

GVPAC Meetings 4, 5 and 6

Super Element: Resources and Constraints

Summary of Information Notes and Comments

Super Element: *Resources and Constraints* **Element Goal:** Protect and Enhance the Community's Natural Resources and respect the Environmental Constraints in the Planning, Construction and Operation of New Development

GVCP Principles: Page 17 of the GVCP: To provide protection for natural resources and landforms relating to topography, waterways, and biologically sensitive habitats. To encourage preservation of viable Goleta agricultural lands. To ensure that air quality planning is consistent with land use planning. To ensure that land use planning conforms to noise element guidelines.

<i>Section</i>	<i>Health Safety Issue</i>	<i>Covered by Other Requirements Local / FED / State etc.</i>	<i>Existing number of Policy, Dev Std, Actions, Programs</i>	<i>Overlay and maps available</i>	<i>Set Backs Required</i>	<i>Effects From or To Sources Outside GPA</i>	<i>Overlap with other sections / Elements</i>	<i>Keep section in Updated Plan</i>	<i>Notes / Linkage to Land Use / Discussions and Recommendations</i>
(B) Air Quality Meeting #4 GVC20/20 VS 1 Goal #7 VS 8 Goal #1	Breathing, eyes, lungs etc, Climate Change	CARB, APCD, SBCAPCD, CCAA, AQAP, EPA Plan cannot conflict with state and fed reg's, AB32	Policy / 5 DevStd / 3 Action / 0 Programs / 0	None	Recommend 500 ft from freeway for residential, high density development	Pollution from channel shipping, heavy traffic, freeway, wind driven pollution from LA area, climate change	Hazardous Materials, Visual Resources Also see Super Element Public Facilities: Traffic	Yes, update to new standards. Reference state and local regs.	Concern for Air Pollution created from within the planning area and from outside sources. Traffic is the largest contributor. Control air pollution during development. Design developments to reduce traffic/vehicle trips, and long term pollution. Encourage energy-conserving techniques (Green Building), solar, lighting, bike paths, walkable, live where you work, develop along mass transit routes. Support State effort to control shipping vessel emissions, plant trees, recommend car pooling and public education on transportation issues. How will climate change affect future land use planning? Review APCD Air Quality Land Use Handbook and GGMO.
(C) Biologic Habitats / Ecology Meeting #6 GVC20/20 VS 1 Goal #5 VS 6 Goal #5 VS 7 Goal #2	Water quality, flood protection, fire protection	Conservation Element, Comprehensive Plan, Master Environmental Assessment	Policy / 25 DevStd / 31 Action / 10 Program / 2	ESH and RC Corridor Overlay, Existing Vegetation and Open Land Use maps	Buffer zones 25 to 100 ft for development and construction.	Creeks and water sheds flow into and from areas outside GPA	Flooding and Drainage, Noise, Water Quality, Geology	Yes, try to include ways to enforce policy	Concern for the protection of Environmentally Sensitive Habitat (ESH), wetlands, coastal bluffs, creek beds, trees, native plants, riparian habitats, native grasslands etc. Strike balance between needs of people and needs of living organisms. Use watersheds as organizing principal of plan. Limit non native plants and eliminate invasive species, provide set backs and buffer zones along ESH/RC and woodlands. Require restoration for damages caused, require construction protection measures around new developments. Recommend low impact development, urban infill, use pervious surfaces and prioritizing avoidance to protect ESH/RC. Cumulative impact analysis required on all development.

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(D) Electromagnetic Meeting #4 GVC20/20 VS 9 Goal # 2	Yes, Exposure to EMF fields	Federal EMF standards	Policy / 1 DevStd / 0 Action / 1	No	Required, to be determined by P&D	Cell towers and high power lines run through GPA	Visual Aesthetic Resources / Open Space	No, Include in another section	Concern for EMF from power lines, cell towers, satellite dishes etc. Do not place schools, day care centers near power lines. Limit residential development near power line move power lines under ground for new construction if possible.
(E) Flooding and Drainage / Hydrology Meeting #5 GVC20/20 VS 1 Master Watershed & Goals # 3, 4	Yes, damage to development, loss of life, damage to environment	Flood Control District, State Flood Protection, Safety Element, Federal 100 year flood plan maps	Policy / 3 DevStd / 2 Action / 3	100 year floodplain, watershed map	50 ft from top of bank	Creeks and water sheds flow into and from areas outside GPA	Impact on Biologic resources, Topography and soils	Question, could it be addressed elsewhere in the plan	Concern for flooding along creek beds and 100 year floodplain, storm water run off. Limit development within floodplain and near creek beds (or protect). Restoration of creek beds and along banks with appropriate native species. Limit lining creek beds with concrete, keep them cleaned out, channel water to slow flow and erosion, watershed planning. How will new development affect existing developments down stream? Storm water run off collection for use in landscaping. Ground water recharge through use of pervious surfaces.
(F) Geology Topography and Soils Meeting #5 GVC20/20 VS 11 Goals #1, 3	Yes, land slides, earthquakes etc.	Earthquake standards, County Seismic Safety Element	Policy / 7 DevStd / 7 Action / 2	Costal Bluff retreat Hazard, Geology, Soils Overlays	Set back from bluffs, limit on steep slops	Earthquake, Tsunamis generated outside GPA	Can affect flooding, air quality.	Yes, Biologic, Habitat, Ecology	Concern for seismic activity, land slides, radon gas. Limit development of costal bluffs and use setbacks, limit development of steep slopes, limit grading on slopes, use erosion control measures during construction, use earthquake standards for development design.
(G) History and Archaeology Meeting #5 GVC20/20 VS 3 Goals #1/4	No	County Regulations Governing Archeological and Historical Projects	Policy / 2 DevStd / 2 Action / 2 Program / 3	Historical Resources map	50 to 100 ft buffer zone around sensitive areas	None	Can affect access to bluffs, creek beds etc.	Yes	Concern for archeological sites, historic structures. Attempt to avoid development within the boundaries of recorded archeological sites. Require buffers and grading limitations. When necessary work with county and Native American Groups well in advance to mitigate damage. If remains are uncovered during construction, halt construction until Public Resources Code satisfied.

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(H) Noise Meeting #4	Levels can be harmful to hearing and mental health	Noise Element, County and State Criteria for Noise Exposure, CNEL	Policy / 1 DevStd / 0 Action / 1	Goleta Community Noise Level Map	Acoustical analysis required for development in noise corridor	Noise by trains & vehicles and airplanes in the landing pattern	Traffic and Circulation	Yes, reference the Noise Element	Concern for noise levels caused by traffic, trains, planes, and commercial operations. Limit residential development in the noise corridor, use best practice building methods to mitigate outside noise inside buildings. Establish construction noise standards to limit days, hours and types of construction near existing development. Stress commercial operation noise regulations.
(I) Risk of Upset/Hazardous Materials Meeting #4 GVC20/20 VS 11 Goal #3	Risk to people and land	State and Federal regulations. Environmental Protection Agency, EH&S. Hazardous Waste Element	Policy / 2 DevStd / 1 Action / 0	None	Location proximity of development to possible hazards	Hazardous material trucks, trains passing through the GPA	Air Quality, Soils	Yes, refer to state and local regs.	Concern for hazardous materials spills and accidents from Oil and Gas operations and transportation of Hazardous materials. Concern for proper assessment and soil remediation of old sites and how the sites can be reused. Limit development near Oil and Gas operations, limit residential development on old hazmat sites or near commercial business that produce hazardous waste. Require recycling. Recommend green building design.
(J) Visual/Aesthetic Resources/Open Space Meeting # 9 GVC20/20 VS 3 Goal 1 VS 6	Good for Mental Health, Recreation good for physical health.	Scenic Highways Element, Open Space Element. Street Tree Planting Program. EGV Residential Guidelines, Land Use Element	Policy / 7 DevStd / 3 Action / 2 Programs / 1	SB County Parks, Recreation and Trails and open space map, Land Use Inventory Map	Buffer Zones	Views from and over the GPA can be affected by development inside and outside the GPA		Yes, with reference to Open space element.	Concern for loss of view shed and open space by commercial and residential development. Recommend setbacks, landscaping and structural treatments to protect view shed. Recommend tree planting program and regulate outside lighting. Encourage preservation of More Mesa, South Patterson Agricultural and foothill open spaces. Also see Parks and Opens Space in Public Facilities Super Element

VS = GVC 20/20 Vision Statement
GPA= Goleta Planning Area

Tom Elliott 3/29/09

Overall notes:
New proposed developments, commercial and residential needs to be concerned about possible impact on the environment at the development location and neighboring areas and down stream if located near creeks and water sheds.

Redevelopment, like major remodeling and or tearing down existing tract homes and building a new home or multi unit project (urban infill projects) also need to be looked at for how they will affect the environmental issues listed above.

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Many of the existing policies in the GCP appear to relate to lower density development of the 1990 era. A majority of future development in the GPA will most likely be higher density development. Policy needs to address how higher density development will affect the environment issues listed above.