

**SANTA BARBARA COUNTY PLANNING COMMISSION**  
**Staff Report for the Eastern Goleta Valley Community Plan**

**Hearing Date:** June 17, 2015

**Staff Report Date:** June 10, 2015

**Case Nos.:** 14GPA-00000-00018,  
14GPA-00000-00019, 11ORD-00000-00015,  
13ORD-00000-00011, 11RZN-00000-00002, and  
15RZN-00000-00004

**Environmental Document:** 14EIR-00000-00005

**Deputy Director:** Matt Schneider

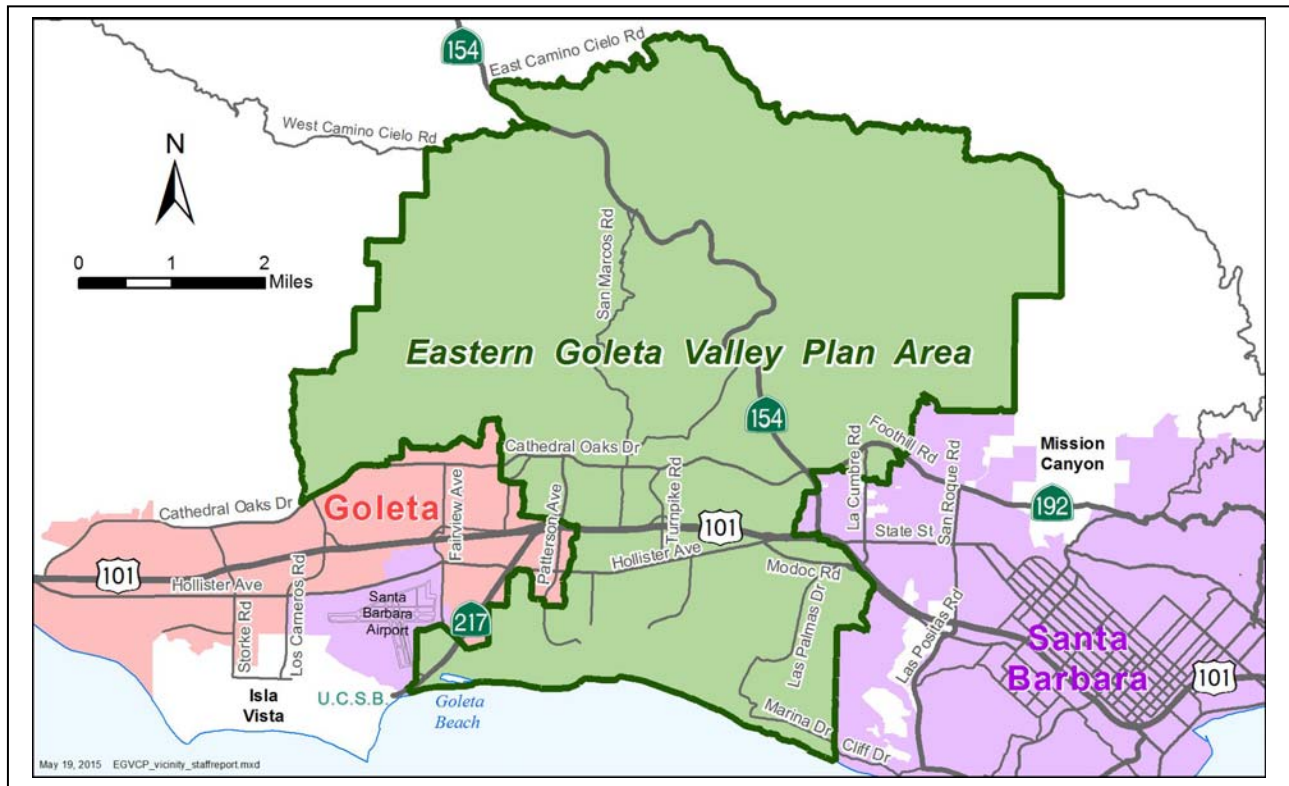
**Division:** Long Range Planning

**Supervising Planner:** Allen Bell

**Supervising Planner Phone #:** 568-2056

**Staff Contact:** Julie Harris

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## 1.0 REQUEST

Hearing on the request of the Planning and Development Department for the County Planning Commission to consider making recommendations to the Board of Supervisors regarding adoption of the Eastern Goleta Valley Community Plan:

- A. **Case No. 14GPA-00000-00019.** Recommend that the Board of Supervisors adopt a resolution amending the text and maps of the Land Use Element of the Santa Barbara County Comprehensive Plan;

- B. **Case No. 11ORD-00000-00015.** Recommend that the Board of Supervisors adopt an ordinance amending the zoning regulations of the County Land Use and Development Code, Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code;
- C. **Case No. 11RZN-00000-00002.** Recommend that the Board of Supervisors adopt an ordinance amending and adding new zones and overlay zones to the County Zoning Map of the County Land Use and Development Code;
- D. **Case No. 14GPA-00000-00018.** Recommend that the Board of Supervisors adopt a resolution amending the text and maps of the Coastal Land Use Plan of the Santa Barbara County Local Coastal Plan;
- E. **Case No. 13ORD-00000-00011.** Recommend that the Board of Supervisors adopt an ordinance amending the zoning regulations of the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code;
- F. **Case No. 15RZN-00000-00004.** Recommend that the Board of Supervisors adopt an ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code by amending the existing Goleta Community Plan Zoning South map, the Goleta Community Plan Zoning Overlay map, and the Goleta Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays South map and adopting the new Eastern Goleta Valley Community Plan Zoning map, the Eastern Goleta Valley Community Plan Zoning Overlay map, and the Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays map; and
- G. **Case No. 14EIR-00000-00005.** Recommend that the Board of Supervisors certify the Environmental Impact Report pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following categories: Air Quality, Agricultural Resources, Biological Resources, Cultural Resources, Parks, Recreation and Trails, Public Services, Transportation and Circulation, and Aesthetics/Visual Resources.

All documents, including the Environmental Impact Report (EIR), referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The documents are also available on the Planning and Development website at the following link: <http://longrange.sbcountyplanning.org/planareas/goleta/gcp.php>

The EIR is also available at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara; Goleta Branch Library, 500 N. Fairview Avenue, Goleta; and UCSB Government Publications Library.

The project involves all parcels located within the Eastern Goleta Valley Community Plan area, located between the City of Santa Barbara to the east and the City of Goleta to the west, and extending from West Camino Cielo Road and East Camino Cielo Road near the ridgeline of the

Santa Ynez Mountains in the north to the Pacific Ocean in the south, First and Second Supervisorial Districts.

## **2.0 RECOMMENDATION AND PROCEDURES**

Follow the procedures outlined below and recommend that the Board of Supervisors approve Case Nos. 14GPA-00000-00018, 14GPA-00000-00019, 11ORD-00000-00015, 13ORD-00000-00011, 11RZN-00000-00002, and 15RZN-00000-00004, based upon the project's consistency with the Comprehensive Plan, including the Local Coastal Program, and based on the ability to make the required findings, including CEQA findings.<sup>1</sup> The County Planning Commission's motion should include the following:

1. Make the findings for approval in Attachment B, including CEQA findings, and recommend that the Board of Supervisors make the appropriate findings for approval of the proposed general plan amendments, ordinance amendments, and zoning map amendments.
2. Recommend that the Board of Supervisors certify the Eastern Goleta Valley Community Plan Final Environmental Impact Report (County Environmental Document No. 14EIR-00000-00005, State Clearinghouse No. 2012091048) (Attachment C), and adopt the Mitigation Monitoring and Reporting Program (Attachment D).
3. Approve and adopt a Resolution (Attachment E) to recommend that the Board of Supervisors adopt the Eastern Goleta Valley Community Plan by taking the following actions:
  - A. Approve and adopt a Resolution amending the text and maps of the Land Use Element (Case No. 14GPA-00000-00019) of the Santa Barbara County Comprehensive Plan (Attachment E-1);
  - B. Approve and adopt an Ordinance amending the zoning regulations of the County Land Use and Development Code (Case No. 11ORD-00000-00015), Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment E-2);
  - C. Approve and adopt an Ordinance amending and adding new zones and overlay zones to the County Zoning Map (Case No. 11RZN-00000-00002) of the County Land Use and Development Code (Attachment E-3);
  - D. Approve and adopt a Resolution amending the text and maps of the Coastal Land Use Plan (Case No. 14GPA-00000-00018) of the Santa Barbara County Local Coastal Program (Attachment E-4);

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<sup>1</sup> The original General Plan Amendment case number (Case No. 08GPA-00000-00001) has been superseded by two case numbers to reflect that the Eastern Goleta Valley Community Plan requires two General Plan Amendments, one for the Coastal Zone (Case No. 14GPA-00000-00018) and one for the Inland Area (Case No. 14GPA-00000-00019).

- E. Approve and adopt an Ordinance amending the zoning regulations of the Article II Coastal Zoning Ordinance (Case No. 13ORD-00000-00011) of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment E-5); and
- F. Approve and adopt an Ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code by amending the existing Goleta Community Plan Zoning South map, the Goleta Community Plan Zoning Overlay map, and the Goleta Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays South map and adopting the new Eastern Goleta Valley Community Plan Zoning map, the Eastern Goleta Valley Community Plan Zoning Overlay map, and the Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays map (Case No. 15RZN-00000-00004) (Attachment E- 6).

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings.

### **3.0 JURISDICTION**

This project is being considered by the County Planning Commission based on the following:

1. Section 35.80.020 of the County Land Use and Development Code (LUDC), which states that the County Planning Commission reviews Comprehensive Plan Amendments, Development Code Amendments, and Zoning Map Amendments and provides a recommendation to the County Board of Supervisors.
2. Section 35-57C of the Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code, which states that the County Planning Commission reviews Local Coastal Program Amendments and provides a recommendation to the County Board of Supervisors.
3. Government Code Section 65354, which states:

*The planning commission shall make a written recommendation on the adoption or amendment of a general plan. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission. The planning commission shall send its recommendation to the legislative body.*

4. Government Code Sections 65854 and 65855, which state:

*The planning commission shall hold a public hearing on the proposed zoning ordinance or amendment to a zoning ordinance ...After the hearing, the planning commission shall render its decision in the form of a written recommendation to the legislative body...*

5. Sections 2-25.2(b)(1) and (2) of Chapter 2 - Administration of the County Code, which states in part:

*...the following shall remain within the jurisdiction of the county planning commission...*

- (1) Recommendations regarding proposed amendments to articles I, II, III, V, and VII of chapter 35 of the county Code...*
- (2) Initiation, consideration and recommendations regarding general plan amendments required by law or requested by the board of supervisors...*

#### **4.0 STAFF RECOMMENDED CHANGES TO THE PLAN**

On February 21, 2012, the Board of Supervisors initiated environmental review for the Draft Eastern Goleta Valley Community Plan (EGVCP). Since that time, staff prepared and circulated a Draft Environmental Impact Report (EIR), reviewed public comments, drafted responses to public comments, and prepared a Final EIR. As a result, staff recommends several changes to the EGVCP. Some of these changes implement mitigation measures identified in the EIR, most notably the revision of eight policies and seven development standards and the addition of 15 new development standards. Other changes respond to public comments on the Draft EIR and changes to State law. The principal changes are summarized in Section 4.1 below, followed by technical changes in Section 4.2 below. Staff recommends approval of the EGVCP, incorporating all of these changes.

#### **4.1 Principal Changes to the Plan**

1. Alternative E, Environmentally Superior Alternative. The EIR analyzed the potential impacts that would result from buildout of the land use and zoning changes proposed by the Draft EGVCP. The EIR also analyzed eight alternatives, including the no project alternative (buildout under the existing 1993 Goleta Community Plan (GCP)). The EIR identified Alternative E as the environmentally superior alternative. Alternative E includes all of the policies and development standards of the EGVCP and all of the land use and zoning changes with one exception. Rather than rezone the South Patterson Triangle (housing opportunity site 6) to Design Residential (DR-7), the site would retain its current Agriculture zoning (AG-I-10). Alternative E was determined to be the environmentally superior alternative because it would preserve the existing agricultural zoning, promote continued agricultural use of the site and avoid a significant and unavoidable (Class I) impact to agricultural resources. Therefore, staff recommends approval of the EGVCP incorporating the change identified by Alternative E of the EIR. Consistent with this recommendation, staff has revised the land use and zoning maps of the EGVCP to reflect Alternative E, and reduced the maximum theoretical buildout for residential development to reflect that 47 additional residential units would not be allowed on the South Patterson Triangle.
2. Housing Opportunity Sites. When initiating environmental review, the Board of Supervisors directed staff to study several sites for residential development, including

affordable housing at a density of 20 units per acre. Eight sites were studied in the EIR, identified as “housing opportunity sites.” Six of the eight sites were already proposed to be zoned DR-20, DR-7, or Mixed Use. Portions of the other two sites were studied for a density of 20 units per acre: the MTD site (proposed to be DR-20 on 10.2 acres and AG-I-5 on 6.8 acres) and the Tatum/Santa Barbara School District site (proposed to be DR-20 on 13.8 acres and 10-E-1 on 9.2 acres). These sites were originally proposed to be zoned Planned Residential Development (PRD-204 and PRD-276, respectively), which would have designated a maximum number of units on each site resulting in a density of 12 units per acre. The alternatives analysis in the EIR also studied two additional sites for residential development at a density of 20 units per acre (Giorgi South Hollister and Hodges/San Marcos Growers Parcel 1). Based on the results of the EIR, staff recommends that the EGVCP incorporate the land use and zoning designations for MTD and Tatum studied in the EIR to comply with Housing Element Program 1.3 and avoid significant impacts to agriculture and visual resources. Additional information regarding all housing opportunity sites can be found under Section 6.1 of this staff report, “Overview of the Plan.”

3. Environmentally Sensitive Habitat Overlay Provisions. In response to comments received on the Draft EIR, staff added additional language to mitigation measure MM BIO-1 of the EIR and drafted proposed revisions to the Environmentally Sensitive Habitat-Goleta (ESH-GOL) Overlay of the Land Use and Development Code (LUDC). In part, LUDC Section 35.28.100.C.1 currently requires a Land Use Permit

[f]or development proposed within an area subject to this Section... [that includes]...The removal of vegetation from an area greater than 5,000 square feet...The removal of a significant amount of vegetation along 50 linear feet of creek bank...Grading in excess of 50 cubic yards of cut or fill...The removal of any native tree greater than six inches in diameter...

The revised ESH-GOL permit requirements would require a Land Use Permit for removal of native vegetation regardless of whether development is proposed. In addition, the revised ESH-GOL permit requirements would apply to any environmentally sensitive habitat areas identified during on-site permit application review, including those not shown on the ESH-GOL Overlay. These revisions would exempt vegetation fuel modification within 100 feet of any structure, and would be similar to ESH permit requirements for the Toro Canyon and Montecito plan areas. This change would only apply to the EGVCP area; no change is proposed to the ESH-GOL for the remainder of the 1993 GCP area. The revised LUDC language is presented in Attachment E-2.

4. Environmentally Sensitive Habitat (ESH)/Riparian Corridor (RC) Overlay Map. In response to comments received on the Draft EIR, staff revised the ESH/Riparian Corridor Overlay map to include environmentally sensitive riparian and oak woodland habitats and riparian corridors within the San Marcos Foothills (Figure 4.2-6 of the Final EIR and Figure 22 of the EGVCP). The San Marcos Foothills is the approximately 7,200-acre area northeast of State Route (SR) 154 and east of the Painted Cave Existing Developed

Rural Neighborhood (EDRN). In addition, ESH is proposed to be changed to RC along riparian habitats in three specific locations where parcels are proposed to be re-designated from either Urban, Inner-Rural or EDRN Agriculture to Rural Agriculture. These changes would be consistent with policy direction to apply RC and not ESH to rural agricultural lands. Please refer to applicable adopting resolutions and ordinance amendments (Attachment E-1, Exhibit 4; Attachment E-3, Exhibit C; Attachment E-4, Exhibit 4; Attachment E-6, Exhibit C).

5. Tribal Cultural Resources. Since initiation of environmental review, a new State law was adopted (Assembly Bill 52) and takes effect July 1, 2015. The law addresses how tribal cultural resources must be addressed during planning and environmental review processes. Additional information regarding this law was incorporated in to the Final EIR. Mitigation measure MM CR-1 revises several objectives, policies, development standards, and action of the Draft EGVCP (Objectives HA-EGV-1 and HA-EGV-2; Policies HA-EGV-1.1, HA-EGV-1.2, and HA-EGV-2.1; and Development Standards HA-EGV-1A, HA-EGV-1B, HA-EGV-1C, HA-EGV-1D; and Action HA-EGV-2A). Staff incorporated the revised objectives, policies, development standards, and action into the EGVCP. Please refer to the EGVCP, Attachment A.

## 4.2 Technical Changes to the Plan

1. Maximum Theoretical Buildout. Tables 1 and 2 of the EGVCP, which present the maximum theoretical buildout that would result from the land use designations proposed by the EGVCP, have been replaced with more recent and accurate data. As a result, the buildout data in the EGVCP is consistent with the buildout data analyzed in the Final EIR (Table 2-9 of the Final EIR). In addition, the residential buildout data presented in Table 1 was reduced by 47 units to reflect staff's recommendation to approve the project incorporating Alternative E. (Section 4.1, item 1 above provides additional details.)
2. EGVCP Boundary Change. The land use and zoning maps have been updated to reflect a minor change to the city limits of Santa Barbara, which reflects the recent annexation into the city of a triangular parcel bounded by SR 154, SR 192 and Cieneguitas Road (APN 059-160-024). The site is now the home of a new Sansum Clinic.
3. Airport Flight Approach and Clear Zones. The land use map has been updated to reflect adopted changes to the airport flight approach and clear zones shown in the Santa Barbara County Airport Land Use Plan, Airport Safety Areas (Santa Barbara County Association of Governments, November 10, 2008).
4. Cavaletto Tree Farm Housing Approved Project. The land use and zoning maps have been corrected to reflect land use and zoning (RES-4.6 and DR-4.6) for the Cavaletto Tree Farm Housing property (APNs 069-100-006, -051, and -057) adopted by the Board of Supervisors after the EGVCP was initiated for environmental review. The initiated EGVCP and the Draft EIR depicted this site as designated and zoned for agriculture, which were its previous land use and zoning designations.

5. Parks, Recreation, and Trails (PRT) Map. Figure 16 (PRT) was updated to add the existing trail easements and open space acquired since the PRT was last updated and adopted following the 1995 Goleta Trails Implementation Study. The updated map does not add any proposed trails or parks. Locations of proposed trails and parks are the same as presented in the Draft EGVCP.
6. PRT and Bikeway Policies. Staff added language to Policy PRT-EGV-5.1 and Policy PRT-EGV-6.5 that allows adequate flexibility to address the dedication of private land for public uses consistent with applicable laws. The additional language results in these policies being the same as Policy PRT-GV-2 and Policy PRT-GV-4, respectively, of the 1993 Goleta Community Plan. A similar change was made to Policy TC-EGV-2.4.
7. Air Quality Development Standard. Staff revised DevStd AQ-EGV-2C to clarify the form that the air quality disclosure statement should take. The disclosure statement would be incorporated into CC&Rs only when a project is required to develop CC&RS. Otherwise the disclosure statement would take the form of a recorded “Notice to Property Owner.”
8. Mixed Use Development Standard. Staff revised DevStd LUR-EGV-1B to clarify that Mixed-Use Neighborhood Development, as well as Residential Neighborhood Development, include sufficient bicycle parking, consistent with the multimodal transportation objectives of the plan. The development standard was also renumbered to DevStd LUR-EGV-2A for consistency with the numbering system in the plan.

After the public review period on the Draft EIR, P&D received two letters addressed to the County Planning Commission. The first, from the Environmental Defense Center (EDC), reiterates and further clarifies the comments that EDC provided on the Draft EIR. Please refer to the response to comments for letter #11 in Section 9.0 of the Final EIR (Attachment C). The second letter, from Suzanne Elledge Planning & Permitting Services, requests a zoning change from DR-8 to DR-12.3 for a 1.3-acre parcel (APN 061-092-017) on Modoc Road near the intersection with Hollister Avenue. The request was not raised during the community plan process. These letters are attached for consideration by the County Planning Commission (Attachment F).

## **5.0 BACKGROUND**

The EGVCP area is located in the South Coast region of Santa Barbara County and includes the coastal plain and foothills between the City of Santa Barbara to the east and the City of Goleta to the west. The approximately 23,200 acre (35 square miles) unincorporated area extends from Camino Cielo Road near the ridgeline of the Santa Ynez Mountains in the north to the Pacific Ocean in the south.

The EGVCP area includes both Urban and Rural Areas. Approximately 7,900 acres are located within the Urban Area, where the majority of the residents live. Approximately 15,300 acres are in located within the Rural Area, including lands on both sides of SR 154, capturing the



headwaters of Eastern Goleta Valley's watershed sub-basins. The majority of the EGVCP area is located within the Second Supervisorial District. Approximately 854 acres are located within the First Supervisorial District near the EGVCP area's eastern boundary.

In 1993, the County Board of Supervisors adopted the GCP to provide specific goals, policies and standards for the GCP area. Since then, the GCP area has experienced several changes, the most important being the incorporation of the City of Goleta in 2002, which removed 5,100 acres of the Plan area from county jurisdiction. These changes prompted the County to begin preparing an update of the GCP solely for the eastern portion of the GCP area.

### **5.1 Goleta Vision Committee**

The current planning process began in 2006 when the Goleta Vision Committee completed a visioning document for the Eastern Goleta Valley (EGV), titled *A Comprehensive Vision for the Eastern Goleta Valley, GVC 20/20* (October 2006). In part, the document presented a statement of community values and a comprehensive vision to guide the preparation of the EGVCP.

In March 2008, the County Board of Supervisors formally initiated a planning project to prepare a community plan specifically for the EGV, including the area identified as the San Marcos Foothills. The San Marcos Foothills include the San Marcos Preserve and unincorporated lands north of the Preserve continuing to East Camino Cielo.

### **5.2 Goleta Valley Planning Advisory Committee**

In September 2008, the Board of Supervisors appointed seven volunteers from the EGV to serve on the Goleta Valley Planning Advisory Committee (GVPAC). The GVPAC was tasked with receiving public input, developing land use goals, and reviewing and commenting on the Draft EGVCP prior to its presentation to County decision-makers for initiation of environmental review. The GVPAC represented the community at-large, and between 2008 and 2011 conducted 39 public meetings, five plan review subcommittee public meetings, two public workshops, and one public van tour.

On June 1, 2011, the County published the Draft EGVCP. The GVPAC endorsed the Draft Plan on July 5, 2011 with several exceptions. The GVPAC's endorsement and exceptions were forwarded to the County Planning Commission.

### **5.3 Draft Plan Initiation**

The County Planning Commission reviewed the Draft EGVCP during seven public hearings between August and November 2011, and considered public testimony on urban agriculture, affordable housing, commercial development, environmental resources, and other topics. On November 16, 2011, the Planning Commission recommended that the Board of Supervisors initiate environmental review for the Draft EGVCP with some modifications to the policies and other provisions.

On February 21, 2012, the Board of Supervisors initiated environmental review for the Draft EGVCP. The Draft EIR was circulated for public review from August 19, 2014 through October 3, 2014. The Final EIR reflects comments received on the Draft EIR. The Draft EGVCP was revised to incorporate mitigation measures identified in the Final EIR.

## **6.0 EASTERN GOLETA VALLEY COMMUNITY PLAN SUMMARY**

### **6.1 Overview of the Plan**

The introduction to the EGVCP (Attachment A) includes a community vision statement and 18 related community plan goals. The goals address a variety of land use issues and a vision for the community that includes: high quality neighborhoods; a mix of housing types sufficient to meet local needs; a thriving local economy; sustainable agriculture; sustainable infrastructure; a well-designed, efficient, and safe multimodal transportation network; and conservation of cultural and natural resources. (The complete goals appear on pages 14 and 15 of the EGVCP.)

The goals are achieved through policies, development standards, and actions intended to regulate and guide future growth and improvements in the EGVCP area. The EGVCP would also amend the Land Use Element and land use maps of the County Comprehensive Plan, and would amend the Coastal Land Use Plan and coastal land use maps of the Local Coastal Program to further the goals and policies of the EGVCP.

The EGVCP is a new stand-alone community plan. The western portion of the GCP area would continue to be referred to as the Goleta Community Plan area. The eastern portion would be known as the Eastern Goleta Valley Community Plan area. The 1993 GCP would remain unchanged and in effect for GCP area. The following discussion summarizes the main components of the EGVCP.

#### ***Buildout Under the EGVCP***

Based on the proposed land use densities and zoning, the maximum theoretical buildout of the EGVCP would allow up 2,219 residential units<sup>2</sup> and 1,231,587 square feet of commercial development in addition to existing on-the-ground development. A comparison of maximum theoretical buildout of the EGVCP with buildout under the existing 1993 GCP is summarized in Table 2-9 of the EIR (page 2-31). The EGVCP would result in 579 more dwelling units overall (197 fewer single-family dwellings and 776 additional multifamily dwellings) than would result from remaining buildout under the 1993 GCP. Most of the new residential development would be focused within housing opportunity sites (see “Housing Opportunity Sites” below). Commercial rezones would increase the potential buildout of retail commercial uses and reduce the potential buildout of non-retail commercial, reducing overall commercial development by approximately 197,478 square feet compared to commercial buildout under the 1993 GCP.

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<sup>2</sup> The maximum theoretical buildout calculated and analyzed in the EIR was 2,266 residential units. Alternative E, which retains the existing agriculture land use and zoning designations on the South Patterson Triangle property, would reduce the maximum buildout by 47 units; one unit would be allowed under AG-I-10. Staff recommends approval of the EGVCP incorporating Alternative E; thus, the maximum buildout would be 2,219 residential units.

### ***New and Revised Goals, Policies, Development Standards and Actions***

The EGVCP contains new and revised goals, policies, development standards, and actions to address community development and land use, public services and facilities, and environmental resources and constraints. The policies and development standards would govern site-specific development proposals during permit review. Some policies and development standards have been revised and additional development standards added to the EGVCP as a result of the environmental review. The revisions and additions reduced the potential environmental impacts that could result from buildout and implementation of the EGVCP.

### ***Housing Opportunity Sites***

Consistent with Housing Element Program 1.3 that addresses affordable housing needs, the Board of Supervisors directed staff to study in the EIR eight housing opportunity sites that would provide residential development at a density of 20 units per acre. Per Government Code section 65583.2(c)(3)(B), sites that allow a density of at least 20 units per acre are deemed appropriate to accommodate affordable housing for lower income households and, therefore, count towards the County's regional housing needs allocation (RHNA) for low and very low income units. The eight sites chosen for analysis are located along or in close proximity to transportation corridors and transit routes. Six of the eight sites are proposed to be zoned DR-20. The DR-20 zone allows apartments, townhomes, and condominiums at a density of 20 units per acre.

Portions of housing opportunity site 1 (MTD, on Calle Real east of Turnpike Road) and housing opportunity site 2 (Tatum/Santa Barbara School District, north of Hollister Avenue and northwest of the intersection of Hollister Avenue and Turnpike Road) are proposed to be rezoned DR-20. Specifically, the east portion (10.2 acres) of housing opportunity site 1 is proposed to be rezoned DR-20; the west portion (6.8 acres) is proposed to maintain the current Agriculture zoning with a 5-acre minimum lot size (AG-I-5). The east portion (13.8 acres) of housing opportunity site 2 is proposed to be rezoned DR-20; the west portion (9.2 acres) is proposed to be rezoned Single Family Residential with a minimum 10-acre lot size (10-E-1). As opposed to zoning all of both sites DR-20, the "split-zoning" (site 1: DR-20/AG-I-5; site 2: DR-20/10-E-1) would limit the total number of housing units on these sites to the same number of units considered by the Planning Commission during initiation hearings.

Sites 3 and 4 along Hollister Avenue and site 5 at the southwest corner of South Patterson Avenue and Calle Real range in size from approximately 1 to 1.5 acres and are also proposed to be zoned DR-20. Housing opportunity site 6 (South Patterson Triangle, at South Patterson Avenue and Atascadero Creek) is approximately 6 acres in size. As discussed in detail in Section 4.1 of this staff report, it was proposed to be rezoned from AG-I-10 to DR-7; however, staff recommends approval of the EGVCP incorporating Alternative E, which would retain the AG-I-10 zone for the site.

Housing opportunity site 7, the Hollister Avenue – State Street commercial corridor is proposed to be rezoned Mixed Use (see *New Mixed Use Zone* below). This change would allow up to 154 residential units, including affordable units such as studios, apartments, and townhomes. Housing opportunity site 8 (one parcel near the east end of this corridor) is proposed to be

rezoned with a combination of Mixed Use adjacent to State Street (1 acre) and DR-20 in the rear (0.71 acre), which would allow up to 23 residential units.

Residential development at the proposed densities on each of these sites would meet the definition of “Residential Neighborhood Development” identified in Policy LUR-EGV-2.2 of the EGVCP, and would be required to comply with development direction included in the policy. In addition, Policy LUR-EGV-2.3 provides development direction for the residential components of mixed use development. Finally, Policy LUR-EGV-2.5 provides development direction for new residential development on sites 1 (MTD) and 2 (Tatum/Santa Barbara School District).

Two additional sites were studied in the EIR as alternatives to sites 1 and 2 for higher density residential development: site A, the Giorgi South Hollister parcel south of Hollister Avenue and west of South Patterson Avenue, and site B, the Hodges/San Marcos Growers Parcel 1, at the northeast corner of the intersection of Hollister Avenue and South San Marcos Road. Both of these sites are currently designated agriculture and are actively farmed. The EIR concluded that allowing higher density residential development on sites A and B would have greater impacts to agricultural and visual resources than the proposed EGVCP. Therefore, staff recommends maintaining the existing agriculture zones on these sites.

### ***New Mixed Use Zone***

Housing opportunity site 7 encompasses 55 parcels totaling 28 acres along the Hollister Avenue – State Street commercial corridor, between the city limits of Santa Barbara to the east and the approximate intersection of Hollister Avenue with Atascadero Creek (just west of Modoc Road). This site is proposed to be rezoned from several commercial zones (Limited Commercial (C-1), Retail Commercial (C-2), General Commercial (C-3), and Neighborhood Commercial (CN)) to the new Mixed Use (MU) zone. According to EGVCP Action EGV-5A,

*The purpose and intent of the MU zone is to allow commercial/retail uses and residential uses in the same area, property, or structure to improve the Hollister Avenue – State Street commercial corridor as an attractive, safe, and pedestrian-oriented mixed-use neighborhood destination for goods and services through long-term redevelopment and revitalization, paired with a multi-modal transportation system and streetscape improvements...*

The MU zone would allow apartments, condominiums, live-work units, and studios that may qualify as affordable housing. Thus, in addition to providing new commercial development opportunities, the MU zone along the Hollister Avenue – State Street commercial corridor would allow up to 177 multifamily residential units and qualify the corridor as a housing opportunity site. Since initiation of the Draft EGVCP, the MU zone has been refined and incorporated into the LUDC ordinance amendment (Attachment E-2).

### ***Urban/Rural Boundary***

The EGVCP proposes the following land use and zoning changes to strengthen the Urban/Rural boundary and ensure urban development occurs on lands appropriate for urban uses (see Figures 2-10 and 2-12 of the EIR):

- First, the Urban/Rural boundary is proposed to be moved southward in the San Marcos Foothills area to coincide with the northern limit of the Preserve at San Marcos and existing urban residential neighborhoods. Forty-two parcels totaling approximately 648 acres would be affected. The parcels would shift from Urban to Rural and are proposed to be rezoned from AG-I-10 and AG-I-40 to AG-II-40.
- Second, a small cluster of land west of San Antonio Creek Road would shift from Urban to Rural and is proposed to be rezoned from AG-I-5 to AG-II-40. The change would affect four parcels totaling approximately 25 acres.
- Third, a cluster of agriculture-zoned land currently designated as Inner-Rural is proposed to be designated Rural and rezoned from AG-I-20 to AG-II-40. The change would affect eight parcels totaling approximately 173 acres.
- Finally, two existing agriculture-zoned parcels are proposed to be removed from the Holiday Hill EDRN and designated Rural. The parcels would be rezoned from AG-I-20 and AG-I-5 to AG-II-40. The two parcels, APN 077-030-016 and 077-030-004, are approximately 37 acres and 47 acres in size, respectively.

#### ***Additional Rural Area Rezones and Comprehensive Plan Consistency Rezones***

With the exception of the rezones near San Antonio Creek Road, the Inner-Rural Area, and the Holiday Hill EDRN discussed above, there are no other proposed land use or zoning changes for the remaining approximately 8,552 acres in the Rural Area within the original GCP area.

Additional changes to rural land use and/or zoning would occur in the area newly added to the EGV, referred to as the San Marcos Foothills and located northeast of SR 154 and east of the Painted Cave EDRN. Figures 2-10 and 2-12 of the Final EIR depict the changes to rural land use and zoning designations, respectively. In addition, Figure 2-12 highlights in green the zoning changes that are proposed simply for consistency with the existing Comprehensive Plan land use designations. In summary, these additional changes include the following:

- Approximately 2,160 acres are proposed to be rezoned from several antiquated agriculture zones under Ordinance No. 661 (General Agricultural (100-AG), Limited Agricultural (100-AL-0), and Unlimited Agriculture (U)) to Mountainous-Goleta (MT-GOL or MT-100). The land use designation for this land is proposed to be changed from Agriculture (A-II-100) to Mountainous Area (MA-100). Ten parcels would be affected, seven which are under public ownership.
- Five parcels are proposed to be rezoned from 40-AL to MT-40. The existing land use designation of MA-40 would not change. The MA-40 land use designation was adopted in 1980 with the Comprehensive Plan.
- Approximately 3,500 acres are proposed to be rezoned from an antiquated one-family estate zone district under Ordinance No. 661 (40-E-1) to MT-40. The land use designation would not change, but would remain MA-40. The MA-40 land use designation was adopted in 1980 with the Comprehensive Plan. This rezone brings the

zoning into conformance with the Comprehensive Plan's existing land use designation, as required by Government Code Section 65860(a). Thirty-two parcels would be affected, seven which are under public ownership.

- Approximately 60 acres adjacent to SR 154 are proposed to be rezoned from an antiquated agriculture zone (40-AL) to AG-II-40. The land use designation is proposed to be changed from MA-40 to A-II-40. Six parcels would be affected by this change, all privately held.

The following additional rezones are proposed to provide consistency between existing Comprehensive Plan land use designations and zoning:

- Consistent with its existing Recreation/Open Space land use designation, a County-owned parcel is proposed to be rezoned from Resource Management (RMZ-40) to Recreation (REC) in the Inland Area (APN 067-040-029, approximately 16 acres). The parcel is owned by the County Flood Control District and located along the East Fork of Maria Ygnacio Creek, between North San Marcos Road and San Antonio Creek Road.
- The County-owned parcel at More Mesa is proposed to be rezoned from Resource Management 40-acre minimum to 100-acre minimum (RES-40 to RES-100) in the Coastal Zone (APN 065-320-004, approximately 35 acres). RES-100 is most consistent with the existing "Open Lands" land use designation because the Coastal Land Use Plan defines a minimum lot size of either 100 or 320 acres for lands with this designation.
- Consistent with its existing residential land use designation and density (RES-1.8), a residential development in the Coastal Zone just north of More Mesa is proposed to be rezoned from Design Residential 2 units per acre (DR-2) to Design Residential 1.8 units per acre (DR-1.8). The rezone would affect 25 parcels, all but two are developed.
- Consistent with their existing Recreation/Open Space land use designation, two small parcels immediately north of the Coastal Zone boundary and More Mesa and southeast of Atascadero Creek are proposed to be rezoned from DR-1.8 and DR-3.5 to REC. These parcels serve as private recreational uses for a residential subdivision (Parkcrest).

### ***Other Plan Components***

The EGVCP includes several additional land use and zoning changes. Several small clusters of commercial lands near Patterson Avenue, Turnpike Road, and along Hollister Avenue near Modoc Road are proposed to be rezoned from Highway Commercial (CH), Neighborhood Commercial (CN), and Limited Commercial (C-1) to Retail Commercial (C-2) to allow greater opportunities to provide commercial uses to serve the residents of the EGV.

The Preserve at San Marcos (residential subdivision) would receive new land use and zoning designations to reflect existing conditions and a Tract Map and Development Plan approved in 2005. Approximately 200 acres, which are now owned by the County, are proposed to be designated Open Space and rezoned Resource Management (RMZ-100). The land use

designation and corresponding zoning for the residential lots would change from Planned Development-75 (PD-75, 75 units) and Planned Residential Development (PRD) to Planned Development-20 (PD-20 20 units) and Planned Residential Development (PRD-20).

### ***Coastal Zone***

In general, the goals, policies, development standards and actions of the EGVCP would apply to the entire EGVCP area except for those that are specific to land uses located in either the Inland Area or the Coastal Zone. For example, the MU zone would only apply to the Hollister Avenue – State Street commercial corridor, which is in the Inland Area. Thus, the MU provisions would not be included in the Local Coastal Program amendments. Alternatively, the EGVCP includes policies and development standards for More Mesa in the Coastal Zone, which would require certification by the Coastal Commission. However, these policies and development standards would not change substantively from those in the certified 1993 GCP. Overall, changes to land use designations and zoning within the Coastal Zone are minimal and are depicted on Figures 2-11 and 2-13 of the Final EIR. They include rezoning six County owned parcels to reflect current uses for flood control, open space and passive recreation, and the rezone of 25 residential parcels (all but two developed) from DR-2 to DR-1.8.

## **6.2 Overview of Ordinance Amendments**

In addition to the rezones (i.e., zoning map amendments) discussed under Sections 4.1 and 6.1 of this staff report, the project includes ordinance amendments to the Land Use and Development Code (LUDC) for the Inland Area and to the Article II, Coastal Zoning Ordinance for the Coastal Zone. The proposed changes are summarized below and included in Attachment E-2 for the LUDC and Attachment E-5 for Article II.

### ***Land Use and Development Code***

- Revise the existing Mixed Use zone to meet the goals and objectives of the EGVCP and apply it to the Hollister Avenue – State Street commercial corridor.
- Pursuant to mitigation measures MM VIS-1 in the EIR, revise the LUDC such that the Outdoor Lighting standards, currently applicable to the Santa Ynez Valley, Mission Canyon, and Summerland community plans, would apply to the EGVCP area.

### ***Article II Coastal Zoning Ordinance***

- Amend Article II such that the Outdoor Lighting standards, currently applicable to the Santa Ynez Valley, Mission Canyon, and Summerland community plans, would apply to the EGVCP.
- Amend Article II and incorporate the Design Control (D) Overlay into the EGVCP Zoning Overlay map to implement the Eastern Goleta Valley Residential Design Guidelines (guidelines) within the Coastal Zone. The g Board of Supervisors adopted the guidelines on November 21, 2006 for both the Inland Area and the Coastal Zone. However, the Coastal Commission has not certified the guidelines and, as a result, the guidelines are not in effect in the Coastal Zone. Staff recommends moving the adopted

guidelines forward to the Coastal Commission for certification concurrent with the EGVCP.

### **6.3 Tribal Consultation**

State planning law (SB 18) requires cities and counties to consult with California Native American tribes before amending or adopting any general plan. In August 2011, the County obtained a list of California Native American tribes with traditional lands or cultural places within or in proximity to the EGVCP area from the Native American Heritage Commission (NAHC). Consistent with Government Code Section 65352.3, on October 17, 2011, the County sent letters to the Santa Ynez Band of Chumash Indians, the Coastal Band of the Chumash Nation, and the Barbareno/Ventureno Band of Mission Indians with an invitation to consult regarding the Draft EGVCP. None of the tribes responded to the invitation to consult.

In August 2014, the County obtained a current list of California Native American tribes from the NAHC. On August 22, 2014, the County sent letters to the tribes informing them of the release of the Draft EIR for the EGVCP, the date of the environmental hearing, and the length of the public review period, and inviting comments on the Draft EIR. The County did not receive any comments.

## **7.0 ENVIRONMENTAL REVIEW**

The Board initiated environmental review for the Draft EGVCP on February 21, 2012. Environmental review addressed the potential environmental impacts of full buildout of the Plan area with implementation of the proposed EGVCP.

The Draft EIR was circulated for public review from August 19, 2014 through October 3, 2014. The County held an environmental hearing on September 10, 2014, and received 108 written comments. It prepared a Final EIR based on comments received on Transportation and Circulation, Agricultural Resources, Biological Resources, and Cultural Resources. The changes to the Draft EIR are highlighted with strikethrough and underline text. The Final EIR (Attachment C) can be reviewed on the internet; a link to P&D's website is provided under the Attachments, page 19 of this staff report. Compared to the Draft EIR, the Final EIR does not identify any new significant impacts and does not increase the severity of any impacts. Changes include clarifying information and adding additional mitigation to further reduce significant impacts. Section 9 of the Final EIR includes staff responses to the comments received regarding the Draft EIR.

The Final EIR identifies numerous potentially significant impacts and mitigation measures that reduce the impacts to less than significant levels. Feasible mitigation measures identified in the Final EIR have been incorporated into the EGVCP as revised or new policies and development standards. However, several impacts in eight of the issue areas analyzed in the Final EIR have been determined to remain significant and unavoidable (Class I) even though mitigation measures have been identified and incorporated into the Final EIR. To adopt the EGVCP, CEQA Guidelines Section 15093 requires the Board of Supervisors to adopt a Statement of



Overriding Considerations balancing the benefits of the project against the identified unavoidable environment risks and determine the benefits outweigh the risks.

A summary of the key Class I environmental impacts and associated mitigation measures discussed in the Final EIR is provided below. The significant and unavoidable (Class I) impacts were identified in Transportation and Circulation, Aesthetics/Visual Resources, Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Biological Resources, Cultural Resources, Public Services and Facilities (Water Supplies), and Parks, Recreation, and Trails.

### ***Transportation and Circulation***

The EGVCP's goals, policies and development standards for transportation and circulation focus on coordinating land use and transportation planning, promoting infill development, and enhancing existing transit corridors to encourage complete streets and alternative modes of transportation. The policies also set standards for roadways and intersection levels of service. The traffic model prepared for the EIR identified significant and unavoidable impacts to the two-lane segments of Hollister Avenue west of Nogal Drive, the two-lane segments of Hollister Avenue and State Street east of Modoc Road, and the intersection of Turnpike Road with the U.S. 101 southbound ramps.

Mitigation to address these impacts includes widening portions of Hollister Avenue and State Street from two lanes to four lanes and improving the Turnpike/U.S. 101 southbound intersection. The Turnpike/U.S. 101 southbound intersection is under Caltrans jurisdiction and, therefore, the timing and extent of future improvements are uncertain. County Public Works is currently planning a project to widen portions of Hollister Avenue and State Street, which, once constructed, would mitigate the EGVCP impact to less than significant. However, there are uncertainties with the project, including timing of construction and securing of funding for construction. Due to these uncertainties, the Final EIR concludes that the impacts remain significant and unavoidable.

### ***Aesthetics Visual Resources***

Cumulative development throughout the Plan area and vicinity would gradually alter the visual character of the region from rural, semi-rural, and suburban to a somewhat more suburban or urban condition. Impacts of individual developments on visual character would be addressed on a case-by-case basis through implementation of Comprehensive Plan and EGVCP policies and development standards, including mitigation identified in the Final EIR. However, the cumulative effect of the buildout of the region, including the cities of Goleta and Santa Barbara, would lead to a substantial and noticeable intensification of development. The combined effect would be cumulatively considerable, and significant and unavoidable.

### ***Agricultural Resources***

The EIR identified one significant and unavoidable impact to agricultural resources resulting from the conversion of housing opportunity site 6 (South Patterson Triangle) from agricultural to residential use. Housing opportunity site 6 is a 6-acre agriculture-zoned parcel with prime soils that is actively farmed. Rezoning the site from AG-I-10 to DR-7 would eliminate the existing agriculture operation and allow up to 48 single-family dwellings. Mitigation measures that

would reduce the impacts to agricultural resources associated with the conversion of productive agricultural land and prime soils to residential use have not been identified, and the impact would be significant and unavoidable.

Alternative E of the Final EIR analyzed the impacts associated with the initiated project excluding the rezoning of housing opportunity site 6. Staff recommends Alternative E because it would eliminate the Class I impact to agricultural resources and still allow the EGVCP to provide affordable housing through the seven remaining housing opportunity sites, consistent with Housing Element Program 1.3.

### ***Air Quality and Greenhouse Gas Emissions***

The Final EIR determined that total operational emissions resulting from future development would exceed the screening level thresholds applicable to total project-specific particulate matter less than 10 microns in diameter (PM<sub>10</sub>), nitrogen oxide, and reactive organic compounds. The Final EIR also concluded that cumulative construction-related emissions would be significant. The Final EIR includes mitigation measures to further reduce emissions associated with future development that would be approved under the EGVCP. Nonetheless, the proposed mitigation measures cannot completely avoid significant impacts to air quality. Therefore, the impacts would remain significant and unavoidable.

### ***Biological Resources***

The EGVCP emphasizes protection of sensitive biological resources with many policies and development standards, including new standards added by mitigation measures identified in the Final EIR. In response to comments on the Draft EIR, staff added additional mitigation, including ordinance amendment revisions to the LUDC provisions for the ESH-GOL (Attachment E-2, Section 10). Nonetheless, the proposed mitigation measures cannot completely avoid significant impacts to environmentally sensitive habitats, plant communities, or special status plant and animal species. In addition, the combined effect of cumulative development is anticipated to result in significant and unavoidable cumulative impacts to biological resources.

### ***Cultural Resources***

The Plan area has a rich history, including prehistoric Native American sites and historic sites and buildings. To date, archaeological and historic surveys conducted have not covered the entire Plan area. The EGVCP includes policies and development standards to avoid or reduce impacts to cultural resources, including new and revised standards identified as mitigation in the Final EIR. Nonetheless, the loss of significant cultural resources may occur through demolition or degradation of unknown sites. Therefore, the potential impacts on prehistoric and historic resources under buildout of the EGVCP are significant and unavoidable.

### ***Public Services and Facilities – Water Supplies***

The EGVCP includes policies and development standards to reduce the water demand associated with future growth. However, the Final EIR recognizes the regional uncertainties associated with future water supplies and, thus, identifies a cumulative Class I impact to water supplies. Thus, the cumulative impact to water supplies remains significant and unavoidable.

### ***Parks, Recreation, and Trails***

The EGVCP includes policies and development standards promoting the acquisition and construction of new recreational facilities (parks and trails) to serve the existing and future residents of the community. It also includes policies and development standards that seek to limit the environmental impact of the construction of new recreational facilities. Other policies and development standards identified in the EGVCP to limit the impacts of any construction project would also be applied to the construction of recreational facilities. However, specific site designs and facilities are not proposed at this time and it is uncertain whether the necessary mitigation opportunities will be available when agencies propose and develop future recreational facilities. Therefore, the EGVCP policies and development standards are not considered sufficient to reduce plan-wide impacts and impacts would be significant and unavoidable.

## **8.0 COMPREHENSIVE PLAN CONSISTENCY**

Staff reviewed the EGVCP for consistency with the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan. Attachment F presents the policy consistency analysis. Staff concludes that the EGVCP, as proposed with recommended staff changes, would be consistent with the Comprehensive Plan, including the Coastal Land Use Plan.

## **ATTACHMENTS**

- A. Eastern Goleta Valley Community Plan  
<http://longrange.sbcountyplanning.org/planareas/goleta/gcp.php>
- B. Findings (including CEQA Findings and Statement of Overriding Considerations)
- C. Final Environmental Impact Report  
<http://longrange.sbcountyplanning.org/planareas/goleta/gcpeir.php>
- D. Mitigation Monitoring and Reporting Program
- E. Planning Commission Resolution
  - E-1. Board of Supervisors Resolution Amending the Land Use Element (Case No. 14GPA-00000-00019)
  - E-2. Board of Supervisors Ordinance Amending the County Land Use and Development Code (Case No. 11ORD-00000-00015)
  - E-3. Board of Supervisors Ordinance Amending the County Zoning Map (Case No. 11RZN-00000-00002)
  - E-4. Board of Supervisors Resolution Amending the Coastal Land Use Element (Case No. 14GPA-00000-00018)
  - E-5. Board of Supervisors Ordinance Amending the Article II Coastal Zoning Ordinance (Case No. 13ORD-00000-00011)
  - E-6. Board of Supervisors Ordinance Amending the Goleta Community Plan Zoning South map, the Goleta Community Plan Zoning Overlay map, and the Goleta Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays South map and adopting the Eastern Goleta Valley Community Plan Zoning map, the Eastern Goleta Valley Community Plan Zoning

Overlay map, and the Eastern Goleta Valley Community Plan Environmentally Sensitive Habitat and Riparian Corridor Land Use and Zoning Overlays map (Case No. 15RZN-00000-00004)

- F. Policy Consistency Analysis
- G. Letters to Planning Commission Received after Close of Public Comment on Draft EIR
  - Letter from Nicole Di Camillo, Environmental Defense Center to Glenn Russell, Santa Barbara County Planning and Development Department, dated February 9, 2015
  - Letter from Steve Welton, Suzanne Elledge Planning & Permitting Service, Inc. to Santa Barbara County Planning Commission, dated April 3, 2015