bluff retreat) on the project site and identify appropriate protective measures other than seawalls and revetments. These measures can include, but not be limited to restriction of irrigation, appropriate placement of drainage culverts, restriction of the use of septic tanks, use of appropriate landscaping on blufftop or face, etc.

**Policy GEO-GV-2:** To the maximum extent feasible, sediments removed from debris basins, which are of appropriate size and composition to enhance sand supply, shall be conveyed to appropriate locations on the beach by Flood Control

**Policy GEO-GV-3:** Where feasible and where consistent with Local Coastal Plan Policies, relocation of structures threatened by bluff retreat shall be required for development on existing legal parcels, rather than installation of coastal protection structures.

**Policy GEO-GV-4:** Excessive grading for the sole purpose of creating or enhancing views shall not be permitted

**DevStd GEO-GV-4.1:** New residential structures shall be limited to an average maximum height of 16 feet above finished grade where site preparation results in a fill 10 feet or greater in height.

**DevStd GEO-GV-4.2:** If subject to BAR review, no grading permits for building pads shall be issued until the structure has received Final BAR approval.

**Policy GEO-GV-5:** Ground disturbances and development on slopes of 20 percent or greater should be avoided, unless such avoidance would prohibit development, wherein the portion of the site which exhibits the least amount of slope shall be utilized. Development on these sites should be designed to minimize combined grading from driveway and building pad creation.

**DevStd GEO-GV-5.1:** Landscape plans shall be required for all new development on slopes greater than 20 percent, to ensure revegetation of graded areas. All landscape plans shall be subject to review by the Planning and Development Department; landscape securities shall be required unless expressly waived by the Planning and Development Department.

**DevStd GEO-GV-5.2:** Erosion control measures including the use of drought-tolerant landscaping shall be established in all site drainages.

**DevStd GEO-GV-5.3:** All surface water runoff shall be culverted and diverted to avoid exposed slopes and directed to the nearest natural drainage channel with an energy-dissipating outfall installed.

**Policy GEO-GV-6:** Projects shall be designed and located to minimize the number of persons and amount of property exposed to seismic hazard.

**DevStd GEO-GV-6.1:** New development shall be designed and constructed to withstand a horizontal bedrock acceleration of 0.25g. Critical structures and those on filled areas shall provide for an acceleration of 0.5g. The determination of structural adequacy shall be made by a qualified structural engineer.

**DevStd GEO-GV-6.2:** Expansive and/or liquefiable soils shall be identified, removed, and replaced, if present, with suitable engineered backfill. Expansive soils shall be reused for landscaping only.

**Policy GEO-GV-7:** All development proposed on the Rincon Formation shall be subject to an evaluation of conformance to EPA radon gas exposure standards. For any sites exposed to radon gas levels exceeding acceptable health standards, incorporation of construction techniques which reduce the interior radon gas concentrations to acceptable levels shall be required.

# 1993 Goleta Community Plan Compendium: History and Archaeology

## 1993 GCP History and Archaeology Element

**Policy HA-GV-1:** Significant cultural, archaeological and historical resources in the Goleta area shall be protected and preserved to the maximum extent feasible.

**Program HA-GV-1.1:** The County shall work with local historical and/or architectural organizations to seek funding for a comprehensive historical architectural survey of the Goleta area. Significant resources shall be declared potentially eligible by the County Advisory Landmarks Committee for the National Register, the State Historic Inventory, and County Landmarks/Place of Historical Merit. All such resources shall be evaluated according to County Regulations Governing Archeological and Historical Projects.

**Action HA-GV-1.2:** If avoidance of impacts or capping within an archaeological site is not feasible, the significance of the site shall be assessed pursuant to County Regulations Concerning Heritage Resource Studies. If the site is found to be significant, impacts to the archaeological site shall be mitigated pursuant to County Regulations Governing Archeological and Historical Projects.

**DevStd HA-GV-1.3:** Any archaeological site and 50-foot buffer area shall be temporarily fenced with chain link or other structurally sound material in the event of proposed construction within 100 feet of a sensitive area.

**Program HA-GV-1.4:** The County shall consider developing a program for acquiring protective easements or purchase of development rights to maintain rural landscapes - clusters of farm houses, outbuildings, and plantings.

**DevStd HA-GV-1.5:** In the event that archaeological or paleontological remains are uncovered during construction, excavation shall be temporarily suspended and redirected until the provisions of Public Resources Code section 5097.5, 5097.9 et seq. are satisfied.

**Action HA-GV-1.6:** All development within the boundaries of recorded archaeological sites shall be avoided to the maximum extent feasible by incorporating the site in open space. If avoidance is not possible, the site shall be covered with fill pursuant to County Regulations Concerning Heritage Resource Guidelines Studies. Residual impacts caused by the loss of scientific access to the site shall be mitigated pursuant to County Regulations Governing Archeological and Historical Projects.

**Program HA-GV-1.7:** When funding is available the County shall consider developing a historic overlay to protect potentially significant historic structures from impacts of demolition or construction. The County shall review all permit applications within the historic overlay district, determining the level of significance through a Phase II historical study performed by an architectural historian according to the County regulations governing heritage resource studies. The conclusions of the report shall be reviewed by the County Landmarks Advisory Committee for comments and findings of completeness.

**Policy HA-GV-2:** All development resulting in increased building size or demolition of structures included in the list of historic resources included above in the Goleta Community Plan shall be reviewed for consistency with historic resource preservation policies by P&D.

**1993 Goleta Community Plan Compendium:  
Noise**

**1993 GCP Noise Element**

**Policy N-GV-1:** Interior noise-sensitive uses (e.g., residential and lodging facilities, educational facilities, public meeting places and others specified in the Noise Element) shall be protected to minimize significant noise impacts.

**Action N-GV-1.1:** Avigational easements shall be required for any residential development exposed to level 60 DBA CNEL or greater noise contour, as required by the Airport Land Use Plan adopted by the Airport Land Use Commission.

## 1993 Goleta Community Plan Compendium: Hazardous Materials

### 1993 GCP Risk of Upset/Hazardous Materials Element

Policy RISK-GV-1: Safety measures shall be required as part of project review to minimize the potential for risk of upset and public safety impacts within the Goleta Community Planning area.

Policy RISK-GV-2: Before approval of a specific project in areas impacted by oil and gas development, old petroleum facilities shall be inspected by the Division of Oil and Gas (DOG) and the Planning and Development Department to determine compliance with current abandonment standards. If the site has been improperly abandoned, the developer shall follow the recommendations of the DOG and P&D regarding proper cleanup, monitoring, and new development on the contaminated sites.

DevStd RISK-GV-2.1: In areas impacted by oil and gas development, the project developer shall submit to Santa Barbara County Department of Environmental Health Services a soil-sampling plan to investigate the extent of onsite soil contamination. Remedial measures shall be instituted by the developer as necessary in conjunction with the results of the soil sampling plan and the recommendations of EHS.

Policy RISK-GV-3: When adding residential units to a business through the Mixed-Use Overlay, it shall be demonstrated to the satisfaction of Environmental Health and Safety that materials present in the business would not create a hazard to occupants of the residence, with or without mitigation.

**1993 Goleta Community Plan Compendium:  
Visual/Aesthetics and Open Space**

**1993 GCP Visual/Aesthetic Resources and Open Space Element**

**Policy VIS-GV-1:** The County shall through its discretionary and design review process, ensure the maintenance and where necessary the improvement of the quality in the design and landscaping of industrial, commercial, institutional, and residential facilities.

**DevStd VIS-GV-1.1:** Setbacks, landscaping, and structural treatments shall be emphasized along major roadways to help preserve viewsheds and create an aesthetic visual corridor. Parking lots and other impervious surfaces should be placed in side and rear, rather than frontage, areas in all development along roadways.

**Program VIS-GV-1.2:** The County shall consider developing architectural guidelines for residential development with input from interested neighborhood groups. Such guidelines could address issues such as building profile, encouraged colors and landscaping materials and design.

**Action VIS-GV-1.3:** When funding becomes available, the County shall provide landscaping of the Hollister Avenue corridor and shall coordinate with Caltrans to complete the landscaped median on US 101 and to landscape the southern right-of-way area

**Policy VIS-GV-2:** All new development projects along the Hollister Avenue corridor shall be reviewed by the County Board of Architectural Review. Structural development along Hollister Avenue should minimize impacts on existing view corridors from the Hollister corridor.

**Policy VIS-GV-3:** Maintenance and expansion of Goleta's tree population shall be a high priority in the Goleta planning area. The County shall encourage projects which expand onsite and offsite provision of appropriate tree plantings, both in terms of quantity and species diversity.

**Action VIS-GV-3.1:** When funding is available, the County shall develop and implement a street tree planting program and a general landscaping program for the public and private right of way areas of Goleta. The following items shall be incorporated into the County's street tree planting and general landscaping program:

- a. The Programs shall include the residential and commercial areas of Goleta;
- b. Street tree designations shall be designed to enhance view corridors;
- c. The use of native drought tolerant plants shall be incorporated into the Programs;
- d. The Programs shall include the provisions for deep root, root guards to be installed with all new trees;
- e. The Programs shall be reviewed and approved by the County Board of Architectural Review;
- f. The Programs shall be implemented as funds become available; and
- g. All new development shall be required to provide street trees pursuant to the adopted Street Tree Planting Program.

**Policy VIS-GV-4:** All new greenhouse development in excess of 2,500 square feet which is visible from a major public roadway or other area of public use (e.g., bike path) shall be sited and designed to minimize visual impacts from these viewing places. The provision of increased setbacks and landscape buffers shall be considered for new greenhouse development.

**Policy VIS-GV-5:** In hillside areas where water tanks are required for structural fire-fighting purposes, tanks should be designed to: 1) blend in with natural land forms; 2) not impinge on the viewshed; and 3) be screened by landscaping.

**Policy VIS-GV-6:** Outdoor lighting in Goleta shall be designed and placed so as to minimize impacts on neighboring properties and the community in general

**DevStd VIS-GV-6.1:** All new development with major outdoor lighting facilities should be illuminated with only fully shielded lighting with low glare design.

**DevStd VIS-GV-6.2:** LPS lighting or other alternative methods used for street lighting, parking lot lighting and security lighting should be investigated by the Public Works Department.

## **1993 Goleta Community Plan Compendium: Visual/Aesthetics and Open Space**

Policy VIS-GV-7: For developments proposed on parcels being converted out of agricultural use, greenbelt buffer strips and, if appropriate, original orchard plants, should be retained to the extent possible and included within the overall landscape plan for the project.