

2010-11 Goleta Community Plan Update

Administrative Draft: Policy Framework Compendium:

A compendium is a concise, yet comprehensive compilation or summary of a larger document. The following is a compendium of the policy framework extracted from the Administrative Draft of the updated Goleta Community Plan for Eastern Goleta Valley. It lists sequentially the goals, objectives, policies, development standards, and actions/programs proposed in the Draft Plan. It is intended as a tool to aid in the review of the Draft Plan and does not substitute for the complete content and context provided by the Draft Plan document. Please refer to the Administrative Draft Goleta Community Plan update for full text and referenced figures of the proposed project.

SECTION II: COMMUNITY DEVELOPMENT AND LAND USE (p.27 – p.92)

GOAL #1. A balanced and sustainable community providing safe, high quality neighborhoods, a mix of housing types sufficient to meet local needs, a thriving local economy, and sustainable agricultural ventures, planned respective of local watershed resources to preserve the natural environmental, its resources, and its ecologic systems.

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

OBJECTIVE EGV-1: Establish the geographic boundary of Eastern Goleta Valley, inclusive of recognized subareas.

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

- Urban Area
- Rural Area
- Valley Junction Area
- State Street Bowtie Community Corridor

Policy EGV-1.2: All existing Countywide and Coastal Plan policies apply to the non-coastal and coastal areas, respectively, of EGV in addition to all policies and programs of this Plan.

Policy EGV-1.3: 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.

Policy EGV-1.4: The Urban/Rural Boundary through EGV shall separate principally urban land uses from those which are rural and/or agricultural in nature. This boundary shall represent the maximum extent of the EGV urban area and the urban area shall not be expanded prior to the development of existing inventories of vacant or underutilized land within the urban area. This Boundary shall not be modified except as part of an update of the Community Plan.

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

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

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

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

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

Policy EGV-3.2: The County shall promote clustering or relocation of development from sensitive resources to less sensitive areas or parcels to conserve open land resources.

Policy EGV-3.3: Infill commercial, residential, and mixed-use development shall be provided in the urban area prior to rezoning/converting rural lands to urban uses.

Policy EGV-3.4: 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 EGV-3.5: Stormwater runoff and surface water quality shall be managed primarily with low impact site design and landscape planning. Mechanical or structural treatments shall be implemented only when natural or passive treatments are deemed infeasible.

DevStd EGV-3A: ***Low-Impact Development Standards (LIDs):** Development shall be designed and constructed to minimize or eliminate pollutants in stormwater through natural processes and the maintenance of pre-development hydrologic characteristics, such as flow patterns, surface retention, and recharge rates,*

consistent with California State and County LID standards. Standard may include, but are not limited to:

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

Policy EGV-3.6: Energy and resource efficiency shall be maximized in development.

DevStd EGV-3B: ***Energy Efficiency Standards:** Development shall be designed and constructed to meet or exceed California Energy Efficiency Standards of the Building Code (Title 24).*

***Program EGV-3A:** The County shall encourage development to implement green building standards and technologies (e.g., LEED project certification through the U.S. Green Building Council, Built Green Santa Barbara, Santa Barbara County's Innovative Building Review Program, etc.).*

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

Policy EGV-4.1: Land uses and development shall complement existing neighborhoods and enhance aesthetics and viewsheds, where site design, layout, scale, population density and urban design are factors considered in planning and design.

DevStd EGV-4A: *Development shall be designed, configured, and sited to perpetuate and promote the sense of openness, air space, solar exposure, and natural light.*

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

DevStd EGV-4B: *Infrastructure built for non-motor vehicle forms of transportation shall be designed and landscaped to enhance the experience of travel without an automobile to optimize the appeal of walking and biking in Eastern Goleta Valley.*

OBJECTIVE EGV-5: Enhance the Valley Junction to connect residential uses with services, goods, transit, and social, cultural, and/or civic areas.

Policy EGV-5.1: **Boundary of Valley Junction.** The term “Valley Junction” means the subarea delineated on **Figure XXXX** and is the core of Eastern Goleta Valley.

Policy EGV-5.2: **Role of the Valley Junction:** The Valley Junction shall provide for infill development and redevelopment that enhances civic and recreational resources, multi-modal transportation and connectivity, and commercial and small town residential land uses. Commercial and mixed-use development and uses, alongside public and residential uses, shall remain centered in the Valley Junction, for the dual purpose of enhancing the community’s commercial and civic vitality and to prevent commercial strip or residential sprawl development in the foothill and coastal areas.

***Action EGV-5A: Zoning in the Valley Junction.** The County shall maintain a balanced mix of residential, commercial, recreational, and institutional zoning districts to define the Valley Junction.*

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

Policy EGV-6.1: **Community gardens:** The County shall encourage and promote the establishment and use of community gardens to satisfy open space requirements for development, as components of public and private park development, and as potential improvements integrated with County Calle Real Administration Campus planning (see also III. Public Services and Facilities).

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

Policy EGV-6.2: **Backyard farming:** The County should support efforts by residents to cultivate agricultural, commercial, and residential properties, including, but not limited to:

- Crop-bearing landscaping
- Backyard animal keeping
- Edible landscaping transformations
- Community-Supported Agriculture (CSA) programs
- Neighborhood Crop Exchange (NCE) organizations

Policy EGV-6.3: **Certified Farmers’ Markets:** The County shall support the establishment of a permanent location for a certified farmers’ market to support regional agriculture and meet the demands of Eastern Goleta Valley.

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

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

Policy GV-7.2: The County shall work with the Cities of Goleta and Santa Barbara to plan and develop interconnected regional transportation facilities to serve commuters and enhance access to multi-modal transportation options.

OBJECTIVE-LUR-EGV-1: Provide a variety of housing types and costs, locate residential neighborhoods near services, parks, and transportation opportunities to facilitate short commutes, and ensure residential development meets housing needs of existing and future residents.

Policy LUR-EGV-1.1: The County shall encourage the development of housing consistent with the Principles of Sustainable Communities to meet local housing needs (see Section II.A: Planning Area Boundaries and Permitted Uses).

Policy LUR-EGV-1.2: The County shall continue to ensure that the land use plan provides for a range of housing types in Eastern Goleta Valley that is broad and sufficient to meet local housing needs.

Policy LUR-EGV-1.3: The County shall encourage residential second units and residential units in mixed-use commercial development (see also Section II.D: Commercial Land Uses).

Policy LUR-EGV-1.4: The County shall encourage a range of unit sizes and designs to be included as part of any multi-family residential or mixed-use development plan to maximize the affordability, flexibility, and appeal of the residential properties.

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

Policy LUR-EGV-1.5: The County shall consider suitable publicly-owned lands as potential locations for affordable housing, prioritizing units that are affordable and attractive to low-income households (see also Section III: Public Services and Facilities).

Policy LUR-EGV-1.6: Residential Neighborhood Development: Residential Neighborhood Developments are defined by the Plan as residential or mixed-use subdivisions for five (5) or more lots, and/or development plans for five (5) or more units on residential or mixed-use properties. Residential Neighborhood Development proposals shall be considered only:

1. when the development is in the urban area, and
2. when the resulting Residential Neighborhood Development is planned, designed, and proposed as one project for comprehensive consideration, rather than considering piecemeal proposals for the property(ies), and
3. when the scale, height, architectural style, design, and concentration of structures/density of structures proposed for the development complements surrounding neighborhoods, and
4. when the development improves the natural environment or the environmental impact is minimized, and
5. when the development is designed to be energy- and resource-efficient, and
6. when the development is designed with consideration of the County's applicable design guidelines, and
7. when the development provides a public benefit or use, such as public or private open spaces, habitat preservation or restoration, multi-modal transportation improvements, visual resource enhancements, community parkland (active and/or passive), and/or community gardens.

Policy LUR-EGV-1.7: Residential Neighborhood Development shall be considered ideally located:

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

DevStd LUR-EGV-1B: *Residential Neighborhood Developments shall provide sufficient bicycle parking facilities that are secure and covered for use by residents and visitors. Bicycle parking facilities shall be provided at minimum to accommodate one (1) bicycle per bedroom or studio unit.*

OBJECTIVE LUR-EGV-2: Enhance the physical structure, connectivity, and character of existing residential neighborhoods of the community while optimizing areas designated for agriculture, areas for conservation of the natural environment, and public open spaces.

Policy LUR-EGV-2.1: The County shall ensure that residential and mixed-use development enhances existing neighborhoods, particularly as to architectural and urban

design, character and function of local roads, and protection and enhancement of agricultural operations and natural resources.

Action LUC-EGV-2A: *Apply Mixed-use/Multi-Family Residential Design Guidelines to development to ensure mixed-use and multi-family residential neighborhoods, properties, and/or structures are attractive to occupants, complement the aesthetics and character of the built environment, and are designed to be energy and resource efficient.*

Conditions for Development of More Mesa

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

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

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

disturbance to sensitive resources. This study shall include a recommendation on areas to be subject to development, potential numbers of units, and those areas to be preserved as permanent open space.

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

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

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

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

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

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

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

DevStd LUDS-EGV-1E: *New development onsite shall be designed to accommodate maximum public access to the site and beach with appropriate public improvements, consistent with protection of ESH areas, maintenance of reasonable privacy for new*

residents of the site and retention of the open undeveloped character of the site. All access improvements shall be coordinated with those on any adjacent County owned land or trails system. Such access and improvement, to be provided by the developer(s) of the site, shall include the following:

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

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

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

DevStd LUDS-EGV-1H: *All development on the site, including trails and roads, shall be sited and designed to avoid areas used for nesting and roosting by the White-Tailed*

Kites and other sensitive species as identified by the More Mesa Habitat Study.

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

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

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

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

Conditions for Development of St. Vincent's

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

DevStd LUDS-EGV-2A: *For planning purposes, the parcels that make up the St. Vincent properties shall be considered and planned as one 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-EGV-2B: *The portion of the site east of Via Chaparral (APN 59-130-14) should be used to satisfy a portion of the open space requirements for the entire site.*

OBJECTIVE GV-LUC-EGV-1: *Provide local commercial services, employment and business opportunities, mixed with attainable housing choices.*

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

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

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

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

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

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

Policy LUC-EGV-2.2: The County shall encourage only small-scale commercial and economic development that is complementary to the residential neighborhood character of Eastern Goleta Valley.

Policy LUC-EGV-2.3: The County shall support home occupations and small-scale cottage industries throughout Eastern Goleta Valley. Home occupations and cottage industries are conducted within a dwelling or within a detached accessory building on the same site as the dwelling by the inhabitants of the dwelling. A Home Occupation operates with only residents of the dwelling as employees. A Cottage Industry operates with not more than one nonresident employee who is engaged in the provision, design, manufacture, and sale of the products and services.

Policy LUC-EGV-2.4: The County shall provide transportation connectivity from commercial nodes and corridors to the multi-modal transportation system and local neighborhoods.

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

DevStd LUC-EGV-2B: *Commercial development shall be designed to be human-scale, temperate, and visually pleasing to encourage walking to and within the development.*

Action LUC-EGV-2A: *Rezone the State Street Bowtie Community Corridor with a form-based code developed specifically for this subarea. The form-based code shall allow for mixed-use residential, live-work, and community commercial services, streetscape programs, and multi-modal transportation improvements. The intent is to transform this commercial corridor into an attractive, safe, and pedestrian-oriented mixed-use destination for goods and services through long term redevelopment and revitalization, paired with a multi-modal transportation system and streetscape improvements (See Figure XXXXX).*

Action LUC-EGV-2B: *Rezone Highway Commercial areas to allow for community-oriented commercial development and services.*

Action LUC-EGV-2C: *Rezone Turnpike Shopping Center to allow for mixed-use commercial development and services. Redevelopment of Turnpike Shopping Center should strive to create a mixed-use commercial node that serves the needs of the community for centrally-located goods/services and a community meeting place, prioritizing pedestrian and bicycle-friendly access, outdoor social spaces, ample tree canopy, and appropriate and well-designed parking supply.*

Policy LUC-EGV-2.5: *Commercial uses shall be encouraged within employment centers to provide basic food and shopping amenities to employees in close proximity to their workplace.*

Action LUC-EGV-2D: *Ensure that local amenities and services are developed to conveniently serve any commercial and/or institutional facilities developed at corner of Foothill Road and US Hwy 154.*

OBJECTIVE LUA-EGV-1: *Preserve and enhance the agricultural operations and characteristics of Eastern Goleta Valley.*

Policy LUA-EGV-1.1: Sustaining agriculture: *The County shall support land use and development patterns that sustain agricultural operations.*

DevStd LUA-EGV-1A: *Buffers separating non-agricultural development from agricultural operations shall be maintained, established, and enforced. Appropriate buffers shall be required for all development adjacent to active agricultural operations and/or agriculturally designated property.*

DevStd LUA-EGV-1B: *Greenbelt buffer strips composed of predominantly native and drought tolerant species, or other appropriate perimeter screening, such as compatible and attractive fences and walls and, if appropriate, orchard and food-producing plants should be established and included within the landscape*

plans for non-agricultural development adjacent to agriculturally designated property or property under active cultivation.

Policy LUA-EGV-1.2: Atascadero and Maria Ygnacio Creeks shall be maintained appropriately to serve as a buffer between agricultural areas, the creeks and adjacent commercial, industrial and residential uses.

OBJECTIVE LUA-EGV-2: Support agriculture as a vital element in a sustainable mix of economic activity.

Policy LUA-EGV-2.1: Agriculture, agritourism, agriculture-based, and craft-based employment. The County shall support agriculture, agritourism, and agriculture-related land uses, home occupations, and small-scale cottage industries throughout Eastern Goleta Valley (see also II.D: Commercial Land Uses). Agritourism is a commercial enterprise at a working farm, ranch or agricultural plant conducted for the enjoyment or education of visitors, and that generates supplemental income for the owner/operator.

Policy LUA-EGV-2.2: The County shall support and allow access to agricultural support facilities and other essential production and processing-related activities and facilities.

Policy LUA-EGV-2.3: The County shall provide for the unique needs of agricultural employees and other services necessary for local agricultural operations.

Policy LUA-EGV-2.4: County-owned agriculture and cultivation: The County shall consider leasing underutilized County-owned property for cultivation at an affordable rate, especially if land lease is supportive of start-up, demonstration, and educational farming operations.

Policy LUA-EGV-2.5: Rural Lands and Agriculture: The County shall maintain and enhance large-parcel agricultural and mountainous land use designations in rural areas. Agricultural land in the rural area shall be protected from encroachment by incompatible land uses.

Policy LUA-EGV-2.6: Urban Agriculture: The County shall allow for a wide range of sustainable agricultural and agriculture-based operations in the urban area which support agriculture-related businesses and agritourism.

Action LUA-EGV-2A: Urban Agriculture Zoning (UA-EGV): *The County shall establish a new zoning district for urban agricultural land in the Eastern Goleta Valley. Urban agriculture zoning shall:*

- 1. Apply to active agricultural lands with prime soils, prime agricultural land, land in existing agricultural use, and land with agricultural potential within the urban area of Eastern Goleta Valley only,*

2. *Not be applied to any areas outside the urban area of Eastern Goleta Valley,*
3. *Relieve constraints and obstacles to agricultural operations in the urban area where feasible,*
4. *Encourage agritourism,*
5. *Generate new and revived agricultural opportunities to enhance the urban agricultural character, avoid homogeneity, and strengthen the local economy,*
6. *Encourage highly-productive agriculture and cultivation as a primary use,*
7. *Define a flexible range of small-scale allowable secondary uses that are compatible with urban agricultural uses that, when operational, support, complement, and promote sustainable agricultural operations and agritourism, and enhance the attractiveness of urban agriculture as an enterprise. Secondary urban agricultural uses shall be allowed only when primary agricultural uses exists onsite. Possible complementary secondary uses may include, but are not limited to:*

Small scale lodging, such as bed and breakfast inns, guest ranches, farm-stays, or retreats, small scale restaurants if supported by products grown on site, equestrian facilities and trails, farm stands, and open-air or farmers' markets, temporary events (i.e. weddings, parties, etc.), small-scale fabrication or processing of agricultural products or craft goods, small retail outlets for locally produced goods, agricultural educational programs, farm employee housing, or other uses deemed compatible by the zoning administrator.

Policy LUA-EGV-2.7: Agricultural conversion: The County shall consider conversion of agricultural properties to non-agricultural uses only when all of the following apply:

- the conversion is in the urban area, and
- the conversion is for property without active agricultural operations, prime soils, prime agricultural land classification, or potential for urban agricultural uses, and
- the conversion improves the natural environment or environmental impacts are minimized, and
- the conversion enhances community character, particularly with regard to agricultural heritage and natural environmental features, and
- the conversion provides a public benefit or use, such as public parks, open spaces, habitat protection or restoration, community gardens, or

other measurable public benefit as part of the proposed land use and/or development plan.

Policy LUA-EGV-2.8: San Marcos Agricultural Area: The County shall support continued use of the San Marcos Agricultural Area for agriculture, cultivation, and compatible uses under urban agriculture zoning (UA-EGV) and consistent with the policies of this Plan.

Policy LUA-EGV-2.9: South Patterson Agricultural Area: The County shall support continued use of the South Patterson Agricultural Area for agriculture, cultivation, and compatible uses under urban agriculture zoning (UA-EGV) and consistent with the policies of this Plan.

DevStd LUA-EGV-2A: *Due to distinctive environmental settings within the South Patterson Agricultural Area, two subareas have been established: the Mesa and the Flats (Figure XXXX).*

DevStd LUDS-EGV-2B: Specific Plan requirements for Mesa Subarea: *No applications for general plan amendments or rezones shall be accepted in the Mesa subarea of the South Patterson Agricultural Area prior to approval of a Specific Plan, consistent with this Plan, the County's Land Use and Development Code, and State law. A Specific Plan shall be prepared for the entire subarea delineated on Figure XXXX and shall incorporate all of the following requirements.*

The specific plan shall:

1. Comprehensively plan and delineate proposed land uses consistent with the goals and policies of this Plan,
2. Retain and enhance urban agricultural uses and UA-EGV zoning for areas of active agricultural lands with prime soils, prime agricultural land, and land in existing agricultural use. Retained urban agricultural uses should be planned in a contiguous block with adequate buffers from any proposed non-agricultural uses,
3. Specify the location of dedicated public open space for habitat preservation and public recreation and indicate the amount,
4. Specify the location of roads, services, infrastructure, and structures and indicate the amount,
5. Provide public coastal access, recreational trails, bike paths, and/or pedestrian routes to the greatest extent feasible.
6. Confine and cluster non-agricultural development on the eastern side of the subarea adjacent to existing neighborhoods and roadways with the exception of public improvements such as trails, signs and park facilities. Proposed development shall be clustered toward the north end of the developable area, with less intense development toward the coast.

7. Avoid impacts to environmental resources, including, but not limited to coastal bluff geology, habitat, and watershed resources.

DevStd LUDS-EGV-2B: Specific Plan requirements for Flats Subarea: *No applications for general plan amendments or rezones shall be accepted in the Flats subarea of the South Patterson Agricultural Area prior to approval of a Specific Plan, consistent with this Plan, the County's Land Use and Development Code, and State law. A Specific Plan shall be prepared for the entire subarea delineated on Figure XXXX and shall incorporate all of the following requirements.*

The specific plan shall:

1. Comprehensively plan and delineate proposed land uses consistent with the goals and policies of this Plan,
2. Retain and enhance urban agricultural uses and UA-EGV zoning for areas of active agricultural lands with prime soils, prime agricultural land, and land in existing agricultural use. Retained urban agricultural uses should be planned in a contiguous block with adequate buffers from any proposed non-agricultural uses,
3. Specify the location and scale of dedicated public parks and/or open space for habitat preservation and public recreation,
4. Specify the location of roads, services, infrastructure, and structures and indicate the amount,
5. Restore and/or enhance watershed and creek corridors of Maria Ygnacio and Atascadero Creek confluences consistent with the Section IV. C,
6. Confine and cluster non-agricultural development on the eastern side of the subarea adjacent to existing neighborhoods and roadways with the exception of minor public improvements such as trails, signs and park facilities. Proposed development shall be clustered toward the north end of the developable area, with less intense development toward Atascadero Creek and Goleta Slough.

SECTION III: PUBLIC SERVICES AND FACILITIES (p.93 – p.152)

GOAL #3. A safe community with exemplary public services and sustainable infrastructure to meet the needs of existing and future generations of Eastern Goleta Valley.

OBJECTIVE SF-EGV-1: Plan and implement enhancements and improvements to public services and facilities to adequately serve planned land use and development patterns.

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

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

Action SF-EGV 2A: The County shall evaluate projected service and infrastructure costs within Eastern Goleta Valley to determine how best to fund the implementation of public services and infrastructure improvements identified in this Plan. The services and infrastructure needs examined shall include, but not necessarily be limited to public safety services, parks and recreation, and transportation and circulation.

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

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

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

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

DevStd SF-EGV-3A: *New or retrofitted public facilities in Eastern Goleta Valley shall incorporate low-impact development standards (LIDs) for site design, Leadership in Energy and Environmental Design (LEED) standards and/or certification for green building, and/or other programmatic design approaches to increase*

the facilities' resource efficiency and utility, and minimize their environmental impact. Improvements may include, but are not limited to:

- Solar-powered buildings and parking lots
- Cogeneration
- Electric vehicle and bicycle charging stations
- Open space and urban forestry
- Recycled and recyclable building materials
- Non-toxic building materials
- Bioswales and water gardens

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

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

The master plan should:

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

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

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

Policy FIRE-EGV-1.1: The County shall support and pursue collaborative fuel management programs with the County, the City of Santa Barbara, the City of Goleta,

and Goleta Valley residents to encourage fire hazard reduction and protection of natural resources.

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

DevStd FIRE-EGV-1A: *In high-fire risk areas, land use permit applicants shall demonstrate compliance with State defensible space requirements for structures and properties.*

DevStd FIRE EGV-1B: *In high-fire areas, drought-tolerant and native plants shall be strongly encouraged for landscape and/or restoration plans.*

Policy FIRE-EGV-1.3: Additional fire access routes which increase accessibility to rural areas in the event of wildfire should be considered. Additional fire access routes should connect the urban area to the rural area, maintain vegetation clearing/fire breaks, and provide public trail access.

Action FIRE-EGV-1A: *Planning and Development staff shall work with the County Fire Department to design, locate, and develop land use strategies for acquiring and constructing emergency access roads, as needed, to improve accessibility and evacuation in the event of wildfire.*

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

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

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

Policy FIRE-EGV-2.3: Secondary access shall be a consideration in the siting and design of development. When multiple routes are required by the Fire Department, the routes shall be open and unobstructed.

Policy FIRE-EGV-2.4: When located within the boundaries of a water district, development shall be required to provide fire hydrants from the water district system.

Action FIRE-EGV-2A: *Reopen Fire Station 19 to improve fire services.*

Action FIRE-EGV-2B: *Remove impassible roadblocks and dead-end roadways where feasible with Fire Department approved methods of access, in order to*

improve accessibility and circulation for emergency responders and evacuation routes.

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

Policy POL-EGV-1.1: The County shall strive to maintain a staffing level of law enforcement officers to meet or exceed the demand for service based on existing and future service populations.

Policy POL-EGV-1.2: The County shall provide effective law enforcement presence and response in the urban area.

***Action POL-EGV-1A:** The County shall consider the publicly-owned lands of the Calle Real Administration Campus and the Ben Page Youth Center properties as suitable locations for law enforcement facilities, including substations, to augment the services of law enforcement in the urban area.*

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

Policy ES-EGV-1.1: The County shall facilitate effective emergency response systems in the event of an emergency in Eastern Goleta Valley.

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

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

Policy PRT-EGV-1.1: Recreation facilities enhance overall public health and well-being. Recreation facilities shall be located, designed and constructed to increase opportunities to play and exercise in Eastern Goleta Valley.

Policy PRT-EGV-1.2: The County shall prioritize the siting of new public recreational resources in underserved locations to increase equitable access for residents.

DevStd PRT-EGV-1A: *The County shall prioritize locating recreational resources in areas close to the Valley Junction within walking or biking distance of residential development and educational facilities. (See Figure XXXXX)*

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

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

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

OBJECTIVE PRT-EGV-3: Acquire and maintain active parks needed to adequately serve the recreation demands of existing and future populations.

Policy PRT-EGV-3.1: Acquisition and development of lands for pocket, neighborhood, and community parks should utilize vacant or underutilized lands near or adjacent to residential neighborhoods and educational facilities whenever possible.

Policy PRT-EGV-3.2: Properties with the potential for maximum public use shall be considered a high priority in park acquisition decisions. Public use is maximized when the park locations:

- are highly accessible to many people (e.g., park along bike path or at trailhead or on heavily used transportation corridor), or
- could be connected into network of multi-modal transportation options and/or green infrastructure, or

- serve people in ways additional to recreation (e.g., parcel which supports a produce stand or farmer’s market), or
- provide a mix of recreational resources to serve a wide range of visitor demands (e.g., playgrounds near playing fields, or near a dog park, etc.)

Action PRT-EGV-3A: *The Planning and Development, Public Works, and Parks Departments should develop an active park on public property at the Ben Page Youth Center. The park plan should address:*

Play structures and recreational improvements

Hydrology and flooding needs

Accessibility, circulation, and parking

Action PRT-EGV-3B: *The Planning and Development, Public Works, and Parks Departments should acquire and improve active and passive pocket parks to better serve neighborhoods south of US Hwy 101 in Eastern Goleta Valley. Pocket park acquisition may be paired with other public improvement projects, such as creeks, flood control, and transportation projects.*

OBJECTIVE PRT-EGV-4: Acquire and maintain multi-use trails needed to adequately serve the recreation demands of existing and future populations.

Policy PRT-EGV-4.1: Public Trail Acquisition: All opportunities for public recreational trails within the general corridors adopted by the Board of Supervisors as part of the Parks, Recreation and Trails (PRT) maps of the County Comprehensive General Plan (and this Community Plan) shall be protected, preserved and provided for upon approval of any development, subdivision and/or permit requiring any discretionary review or approval, except as referenced in Agricultural Element Policy IA.

Policy PRT-EGV-4.2: In the siting of trail corridors, primary consideration shall be given to publicly-owned lands.

Action PRT-EGV-4A: *The County shall combine flood control and transportation easements with potential trail easements whenever possible.*

Policy PRT-EGV-4.3: Trail acquisition and implementation shall include, but not be limited to, the following trail categories (Figure XXXXX):

1. San Marcos Preserve-Calle Real Campus connector trail
2. Fremont\Slippery Rock Trail

3. Calle Real Administration Campus Trailheads and Urban Trails Network, including trails providing public coastal access.
4. San Marcos Pass Trail

Action PRT-EGV-4B: Review, address, and revise the Goleta Trails Implementation Study as needed in order to be consistent with this Plan.

Policy PRT-EGV-4.4: When applications for general plan amendments and/or zone changes, or subdivisions are processed, County staff shall review the Goleta Trails Implementation Study to determine if a trail corridor can be considered for the area/watershed in which the project is located. The trail alignment shall be consistent with applicable Agricultural Element and resource protection policies.

Policy PRT-EGV-4.5: The County Parks Department, or any group pursuing implementation of the trail system, shall use the Goleta Trails Implementation Study, together with its trail siting and design guidelines, to guide trail development and implementation.

Action PRT-EGV-4C: The County Parks 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 Parks Department by the 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 Parks 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 Parks Director shall have authority to determine whether closure is appropriate, and, if so, the duration and location of such closure.

Policy PRT-EGV-4.6: 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, and/or through acceptance of gifts and other voluntary dedications of easements.

Action PRT-EGV-4D: The County shall continue to implement the Goleta Trails Implementation Study to acquire and/or develop each trail identified on the PRT maps. The County shall pursue additional recreational and open space through:

Expansion of the County Capital Improvement Plan for acquisition of additional recreational and trail properties,

Pursuit and protection of title to properties that are in the public domain through past use or development, and

Acquisition of desirable property and/or 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.

Action PRT-EGV-4E: *The County shall seek opportunities to establish rural fire access roads to provide both improved fire response services and public trail corridors.*

Policy PRT-EGV-4.7: The County Parks Department shall be responsible for reviewing trail easement requirements, location, and design. In addition, it shall be responsible for conducting appropriate environmental review and obtaining appropriate permits prior to trail construction on publicly owned land.

OBJECTIVE PRT-EGV-5: Preserve and enhance established trails in Eastern Goleta Valley.

Policy PRT-EGV-5.1: Trail Use: All trails developed by and/or dedicated to the County shall be multi-use.

Policy PRT-EGV-5.2: Trails shall be limited to non-motorized vehicle use. Trails shall be designed to keep hikers, cyclists and equestrians on the designated pathways, and shall be designed to minimize impacts to any sensitive habitat areas. Trails shall be sited to avoid environmental resources and to minimize user conflicts and conflicts with surrounding land uses.

Policy PRT-EGV-5.3: Trail Design and Maintenance: In developing and maintaining the trail system, provision shall be made for the following:

1. appropriate trail signage at all major trail heads and signs or markers on public recreational trails,
2. maintenance of the trail system in Eastern Goleta Valley,
3. adequate trailhead parking,
4. consideration should be given to the use of Old San Marcos Pass Road for trail heads, and
5. minimization of erosion, particularly that associated with trails located near creeks.

Policy PRT-EGV-5.4: Trail corridors designated on the PRT maps shall be kept clear from encroachment by development and incompatible uses.

OBJECTIVE PRT-EGV-6: Acquire and maintain public open space needed to adequately serve the recreation demands of existing and future populations with the additional result of preserving habitat and ecological resources.

Policy PRT-EGV-6.1: The County shall pursue the purchase of vacant properties for potential use as public parks or open spaces, where the purchase would serve as buffer zones for residential or commercial development, provide usable recreation space, or preserve wildlife habitats and migration corridors or sensitive biological resources.

Policy PRT-EGV-6.2: Acquisition of property for public open space and passive recreational opportunities shall be prioritized based upon the following factors (factors are not listed in order of importance):

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

OBJECTIVE PRT-EGV-7: Preserve and enhance the quality of established recreational resources.

Policy PRT-EGV-4.7: There shall be no motorized off-road recreational vehicle use within Eastern Goleta Valley.

GOAL #6. Water is conserved, and wastewater treatment and solid waste management systems are designed and managed for long term health and well-being.

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

Policy WAT-EGV-1.1: 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.

Policy WAT-EGV-1.2: The County, in its land use planning decisions, shall consider the most recent water resources analyses adopted by the Goleta Water District.

***Action WAT-EGV-1A:** The County shall contact Goleta Valley water purveyors to hold periodic meetings with the County (e.g., Planning Commission, staff, Technical Advisory Committee) to discuss issues of water planning.*

Policy WAT-EGV-1.3: The County shall support any purveyor effort to comprehensively monitor private wells.

Policy WAT-EGV-1.4: Groundwater recharge areas shall be protected from the adverse effects of urban and non-urban land uses.

Policy WAT-EGV-1.5: Creek channelization which reduces groundwater recharge shall be discouraged.

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

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

Policy WAT-EGV-2.2: Onsite retrofits with water-conserving plumbing devices shall be a condition of approval of all County discretionary approvals of facility expansion and additions.

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

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

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

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

DevStd WAT-EGV-3A: In areas where reclaimed water is available by pipeline, development shall include dual plumbing systems for the use of reclaimed water whenever feasible.

Program WAT-EGV-3A: The County Environmental Health Services (EHS) Department should study the use of reclaimed water for tree crops and non-edible ornamental plants in order to conserve existing water supplies. If permitted, EHS shall require that reclaimed water irrigation systems meet California Regional Water Quality Control Board requirements for wastewater discharge.

Figure 1: Demand for potable water and consumable goods is a reliable indicator of the rate and amount of wastewater and solid waste local agencies will be required to manage in the future.

DevStd WAT-EGV-3B: *Reclaimed/recycled water sources used for agricultural lands should only be used when salinity of the water source does not compromise the long-term viability of agricultural soils.*

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

Policy WW-EGV-1.1: Development shall connect to the sewer system of the respective sanitary district.

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

Policy WW-EGV-1.3: The County shall remove and/or relocate untreated sewer lines away from sensitive receptors and environmentally sensitive habitat areas.

Action WW-EGV-1A: *The County shall work with the sanitary districts to acquire grants and other funding to relocate untreated effluent lines per the Environmental Resources and Constraints section.*

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

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

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

Action RRC-EGV-1A: *The County shall continue to implement and increase curbside recycling and solid waste diversion programs. Facilities for curbside recycling shall be required as deemed appropriate by the County Public Works Department.*

Policy RRC-EGV-1.2: The County shall encourage onsite and neighborhood composting.

Policy RRC-EGV-1.3: Residential development in the urban area and, where feasible, outside the urban area should participate in yard waste collection programs as provided by the County of Santa Barbara. Such programs may include yard waste accumulation bins, curbside pickups and onsite composting.

Action RRC-EGV-1B: *As funding becomes available, the County Resource Recovery and Waste Management Division shall actively enhance the yard waste mulching program.*

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

GOAL #7. Transportation planning is coordinated with land use planning

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

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

OBJECTIVE TC-EGV-1: Enhance the existing automobile transportation network to make walking, biking, and public transit opportunities practical, accessible, and attractive to residents and commuters.

Policy TC-EGV-1.1: The County shall continue to maintain a minimum Level of Services (LOS) standard 'C' for roadways and intersections. A reduced LOS may be considered when the character and purpose of the roadway and land uses served balances the appeal, efficiency, and safety of the roadway for all users.

Policy TC-EGV-1.2: Improved access to retail, commercial, recreational, and educational facilities via public transit, bikeways and pedestrian facilities shall be considered in public and private transportation and circulation planning for Eastern Goleta Valley.

Policy TC-EGV-1.3: Complete Streets: The County shall provide and maintain multi-modal Complete Streets to maximize safety, accessibility, and connectivity of all modes of transportation to each other and to the places people need to go. Complete Streets are designed to optimize the utility and attractiveness of the transportation network to all users. Transportation planning should strive to create attractive and accessible streets for all users, including drivers, bicyclists, public transportation vehicles and riders, and pedestrians of all ages and abilities.

Action TC-EGV-1A: *Define the following roadways as Eastern Goleta Valley Community Corridors:*

- Hollister Ave from the City of Goleta to the City of Santa Barbara
- Turnpike Rd from Cathedral Oaks Rd to its southern terminus
- Calle Real from the City of Santa Barbara to its western terminus

Program TC-EGV-1B: The County shall programmatically redevelop/retrofit Goleta Valley Community Corridors to best serve as multi-modal Complete Streets.

Program TC-EGV-1C: As part of the Urban Forest strategy, objectives, and policies of the Section IV. Environmental Resources and Constraints, the County shall seek funding to programmatically increase the number of street trees along Community Corridors. Installation and maintenance of street trees should be considered a required component of development adjacent to Community Corridors.

Policy TC-EGV-1.4: Regional Transportation: The County shall increase connectivity and accessibility of north-south and east-west roadways, bike paths, and pedestrian routes to multi-modally connect:

1. the north and south sides of Eastern Goleta Valley over US Hwy 101 and the Southern Pacific RR, and
2. the Cities of Goleta and Santa Barbara.

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

San Simeon Dr Improvements: Roadway and/or bikeway extension to connect the San Marcos Neighborhood with Turnpike Rd and the Valley Junction. Transform San Simeon Rd to serve as a bicycle boulevard from Turnpike Rd to the Maria Ygnacio Bike path, and

Calle Real Extension Bicycle/Pedestrian Bridge: Create bicycle/pedestrian connection over Maria Ygnacio Creek to extend Calle Real to the City of Goleta via Patterson Ave. This improvement will achieve a needed east-west connection to the major commercial corridor in the City of Goleta and a new bicycle commuter route, and

State Street Bowtie Overpass or Underpass: Connect north side neighborhoods and mobile home parks to south side commercial and transit opportunities. Also provide a bypass of the US Hwy 154 overpass for pedestrians and cyclists., and/or,

Ben Page Youth Center/County Calle Real Administration Campus Overpass or Underpass: *Connect users to employment/government center, recreational resources, and commercial services, and provide safe alternative for students to bypass Turnpike Rd overpass. Optimize access to public lands and increases connectivity in the Valley Junction.*

Action TC-EGV-1E: *Improve circulation and flow of traffic for the State Street Bowtie corridor and intersections. Planning and engineering for this area should integrate multi-modal improvements with roadway capacity improvements as needed to achieve the goals of the community and support a mix of residential and commercial land uses in the vicinity.*

Action TC-EGV-1F: *County Public Works should consider opening north-south connection between Cathedral Oaks Rd and Calle Real to thru-traffic, or installing a permeable barrier that can be opened as needed and determined by the County in the event of emergency or to address congested circulation.*

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

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

Policy TC-EGV-2.2: Cyclists: The County shall encourage the use of the bicycle as a mode of transportation equal to automobiles by providing and maintaining safe, well-connected, accessible Class I/II bikeways to meet the transportation and recreation needs of Goleta Valley cyclists.

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

- Safe Routes to School
- East-west paths and/or those providing direct commuter connections between commercial and residential land uses
- Separated crossings over or under the freeway

DevStd TC-EGV-2A: Bicycle Route Type Priorities: *Separated bicycle facilities (Class I paths) are generally a higher priority than on-road facilities (Class II lanes or Class III lanes). However, on-road lanes are a high priority where they improve safety or connectivity. Of these types of bicycle routes, bicycle paths and lanes which serve commuters to connect residential uses with employment centers and schools are a high priority.*

Policy TC-EGV-2.4: Pedestrians: The County shall facilitate pedestrian needs and shall provide and maintain safe, well-connected, accessible walkways and sidewalks within the Valley Junction and around commercial nodes, schools, and recreation to increase the walkability of Eastern Goleta Valley.

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

Policy TC-EGV-2.5: Transit Riders: The County shall work with public transit providers to ensure accessible public transit service and facilities to meet transit needs and increase ridership.

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

Turnpike Rd from Tucker's Grove County Park/Cathedral Oaks Rd to Hollister Ave

Calle Real from Turnpike Rd to the City of Santa Barbara

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

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

***Action TC-EGV-2E:** The Santa Barbara County Planning Commission and Board of Supervisors should strongly support location of a train/light rail station in Goleta Valley. Appropriate potential locations include:*

State Street Bowie: Junction of State Street and Hollister Ave at Modoc Rd

Ben Page Youth Center and County Calle Real Administration Campus

Junction of US Hwy 101 and Turnpike Rd north-west of the Turnpike Shopping Center

OBJECTIVE TC-EGV-3: Design streets to improve local air quality, ambient climate and aesthetics, and to provide sufficient parking for all modes of travel at destinations.

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

Action TC-EGV-3A: Streetscape and Frontage Design: *The County should development a program to fund and maintain streetscape and landscape improvements of the Community Corridors as part of Complete Streets retrofits. The following design elements should be considered as appropriate for Community Corridors:*

Street tree canopy and landscaped medians,

Landscape buffers between automobile traffic and pedestrian traffic,

Coordinated landscape design in public-private interface areas to create a smooth transition,

Street furniture and decoration, such as planter boxes, benches, lighting, and trash/recycling containers, decorative paving, and signage,

Utilities that are shielded or designed to blend into the streetscape design.

Action TC-EGV-3B: *Pursue the purchase of vacant properties as needed for potential use as public parking, or bus turnout areas, where the purchase would help to alleviate traffic congestion and support economic vitality and development.*

DevStd TC-EGV-3A: *Alternative parking solutions, such as underground garages, lifts, and shared lots, shall be considered for commercial and mixed-use structures, properties, and neighborhoods.*

Policy TC-EGV-3.2: Local roadways should be designed to enhance safety and attractiveness to all users.

DevStd TC-EGV-3B: *Street lighting shall be designed and oriented to illuminate sidewalks, crosswalks and other pedestrian facilities to enhance the safety and attractiveness of walking.*

DevStd TC-EGV-3C: *Roadways should be designed and retrofitted appropriately to discourage speeding through residential neighborhoods and school zones. Passive methods to control speeds should be considered including, but not limited to:*

- Speed humps and tables
- Landscaped bulb outs and/or center medians

- Reduced travel lane widths

Policy TC-EGV-3.3: The County shall strive to ensure posted speed limits in residential neighborhoods are enforceable and set in a manner that maximizes the safety of the residents, pedestrians and cyclists. A posted enforceable speed limit may necessitate appropriate traffic calming measures to ultimately bring actual speed limits down.

***Action TC-EGV-3B:** The County should continue to work with state and local officials to allow local jurisdictions flexibility in setting enforceable speed limits.*

Policy TC-EGV-3.2: The County should support the use of reclaimed/recycled water for all landscaping projects within the County right-of-way, if reclaimed water is reasonably available.

Policy TC-EGV-3.3: Transportation planning and projects shall be designed and constructed respective of environmental resources and constraints and consistent with the policies of this Plan (see also, Section IV: Environmental Resources and Constraints).

SECTION IV: ENVIRONMENTAL RESOURCES AND CONSTRAINTS (p.153 – p.211)

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

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

Policy ENV-EGV-1.1: Restrict urban-style development to the urban area, prioritizing infill and redevelopment of the Valley Junction, to protect undeveloped coastal and rural area biological and ecological resources.

OBJECTIVE ENV-EGV-2: Promote green infrastructure.

Policy ENV-EGV-2.1: The County shall support green infrastructure to increase the sustainability of Eastern Goleta Valley. Green infrastructure is defined as strategically planned and managed networks of protected green spaces, which may include passive trails or non-motorized bike paths, open spaces, urban forestry, or farmlands, that collectively conserve ecosystem values and functions and provide ecological services of benefit to human and wildlife populations.

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

OBJECTIVE AQ-EGV-1: Clean the air and reduce locally-produced greenhouse gases.

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

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

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

Policy AQ-EGV-1.3: The County shall require development to conserve energy and minimize pollution.

DevStd AQ-EGV-1B: *The County shall require energy-conserving designs and/or techniques, including, but not limited to:*

- Energy efficient and low-emission residential and commercial water heaters and space heaters,
- Heat transfer modules in furnaces,
- Light-colored water-based paint and roofing materials,

- Solar panels for residential energy production and water heating systems and other facilities and/or the use of “on-demand” water heaters,
- Passive solar cooling/heating,
- Natural lighting,
- Concrete or other non-pollutant materials for parking lots instead of asphalt,
- Energy efficient appliances,
- Energy efficient lighting,
- Landscaping to shade buildings and parking lots,
- Sidewalks and bike paths to increase non-vehicle trips, and/or
- Covered bus stops to increase use of public transportation.

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

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

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

GOAL #12. The ecological and biological resources of local watersheds are preserved, balanced, and thriving, ridgeline to shore.

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

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

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

- Preservation and/or enhancement of existing natural resources,
- Maintenance of habitat continuity and wildlife corridors,
- Establishment, enlargement, and restoration of ecological preserves and wildlife corridors,
- Long term protection of regional ecosystems,
- Protection and/or enhancement of critical habitats for endangered, threatened, and sensitive biota,
- Enhancement or restoration of degraded habitats, including active removal and management of invasive non-native species,
- Active management of preserves, open space and/or conservation easements,

- Active management of 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, and
- Transformation of the built environment to minimize or alleviate the impact to the natural environment and improve Eastern Goleta Valley's urban ecology.

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

Policy ECO-EGV-2.1: Open space and conservation easements should be considered by project applicants and supported by the County as effective methods to preserve important biological resources and habitats.

Policy ECO-EGV-2.2: The use of locally-occurring native plants shall be strongly encouraged in landscaping and restoration projects, especially in parks, buffers adjacent to native habitats and in designated open space.

Policy ECO-EGV-2.3: Where sensitive plant species and sensitive animal species are found pursuant to the review of a discretionary project, the habitat in which the sensitive species is located shall be preserved to the maximum extent feasible. For the purposes of this policy, sensitive plant species are those species which appear on 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 (birds).

DevStd ECO-EGV-2A: *Where sites proposed for 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 as a component of a project, including, but not limited to, the following conditions:*

- Require project applicants to dedicate onsite open space easements covering such areas,
- Require onsite habitat restoration programs utilizing appropriate locally occurring native species propagated from plants in close proximity to the site,
- Require monetary contributions toward habitat acquisition and management, and/or
- Require an offsite easement and/or restoration of comparable habitat/area when onsite preservation is infeasible.

One or a combination of the above shall be required, as determined by a qualified biologist.

Policy ECO-EGV-2.4: Restoration: In those cases where adverse impacts to biological resources cannot be avoided after impacts have been minimized, restoration shall be considered as mitigation. Restoration may also be required for parcels on which development is proposed and on which disturbance has previously occurred if the currently proposed development would exacerbate the existing impact. Where onsite restoration is infeasible or not beneficial with regard to long-term preservation of habitat, an offsite easement and/or restoration which covers comparable quality and quantity of habitat and will ensure long-term preservation shall be considered. The following policies shall be used as guidelines for the restoration effort but shall not preclude reasonable use of a parcel:

- Restoration shall include the appropriate diversity and density of plants native to the locality,
- Restoration shall incorporate maintenance and monitoring measures to ensure that the remedial action is mitigating permanent remedy of the impact of development,
- When restoration is required, on-site rather than off-site restoration shall be preferred.

DevStd ECO-EGV-2B: *A minimum replacement ratio of 2:1 shall be required to mitigate the destruction of native habitat areas or biological resources. The area or units to be restored, acquired, or dedicated for a permanent protective easement shall be twice the biological value of that which is destroyed.*

OBJECTIVE ECO-EGV-3: Preserve and enhance the ecological value and function of habitats of Eastern Goleta Valley, including, but not limited to:

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

Policy ECO-EGV-3.1: Ecological communities and habitats shall not be fragmented into small non-viable pocket areas by development.

DevStd ECO-EGV-3A: *In rural areas and where major wildlife corridors are present in urban areas, development shall not interrupt major wildlife travel corridors within Eastern*

Goleta Valley (typical wildlife corridors are provided by drainage courses and similar undeveloped natural areas).

Program ECO-EGV-3A: *The County shall establish Atascadero Creek as a 'greenway' and wildlife corridor from its headwaters in the San Marcos Foothills to its outlet at Goleta Slough and Goleta Beach. The greenway is defined generally as 100 ft buffer from the centerline of the creek, but may be adjusted where appropriate to include biological/hydrological resources consistent with this Plan. Within the buffer, the greenway shall conceptually and functionally protect and enhance the creek corridor's habitat, hydrologic, and recreational value to the community, including, but not limited to, the installation of passive hiking trails, bike paths, wildlife passage, and pocket parks, and the removal where appropriate of concrete channelization (see Section III.D: Parks, Recreation, Trails, and Open Space). Protection, restoration, and enhancement of the greenway shall be encouraged for all development proposed within the greenway consistent with this Plan.*

OBJECTIVE ECO-EGV-5: Protect existing forested areas and encourage reforestation to cool the built environment and increase the rate of carbon sequestration.

Policy ECO-EGV-5.1: Protecting Existing Trees: Existing trees in Eastern Goleta Valley shall be preserved to the maximum extent feasible, prioritizing "protected trees". Protected trees are defined for the purposes of this policy as mature native, naturalized, or roosting/nesting trees that are healthy, structurally sound, and have grown into the natural stature particular to the species. Protected trees include, but are not limited to:

- Oaks (*Quercus agrifolia*),
- Sycamores (*Platanus racemosa*),
- Willow (*Salix sp.*),
- Pines,
- Redwoods,
- Maples (*Acer macrophyllum*),
- California Bay Laurels (*Umbellularia californica*),
- Cottonwood (*Populus fremontii* & *Populus balsamifera*), and
- Any trees serving as known raptor nesting or key raptor roosting sites.

Program ECO-EGV-5A: *Instate, maintain, and modify as needed an Urban Forestry strategy and/or program consistent with the policies and development standards of this Plan.*

DevStd ECO-EGV-5A: *All existing "protected trees" shall be protected from damage or removal, except in cases where preservation of trees would preclude reasonable use of a parcel, or threaten life and/or property.*

DevStd ECO-EGV-5B: *Where development may damage or destroy existing trees, a Tree Protection Plan shall be required by the County when either the project site contains protected trees per Policy ECO-EGV-5.1, or where threatened protected trees on adjacent properties have drip lines which reach onto the project site. This requirement for a Tree Protection Plan may be modified or deleted where it can be found that no trees (proposed to be retained) would be potentially damaged by the project activities. This decision shall be based on the location of trees and the project's potential to directly or indirectly damage trees through such activities as grading, brush clearing, construction, vehicle parking, supply/equipment storage, trenching or the proposed use of the property. The Tree Protection Plan shall be developed at the applicant's expense and should be prepared by a County approved arborist, biologist, or other qualified professional as determined by the County. The plan shall be approved by P&D prior to issuance of a CDP or LUP. The plan shall be included and considered with all grading and building plans. The County's standard Tree Protection Plan is included in the Standard Mitigation Measures/Standard Conditions Manual.*

DevStd ECO-EGV-5C: *A sufficient permanent buffer shall be established around trees serving as raptor nesting sites or key roosting sites, except in cases where such a buffer would preclude reasonable use of a parcel. The size of the buffer shall be determined by P&D based on conditions and needs of individual cases.*

Policy ECO-EGV-5.2: Public Trees in the Urban Forest: The County shall integrate the planting and cultivation of native trees as green infrastructure into capital improvement programs to reforest public lands in Eastern Goleta Valley.

Policy ECO-EGV-5.3: The County shall focus reforestation efforts in publicly-owned priority reforestation areas and corridors depicted in **Figure XXXXXX**.

Action ECO-EGV-5B: *As part of the County's Capital Improvement Program, the planting and cultivation of trees shall be considered a priority for public lands, including parks, open spaces, streetscape designs, and County facilities.*

Action ECO-EGV-5C: *The County should seek federal, state, and private monies to help fund the acquisition, planting, cultivation, and maintenance of the public trees component of the urban forest. Volunteer or community service shall be encouraged to advance the development of an Urban Forest in Eastern Goleta Valley.*

Policy ECO-EGV-5.4: Private Property: The County shall encourage the planting and cultivation of native trees to reforest privately-owned lands.

Policy ECO-EGV-5.5: The County shall favor landscaping plans for development that include planting and cultivation of native trees, particularly within priority reforestation areas depicted in **Figure XXXXX**.

OBJECTIVE ECO-EGV-6: Designate and provide protection for environmentally sensitive habitats and riparian corridors in the Planning Area.

Policy ECO-EGV-6.1: Environmentally Sensitive Habitat (ESH) areas and Riparian Corridors (RC) within Eastern Goleta Valley shall be protected and, where feasible and appropriate, enhanced.

Policy ECO-EGV-6.2: The following general criteria are utilized to determine which resources and habitats in Eastern Goleta Valley are identified as ESH. Significant habitat resources within urban, EDRN and Mountainous Areas that meet one or in most cases several of these criteria shall have coverage of the ESH overlay.

1. Unique, rare, or fragile communities which should be preserved to ensure their survival into perpetuity.
2. Habitats of rare and endangered species that are also protected by State and Federal laws.
3. Plant communities that are of significant interest because of extensions of ranges, or unusual hybrid, disjunct, or relict species.
4. Specialized wildlife habitats which are vital to species survival, e.g., White-tailed Kite habitat, butterfly trees.
5. Outstanding representative natural communities that have values ranging from a particularly rich flora and fauna to an unusual diversity of species.
6. Areas which are important because of their high biological productivity and ecological function such as wetlands and vernal pools.
7. Areas which are structurally important in protecting watershed ecology and species, e.g., riparian corridors that protect stream banks from erosion and provide shade.

Policy ECO-EGV-6.3: To protect the viability of agricultural operations in the rural area consistent with the Comprehensive General Plan and the Agricultural Element, the ESH Overlay shall not be applied to lands designated Agriculture in the rural area. Instead, riparian corridors in rural agricultural areas shall have coverage of the Riparian Corridor (RC) Overlay, which provides unique requirements for habitat areas located on rural agricultural land use designations

Action ECO-EGV-6A: *The Land Use and Development Code and maps of ESH/RC overlay areas shall be updated to reflect the current extents of known biological resources/habitat areas.*

Program ECO-EGV-6B: *The County shall periodically review and update the extent of the ESH/RC overlays designations as needed to incorporate any and all new data. This is important since the scale of the overlay maps precludes complete accuracy in the mapping of habitat areas and, in some cases, the precise location and extent of ESH/RC areas not known until new data becomes available. In addition, the migration of species or discovery of habitats may result in the designation of additional areas.*

Policy ECO-EGV-6.4: ESH and RC Habitat Types: The following specific biological resources and habitats in the urban, inner-rural, EDRN and Mountainous areas shall be considered environmentally sensitive and designated on the Goleta Valley Community Plan ESH/Riparian Corridor map based on the criteria of Policy ECO-EGV-1.1 and shall be protected and preserved through provisions of the Environmentally Sensitive Habitat (ESH) and Riparian Corridor (RC) overlay.

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

DevStd ECO-EGV-6A: ESH and RC Setbacks and Buffers: *Development within 100 feet of ESH or RC areas shall be required to include setbacks or undeveloped buffer zones from these areas consistent with the habitat protection policies of this section as part of the proposed development, except where setbacks or buffers would preclude reasonable use of the parcel. Public recreational trails shall be allowed within setbacks or buffer areas. In determining the location, width and extent of setbacks and/or buffer areas, the County's biological resources and/or vegetation maps and other available data shall be used (e.g., maps, studies, or observations).*

Policy ECO-EGV-6.5: Minimum Buffer Areas for ESH: The minimum buffer strip and setbacks from streams and creeks for 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 rural areas where Policy ECO-EGV-6.6 shall apply:

- ESH areas within the urban area and EDRNs: a setback of 50 feet from either side of top-of-bank of creeks or existing edge of riparian vegetation, whichever is further, shall be indicated on all grading plans, minimizing all ground disturbance and vegetation removal, or
- 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 restricted while not precluding reasonable use of a parcel.

DevStd ECO-EGV-6B: *Storage of equipment, supplies, vehicles, or placement of fill or refuse shall not be permitted within an established ESH setback or buffer area. Except in rural areas designated for Agriculture, P&D may require installation of a temporary protective fence along the outer boundary of an established ESH buffer, at the applicant's expense, prior to initiation of any grading or development activities associated with a Land Use Permit, to prevent disturbance of the buffer.*

DevStd ECO-EGV-6C: *Development within ESH areas in the urban area, EDRNs and Mountainous-GOL Zone Districts shall provide onsite restoration of any project-disturbed buffer or riparian vegetation, unless restoration would preclude reasonable use of the parcel. A restoration plan, approved by the County, shall be developed by a County approved biologist (or other experienced individual acceptable to the County) and implemented at the applicant's expense, per the requirements for Restoration Plans.*

Policy ECO GV-6.6: Minimum Buffer Areas for RC: The minimum buffer strip and setback from streams and creeks for development and activity within the RC Overlay that are regulated by the County Zoning Ordinances shall be as follows:

- For new or expanded areas of cultivated agriculture, vineyard, or orchard use *with* documented evidence of historic legal agricultural use within the previous ten-year 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 prohibiting development of buildings within 50 feet of the top of bank, or
- For new or expanded areas of cultivated agriculture, vineyard, or orchard use *without* documented evidence showing that it is a legal

agricultural use within the previous ten-year historic period: a setback adequate to preserve riparian habitat, but no less than 25 feet from the edge of existing riparian vegetation or the top of bank, whichever is further, minimizing all ground disturbance and vegetation removal consistent with the purpose and intent of the district, and prohibiting development of buildings within 50 feet of the top of bank.

DevStd ECO-EGV-6D: *Required minimum buffers for ESH and RC may be adjusted upward or downward on a case-by-case basis but shall not preclude reasonable use of a parcel. The buffer shall be established based on an investigation of the following factors and, when appropriate, after consultation with the Department of Fish and Game and Regional Water Quality Board in order to protect the biological productivity and water quality of streams:*

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

DevStd ECO-EGV-6E: *Projects subject to land use permits within the ESH and RC Overlays shall provide onsite restoration of any project-disturbed creek buffer or riparian vegetation within the riparian corridor boundary to maintain a continuous canopy of appropriate native trees along such corridors. If the project would result in disturbance of habitat, a restoration plan shall be required. When restoration is not feasible onsite, offsite restoration should be considered.*

DevStd ECO-EGV-6F: **Restoration Plans for ESH and RC Disturbances:** *When a habitat and/or vegetation restoration plan is required per the requirements of this section, the applicant shall prepare and implement a habitat restoration plan to restore degraded or disturbed portions of an ESH or RC area outside of any formal landscaping plan to offset increased development and increased human and domestic animal presence. The restoration plan shall use native species that would normally occur on-site absent any disturbance. The restoration plan shall contain the source of the plant material, planting methods and locations, site preparation, weed control, and monitoring criteria and schedules.*

DevStd ECO-EGV-6G: **Exotic Landscaping:** *Landscaping which includes exotic invasive species shall be prohibited in or near ESH or RC areas and their determined setbacks or buffer areas. The California Invasive Plant Council publishes a list of invasive species to which the applicant may refer. Landscaping in ESH and RC areas and appropriate buffers shall include compatible native species.*

OBJECTIVE ECO-EGV-7: Preserve and protect important local habitat types, including native woodlands, native grasslands, coastal sage scrub, monarch butterfly roosts, and riparian vegetation.

Policy ECO-EGV-7.1: Native woodlands, native grasslands, and coastal sage scrub shall be preserved and protected as viable and contiguous habitat areas.

DevStd ECO-EGV-7A: *Development shall avoid impacts to native woodlands, native grasslands, and coastal sage scrub that would isolate, interrupt, or cause a break in a contiguous habitat which would disrupt animal movement patterns, disable foraging viability, seed dispersal routes, or increase vulnerability of species to weed invasion or local extirpations such as fire, flooding, disease, etc.*

DevStd ECO-EGV-7B: Native Woodland Buffer Areas: *Within urban areas and existing developed rural neighborhoods, native woodlands shall be preserved by providing a minimum 25 foot buffer around the respective habitat area, except where setbacks or buffers would preclude reasonable use of the parcel. Within areas zoned Mountainous-GOL, the buffer around native woodlands shall be 50 feet. Development or vegetation clearing should be avoided within the habitat and buffer areas, and roads or other development shall be located outside such habitat and buffer areas, rather than in or through the middle of the habitat area, except where such an action would preclude reasonable use of a parcel.*

DevStd ECO-EGV-7C: Native Grassland and Coastal Sage Scrub Buffer Areas: *Native grasslands and coastal sage scrub shall be preserved 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 ECO-EGV-7D: *Onsite requirements which would minimize the impact of development on native woodlands, native grasslands, or coastal sage scrub, such as revegetation, erosion and water quality protection, and other measures, shall be included in project design as necessary.*

Policy ECO-EGV-7.2: Monarch Butterfly roosting habitats shall be preserved and protected.

DevStd ECO-EGV-7E: *Any construction, grading or development within 200 feet of known or historic butterfly roosts shall be prohibited during the months between November 1 and April 1. This requirement may be adjusted on a case-by-case basis where P&D concludes that one or more of these activities would not impact monarchs using the trees or where it would preclude reasonable use of the parcel.*

DevStd ECO-EGV-7F: *Where development is proposed within 200 feet of known or historic butterfly roosts, P&D shall determine if the proposed project would have the potential to adversely impact monarch butterfly habitat. This shall be determined based on proximity to known or historic butterfly trees. In the event the proposed project does have the potential to adversely affect*

monarch butterfly habitat, the applicant shall submit to P&D a Butterfly Habitat Protection Plan. This plan shall be developed at the applicant's expense and shall be included on any grading/construction designs. The plan shall include the following information and measures:

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

Policy ECO-EGV-7.3: Riparian vegetation shall be protected and shall not be removed except where clearing is necessary for the maintenance of free flowing channel conditions, the removal of invasive exotic species, the provision of essential public services, or where protection would preclude the reasonable use of a parcel. Degraded riparian areas shall be restored.

DevStd ECO-EGV-7G: *Riparian protection and reasonable riparian restoration measures shall be required in the review of a project requiring discretionary approval and shall be based on a project's proximity to riparian habitat and the project's potential to directly or indirectly damage riparian habitat through activities such as grading, brush clearing, construction, vehicle parking, supply/equipment storage, or the proposed use of the property. Damage could include, but is not limited to, vegetation removal/disturbance, erosion/sedimentation, trenching, and activities which hinder or prevent wildlife access and use of habitat. All development, including dredging, filling and grading within stream corridors, shall be limited to activities necessary for construction.*

DevStd ECO-EGV-7H: *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) shall be identified.

Policy ECO-EGV-7.4: Natural stream channels and conditions shall be maintained in an undisturbed state in order to protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts.

DevStd ECO-EGV-7I: *No structures shall be located within a riparian corridor, except:*

- Public trails or paths 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,
- Alternative structures or developments have been approved by the Army Corps of Engineers pursuant to a Section 404 permit,
- Other development where the primary function is for the improvement of fish and wildlife habitat, 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 minimize the impact to riparian vegetation.

DevStd ECO-EGV-7J: *When the activities permitted in stream corridors would require removal of riparian plants, revegetation with local native plants shall be required consistent with requirements for restoration plans.*

Policy ECO-EGV-7.5: For wetland areas and surrounding habitats that have been damaged by pollution and artificial stream channelization, the County shall seek opportunities for restoration to their natural condition.

DevStd ECO-EGV-7K: *Where restoration of wetland areas and surrounding habitats is sought, the result shall re-establish a continuous riparian corridor along the affected section of the stream or waterway, with appropriate native vegetation extending outward a minimum of 25 feet from the top of the bank or historic habitat edge.*

Program ECO-EGV-7A: *As part of its on-going maintenance operations, the County Flood Control District shall restore degraded stream channels where feasible, consistent with sound flood control practices. The District should*

incorporate and project costs for these efforts into County budget planning and actively seek State and Federal funding to assist in the funding of any restoration efforts.

GOAL #13. Runoff is clean and not harmful to watershed and marine habitats.

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

Policy HYD-EGV-1.1: The County shall eliminate or minimize the introduction of contaminated urban and agricultural runoff into all coastal waters, including rivers, streams, coastal wetlands and intertidal areas.

DevStd HYD-EGV-1A: *Bioswales or sedimentation, silt, and grease traps shall be installed in paved areas to catch and filter urban runoff prior to reaching stream habitat and waterways. These filters shall address short-term construction and long-term operational runoff.*

DevStd HYD-EGV-1B: *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.*

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

Action HYD-EGV-1A: *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.*

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

Policy HYD-EGV-2.1: The County shall require adequate setbacks from floodways and flood hazards and/or other appropriate means.

DevStd HYD-EGV-2A: *A Hydrologic Report shall be prepared by a P&D approved Hydrological Engineer, for any development within a floodplain that 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 consistent with the policies of this plan.*

Policy HYD-EGV-2.2: No structures (except flood control) shall be allowed within creek channels or along creek banks. Sufficient setbacks of a minimum of 50 feet from top of bank which are adequate to protect life and property from potential flood hazards shall be provided as determined by County Flood Control.

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

GOAL #14. Life and property is protected from geologic hazards.

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

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

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

DevStd GEO-EGV-1A: *The County shall require development proposed to be located on ocean bluff-top property 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 and effects of climate change) 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 bluff top or face, etc.*

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

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

Action GEO-EGV-1A: *Sediments dredged or removed from debris basins, which are of appropriate size and composition to enhance sand supply and protect coastal resources and water quality, shall be conveyed to appropriate locations on the beach by Flood Control.*

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

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

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

Policy GEO-EGV-2.2: Ground disturbances and development on slopes of 20 percent or greater should be avoided, unless such avoidance would preclude reasonable use of the parcel, wherein the portion of the site which exhibits the least amount of slope shall be utilized. Development on these sites should be designed to minimize combined grading from driveway and building pad creation.

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

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

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

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

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

Policy GEO-EGV-3.2: Development proposed on Rincon Formation soils shall be subject to an evaluation of conformance to EPA radon gas exposure standards. For any sites exposed to radon gas levels exceeding acceptable health standards, incorporation of construction techniques which reduce the interior radon gas concentrations to acceptable levels shall be required.

GOAL #15. The historic and archeological features of Eastern Goleta Valley are preserved.

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

Policy HA-EGV-1.1: The County shall protect known and 'yet-to-be discovered' historic and archeological resources from immitigable disturbance or destruction for both public and private resources.

DevStd HA-EGV-1A: *Any archaeological site and 50 foot buffer area shall be temporarily fenced with chain link or other structurally sound material in the event of proposed construction within 100 feet of a sensitive area.*

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

GOAL #16. Ambient noise is restricted to acceptable levels.

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

Policy N-EGV-1.1: Noise impacts to interior noise-sensitive land uses, such as residential, educational, medical, lodging, public meeting spaces, or others specified by the Noise Element of the Comprehensive General Plan, shall be minimized.

Policy N-EGV-1.2: The County shall maintain levels of noise in existing residential neighborhoods consistent with the Noise Element.

DevStd N-EGV-1A: *Development shall be designed to minimize the level of exterior noise measurable within interior spaces to the greatest extent feasible and to at least to 45 dBA.*

DevStd N-EGV-1B: *Noise generation levels projected from operations of the Santa Barbara Airport shall limit the location, siting, and design of development consistent with the Noise Element.*

Policy N-EGV-1.3: The County shall implement land use patterns and transportation planning that reduces motor vehicle trips and total vehicle miles traveled and calms speeds where appropriate to reduce road traffic-related noise generation.

GOAL #17. Hazardous materials are managed and contained to protect health and safety.

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

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

GOAL #18. The spectacular beauty of Eastern Goleta Valley is preserved and enhanced.

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

Policy VIS-EGV-1.1: Public Vistas and Scenic Local Routes: The County shall consider Public Vistas and Scenic Local Routes as important visual resources to preserve and enhance.

Policy VIS-EGV-1.2: Public Vistas and Scenic Local Routes afford prominent views from public places of the following local visual resources:

- Santa Ynez Mountains and foothills,

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

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

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

Policy VIS-EGV-1.4: Priority Public Vistas, Scenic Local Routes, and Gateway Map: The County shall consider the relationship of land use and development decisions to the preservation and enhancement of the scenic value of visual resources depicted in **Figure XXXX**.

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

- Incorporate natural features in design.
- Use landscaping for screening purposes and/or for minimizing view blockage as applicable.
- Minimize vegetation removal.
- Limit the height and size of structures.
- Cluster building sites and structures.
- Limit grading for development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land.
- Preserve historical structures or sites.
- Plant and preserve trees.

- Ensure use of signage is appropriate.
- Provide site-specific visual assessments, including use of story poles.
- Provide a similar level of architectural detail on all elevations visible from scenic corridors.
- Place existing overhead utilities and all utilities underground.
- Establish setbacks along scenic local routes to help protect views and create an attractive scenic corridor. On flat sites, step the heights of buildings so that the height of building elements is lower close to the street and increases with distance from the street.
- Avoid wall-like landscaping or building frontages along Community Corridors and Scenic Local Routes

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

Policy VIS-EGV-1.6: Development shall be compatible in design and scale with the surrounding built environment.

DevStd VIS-EGV-1B: *Single-family residential and mixed-use/multi-family residential design guidelines for Eastern Goleta Valley shall be developed, maintained, and considered strongly in the design and siting of development.*

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

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

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

DevStd VIS-EGV-1E: *Commercial and residential buildings along Hollister Ave, Calle Real, and Turnpike Rd should have variation in building setback and façade design along the street frontage to enhance the visual interest and quality of the streetscapes.*

DevStd VIS-EGV-1F: *Land use and development of the County Administration Campus on Calle Real should establish and enhance visual resources, including view corridors*

toward the mountains and the coastline, public spaces, landscape design, and architecture(see also Section III: Public Services and Facilities).

Policy VIS-EGV-1.8: Outdoor lighting shall be designed and sited to minimize both light intrusion on neighboring properties and ambient illumination of the community as a whole.

DevStd VIS-EGV-1G: *Development with outdoor lighting facilities shall be illuminated with only fully shielded lighting with low glare design.*

Policy VIS-EGV-1.9: In hillside areas where water tanks are required for structural fire-fighting purposes, tanks should be designed to: 1) blend in with natural land forms; 2) not impinge on the views; and/or 3) be screened by landscaping.

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