




Planning and Development Department

Long Range Planning Division

Transmittal Memo

DATE: Thursday, May 26, 2011

TO: GVPAC Members

FROM: Erika Leachman, Planner
Lucy Pendl, Planner 

CC: 2nd Supervisorial District Office
Jeff Hunt, Director, Long Range Planning Division
June Pujo, Supervising Planner, Long Range Planning Division

SUBJECT: GVPAC Meeting #39: GVPAC Endorsement of Initiation Draft Plan

The items listed below have been included as part of the meeting materials for the upcoming GVPAC meeting scheduled for Tuesday, July 5, 2011 at 6:00PM in the County Planning Commission Hearing Room.

- 1. Meeting Agenda:** Please see the attached agenda for Tuesday, July 5, 2011. (**Attachment 1, P.1**)
- 2. Draft Meeting Minutes:** Staff has provided draft meeting minutes from the March 30, 2011 GVPAC Meeting for review and approval. (**Attachment 2, P.5**)
- 3. Goleta Community Plan Update Project Timeline for Environmental Review:** This timeline generally defines the anticipated environmental review process for the Initiation Draft Goleta Valley Community Plan for Eastern Goleta Valley. It is intended to describe what would occur over the remainder of the review and revision phase of the project to update the Goleta Community Plan.
- 4. GVPAC Draft Resolution to Endorse the Initiation Draft Plan for Environmental Review:** This resolution, once adopted by the GVPAC, communicates to the County Planning Commission and Board of Supervisors that the Initiation Draft Plan provided in these materials is prepared and adequate for decision-maker review for initiation of environmental review per the California Environmental Quality Act (CEQA). The GVPAC will have the opportunity to vote to endorse the Plan as proposed in Attachment #5 or endorse the Plan with specific

substantive exceptions. The endorsement and any exceptions will be included in the final resolution, as adopted by majority vote(s) of the GVPAC.

- 5. Initiation Draft Goleta Valley Community Plan for Eastern Goleta Valley.** This latest draft of the updated Goleta Community Plan for Eastern Goleta Valley is the product of the public/GVPAC review of the Administrative Draft since October 2010. Please replace your copy of the Administrative Draft Plan with this latest updated version. The Initiation Draft will be the subject of the GVPAC's endorsement during Meeting #39 and will be brought to the County Planning Commission with the GVPAC's signed resolution endorsing the Draft Plan with any itemized exceptions.

Agenda for Tuesday, July 5, 2011

Administration

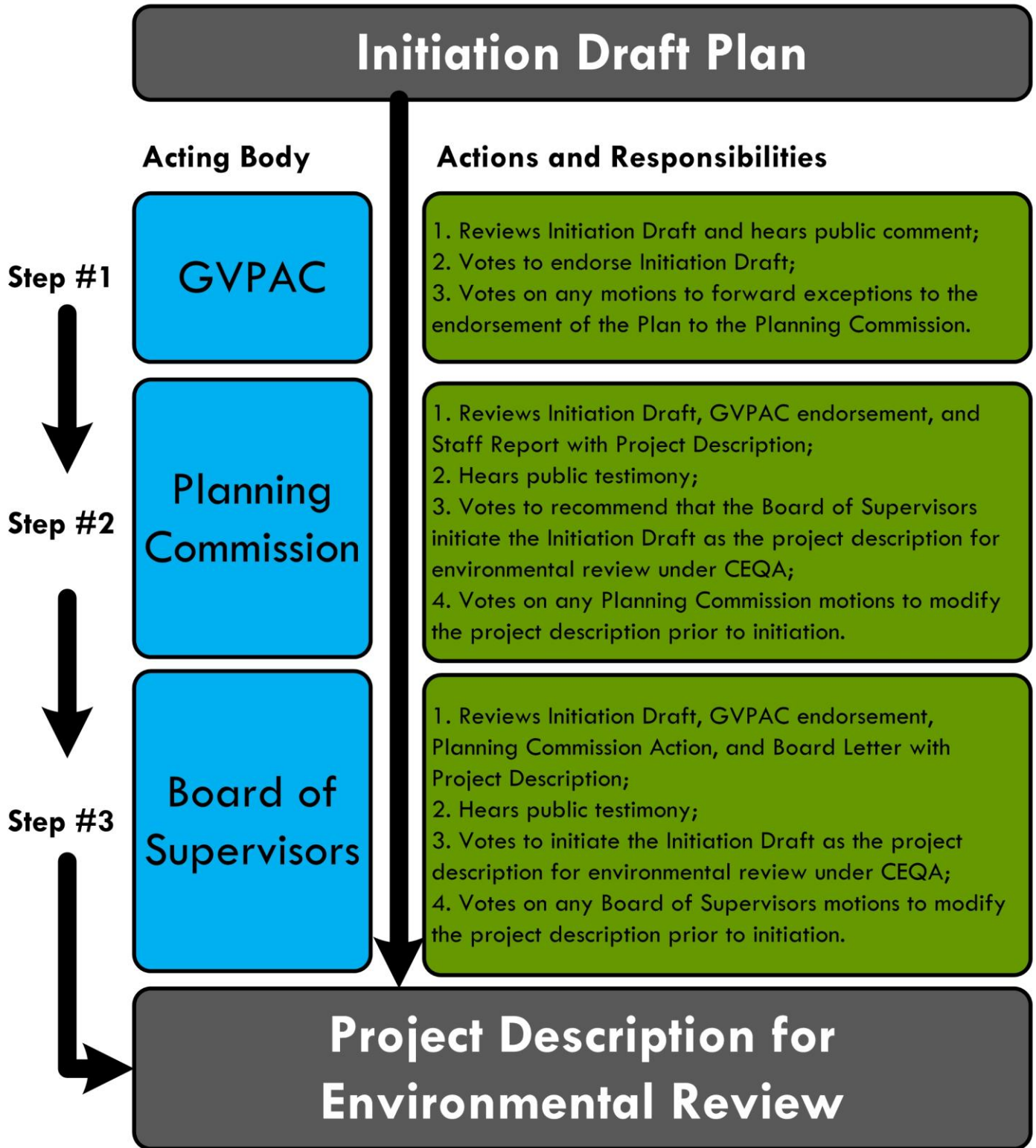
The Long Range Planning Division is pleased to announce the public release of the Initiation Draft of the updated Goleta Community Plan for Eastern Goleta Valley. This latest draft of the Plan has been updated from the 2010 Administrative Draft based on the review, comments, feedback, and ideas received since October 2010 from the GVPAC, County departments, local agencies, and the community at-large. It is a major milestone in the Goleta Community Plan update project and warrants congratulations for the hard work and dedication of our general planning advisory committee, the GVPAC!

The Initiation Draft Plan has a County public process to go through following endorsement by the GVPAC where the Draft Plan becomes the project description for the environmental review phase of the Goleta Community Plan update project. Specifically, the Initiation Draft must be approved by a majority vote of the Board of Supervisors to serve as the project description of a programmatic environmental impacts analysis following review and recommendation by the County Planning Commission.

The initiation process is scheduled to proceed from June 2011 – October 2011, followed by the environmental review phase of the project (Attachment #3). The GVPAC endorsement of the project is scheduled to be completed on July 5th 2011 in order to bring the draft Plan to the Planning Commission and the Board of Supervisors in a timely manner. The Initiation Draft Plan has been prepared for the County Planning Commission and Board of Supervisors followed by initiation for environmental review in summer 2011.

Each Acting Body plays a role in this process to vote to forward the Draft Plan to the Board of Supervisors, and, as such, has specific responsibility and actions to take to formally initiate the Draft Plan, as follows:

Goleta Valley Community Plan Initiation Process



GVPAC Endorsement of Draft Goleta Valley Community Plan for Eastern Goleta Valley for Initiation of Environmental Review

Role of the Initiation Draft Plan

The Initiation Draft Goleta Valley Community Plan for Eastern Goleta Valley is the staff recommendation to County decision-makers for how and where to update the Goleta Community Plan based on the community planning process with the GVPAC. This draft is a public document for the GVPAC to endorse and forward to County decision-makers for consideration of initiation of the draft for environmental review. Upon initiation by the Board of Supervisors, the Draft Plan will become the project description for the environmental review phase of the project under the California Environmental Quality Act (CEQA), including the necessary *Actions* and implementation measures for the State Street Bowtie mixed-use code and Urban Agriculture land use and zoning code, which are necessary for future adoption of the Plan and will be developed through public planning processes concurrent with environmental review of the Draft Plan.

This latest updated version of the Draft Plan is the product of public review and comment which began in October 2010. The upcoming scheduled meeting will provide the GVPAC with the opportunity to endorse the Initiation Draft Plan as an action to be forwarded to the County Planning Commission and Board of Supervisors.

GVPAC Endorsement Proceedings

This upcoming GVPAC meeting is intended to distribute and discuss revisions made to the Initiation Draft prior to recommendation to the Planning Commission and Board of Supervisors. During this meeting, the GVPAC will have the opportunity approve an official endorsement through resolution. Staff has included this resolution as Attachment 4 and will forward the signed resolution for consideration by decision-makers as part of staff recommendations.

The GVPAC will vote to approve the resolution, and, in doing so, endorse the Initiation Draft Plan as staff published recommendation. However, the motion to approve the GVPAC's endorsement resolution could also be amended to add substantive exceptions to the endorsement. Any motion to amend the resolution with an exception must be put forward and seconded by GVPAC members and pass with a majority vote to be included in the GVPAC resolution in order for it to be considered by the County Planning Commission. Any approved exceptions will be amended to the GVPAC resolution during the meeting and signed by GVPAC Chair Valerie Olson prior to adjournment. In summary, this approach allows the GVPAC to endorse the Draft Plan with substantive exceptions if needed.

As you review the Initiation Draft Plan, staff encourages you to consider the following focus questions:

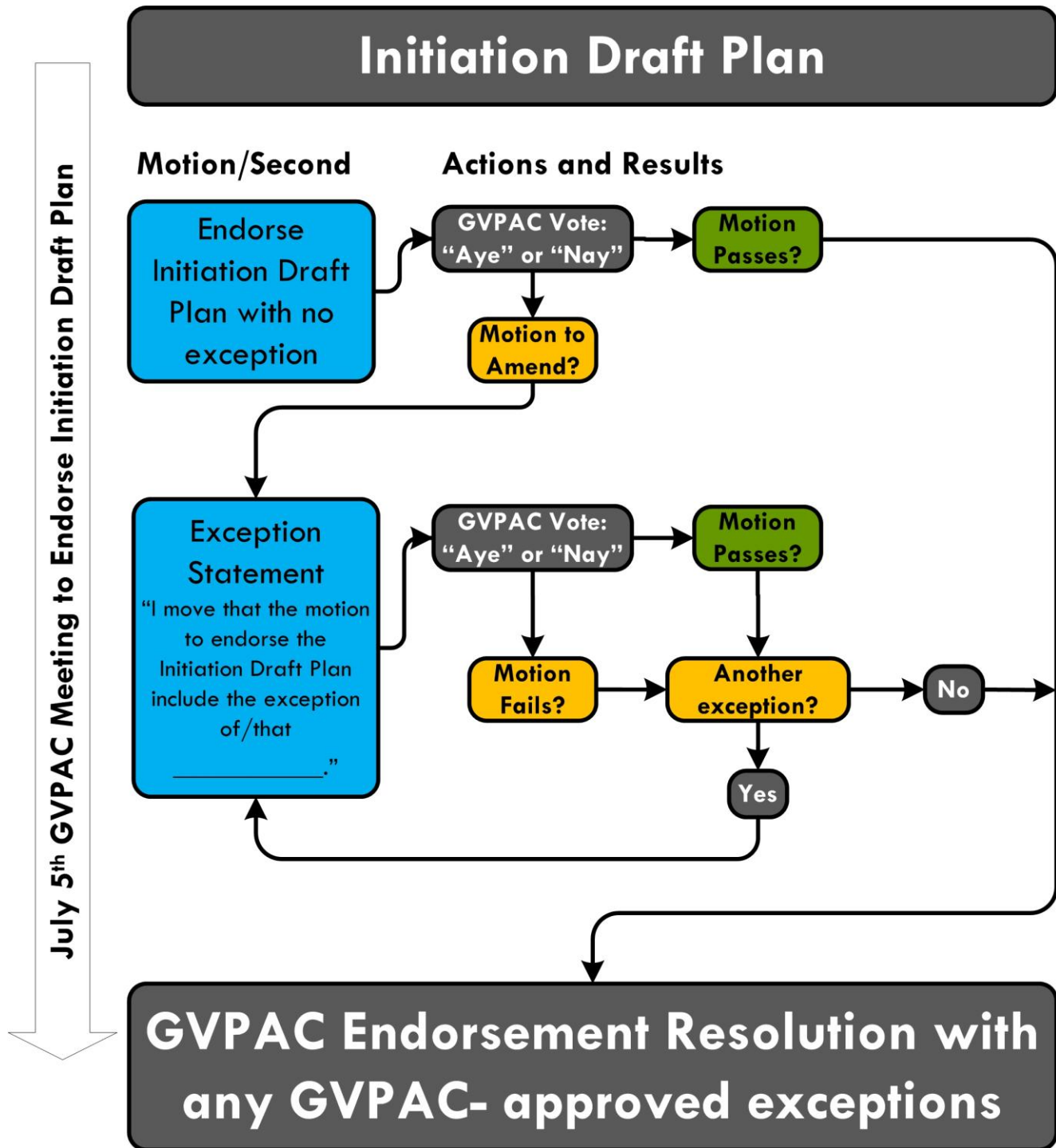
Focus Questions for GVPAC Meeting #39

1. Do you endorse the Initiation Draft Plan as published?

- Do you have any substantive exceptions to the Initiation Draft Plan? If so, please articulate your objections as follows: "I move that the motion to endorse the Initiation Draft Plan include the following substantive exception of/that _____."

The following diagram depicts the flow of GVPAC motions and actions to endorse the Initiation Draft Plan:

GVPAC Draft Plan Endorsement Motion/Action Diagram



Summary of Revisions to Administrative Draft Plan

Based on comments and suggestions we received from the GVPAC, County departmental experts, interested agencies, and the community at-large, the Administrative Draft Plan was revised and refined to become the Initiation Draft Plan. While in many cases the revisions were made for clarity and conformity, a few were more substantial to address larger long range planning issues in the community as discussed during public GVPAC meetings. The following provides a summary of the key revisions made to the Administrative Draft Plan to create the Initiation Draft Plan. Each major revision is referenced in the Initiation Draft Plan (Attachment 5)

Section I: Introduction

1. Environmental Stewardship in Sustainable Community Planning Diagram (Figure 3) added to more succinctly communicate the influence of environmental stewardship principles in the development of land use and public facilities planning and policies. (p. 10)
2. "Development" defined for the Coastal Zone in addition to the Inland area. (p.13)

Section II: Community Development and Land Use

1. Action item for State Street Bowtie corridor revised to better reflect GVPAC desires for small scale mixed-use zoning to achieve a walkable commercial destination, maintain low-impact residential uses, and support complementary public infrastructure improvements. (p. 40)
2. Land Use and Zoning Map Changes: (p. 41 – p. 51)
 - a. **General Plan Consistency Changes:** Changes are proposed to zoning where the existing zoning does not match the land use designation. For example, a large portion of the eastern rural area is designated Mountainous, but zoned for agricultural or residential uses. In this case, Mountainous zoning is proposed to match the land use designation.
 - b. **Wildland Interface Changes:** The Initiation Draft Plan proposes to reduce the urban area designated in the Land Use Element to restrict urban-style development to currently developed areas and prevent further urban development into the foothills and wildland interface. This shift in the urban/rural boundary moved some properties from the urban area to the rural area. As such, changes are proposed as needed to change the allowable land use and zoning to appropriate rural agricultural and mountainous designations with minimum parcel sizes ranging from 40 acres to 320 acres, consistent with the Comprehensive Plan.
 - c. **Community Plan Land Use Designation and Zoning District Changes:** The following are general changes to land use and zoning designations to update the Community Plan and Land Use Element of the Comprehensive Plan consistent with the community goals for long range community development and land use:

Summary of Notable Proposed Land Use and/or Zoning

General Location	Proposed Land Use Designation(s)	Proposed Zoning District(s)
State Street Bowtie (66 acres)	General Commercial RES 8.0	MU-EGV (Proposed Zoning District) 7-R-2 or 10-R-2
MTD (17 acres)	PLANNED DEVELOPMENT -120	PRD-120
Tatum/SB School District (23 acres)	RES-8.0 Public Park Overlay	DR-7
San Marcos Foothills (379 acres)	PLANNED Development -20 OPEN LANDS	PRD-20 RMZ-100
San Marcos Agricultural Area (51 acres) South Patterson Agricultural Area (357 acres)	UA-EGV (Proposed Land Use Designation)	UAg-EGV (Proposed Zoning District)
Calle Real Highway Commercial Areas (17 acres) Turnpike Shopping Center (12 acres)	General Commercial	C-2

3. Agricultural conversion policies updated and expanded to address any proposal to change land use and/or zoning from agricultural to non-agricultural uses. (p.88)
4. Action item for proposed Urban Agricultural areas land use designation and zoning district revised to better reflect GVPAC desires for small scale subordinate and compatible commercial uses to achieve a stronger local agricultural economy. (p. 89)
5. Requirements for general plan amendment and/or rezone proposals within South Patterson Agricultural Area subareas refined to ensure comprehensive approach to potential future planning and development activities.

Section III: Public Services and Facilities

1. Policies added based on feedback from County Parks Department to specifically address maintenance of existing County parks and open space resources, such as Tucker’s Grove, Goleta Beach, and San Marcos Foothills, and encourage additional resources, such as coastal access and trail corridors acquisition. (p. 109 – p. 114)
2. Policies for wastewater management revised and enhanced based on input from County Environmental Health Services (EHS) to better address permitting and maintenance of septic systems and sewerization within the urban area to ensure adequate processing and treatment of wastewater. (p.117)

3. Discussion of complete streets and multi-modal transportation refined to better reflect a balance of transportation needs between automobiles and other forms of transportation. (p.131).
4. Recommendations for San Simeon Rd Bicycle Improvement and Safe Route to School revised to reflect the possibility that the currently-planned roadway extension to Turnpike Rd may not be necessary following study of transportation and circulation during the environmental review phase of the project. (p. 135)

Section IV: Environmental Resources and Constraints

1. Noise policies updated to encourage interagency coordination to avoid and alleviate noise nuisances related to land use and operations.
2. Coastal resources added to visual resource categories and policies addressing bluff-top and bluff-face development to discourage impairments to coastal visual resources, as well as require restoration when feasible consistent with proposed Community Plan policies for Environmental Resources and Constraints.
3. Policies addressing protection of night sky from excessive light included.

Staff is available as listed below:

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June Pujo, 568.2056

Erika Leachman, 568.2025