

1 RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
2 COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA
3

4 IN THE MATTER OF ADOPTING THE THIRD)
5 AMENDMENT IN 1981 TO THE LAND USE) RESOLUTION NO. 81-559
6 ELEMENT OF THE COMPREHENSIVE)
7 (GENERAL) PLAN FOR THE COUNTY OF) (81-GP-21)
8 SANTA BARBARA WHICH AMENDS THE TEXT) (80-GP-8)
9 OF THE PLAN AND CHANGES CERTAIN) (81-GP-2)
10 LAND USE DESIGNATIONS IN THE SANTA) (81-GP-4)
11 YNEZ VALLEY AREA AND THE LOMPOC) (81-GP-13)
12 AREA AND GOLETA-SANTA BARBARA AREA.) (81-GP-18)
13) (81-GP-26)

14 WITH REFERENCE TO THE FOLLOWING:

15 A. On December 22, 1980, by Resolution No. 80-566,
16 this Board adopted a new Comprehensive (General) Plan for the
17 County of Santa Barbara, consisting of a text entitled "Santa
18 Barbara County Comprehensive Plan, Environmental Resources
19 Management Element, Land Use Element, [and] Circulation
20 Element," 9 COMP maps, 9 CIRC maps, 6 PRT maps, and 5 ERME
21 FACTORS maps.

22 B. It is now deemed in the interest of the orderly
23 development of the County and important to the preservation
24 of the health, safety, and general welfare of the residents
25 of the County to make the following changes to the text and in
26 the maps of the land use element of the Comprehensive (General)
27 Plan:

28 1) In the text, add to the Goals and Policies
Section two new pages (11-A and 11-B) which contain three
Growth Management Policies, which are attached hereto as
Exhibit A) and incorporated herein by this reference (Case No.

1 81-GP-21);

2 2) On COMP-4, Santa Barbara County Comprehensive
3 Plan Land Use Element, Santa Ynez Valley Area, to change the
4 land use designation from Residential at a maximum density of
5 4.6 units per acre to Residential at a maximum density of 20
6 units per acre on Assessor's Parcel Nos. 139-092-01, -06, and
7 -07, fronting on Alisal Road and Laurel Avenue, Solvang Area,
8 Third Supervisorial District (Case No. 80-GP-8);

9 3) On COMP-4, Santa Barbara County Comprehensive
10 Plan Land Use Element, Santa Ynez Valley Area, to move the Urban
11 Area boundary line to include within the Urban Area Assessor's
12 Parcel No. 137-100-58 (Rea Property) and Assessor's Parcel
13 Nos. 137-100-20, -23, -30, -34, -35, -45, -46, -52, -53, -56,
14 -57, -60, -61, -68, and -69 and 137-140-08, -10, -11, -12, -24,
15 -25, and -26 generally located on the east and west sides of
16 Fredensborg Canyon Road approximately 3/4 mile northerly of the
17 intersection of Chalk Hill Road and Fredensborg Canyon Road and
18 to change the land use designation from Agricultural, A-I-5, to
19 Residential, 3 acres or more per unit, on said Assessor's
20 Parcel No. 137-100-58, Santa Ynez Area, Third Supervisorial
21 District (Case No. 81-GP-2, Rea);

22 4) On COMP-5, Santa Barbara County Comprehensive
23 Plan Land Use Element, Lompoc Area, to change the land use
24 designation from Residential at a maximum density of 4.6 units
25 per acre to Residential at a maximum density of 20 units per
26 acre on Assessor's Parcel Nos. 97-031-05, -07, and -08 and
27 97-033-17, -18, and -19 located on the southeast and southwest
28 corners of Constellation and Lompoc-Casmalia Roads, Vandenberg

1 Village Area, Fourth Supervisorial District (Case No. 81-GP-4);

2 5) On COMP-4, Santa Barbara County Comprehensive
3 Plan Land Use Element, Santa Ynez Valley Area, to change the land
4 use designation from Agriculture, A-I-5, 5 acre minimum, to General
5 Commercial on Assessor's Parcel No. 141-220-03 generally located
6 at the southern terminus of Edison Street, Santa Ynez Area, Third
7 Supervisorial District (Case No. 81-GP-13);

8 6) On COMP-4, Santa Barbara County Comprehensive
9 Plan Land Use Element, Santa Ynez Valley Area, to change the
10 land use designation from Agriculture I (10 acre minimum) to
11 Agriculture I (5 acre minimum) on Assessor's Parcel No.
12 137-030-47 located approximately 3/4 of a mile northeast of the
13 intersection of Baseline Avenue and Alamo Pintado Road and known
14 as 2689 Baseline Avenue, Santa Ynez Area, Third Supervisorial
15 District (Case No. 81-GP-18); and

16 7) In the text, add to the AREA/COMMUNITY GOALS of
17 SANTA BARBARA AREA of the Goals and Policies Section, six new
18 policies on Planned Development Sites for the Cieneguitas Creek
19 Planned Development, said new policies are included on Exhibit B,
20 which consists of three new pages (24, 24A, and 24B), attached
21 hereto and incorporated herein by this reference and on COMP-3,
22 Santa Barbara County Comprehensive Plan Land Use Element, Goleta-
23 Santa Barbara Area, to change the land use designation from
24 Residential, one or more acres per dwelling unit, to Planned
25 Development at a maximum density of 75 dwelling units on
26 Assessor's Parcel Nos. 55-010-06 and -07 and 59-020-02, -11,
27 -14, -16, -23, -24, -26, and -28, generally located north and
28 east of the intersection of State Highway 154 (San Marcos Pass

1 Road) and State Highway 192 (Foothill Road) and west of
2 Cieneguitas Road and known as the Cieneguitas Creek Property,
3 Santa Barbara Foothill Area, Second Supervisorial District
4 (Case No. 81-GP-26).

5 C. The Planning Commission of the County of Santa
6 Barbara, after holding duly noticed public hearings on all of
7 the above-described items B. 1) through B. 7), has approved,
8 endorsed, and transmitted to this Board said recommended changes
9 on items B. 2), B. 3), B. 4), B. 5), and B. 6) by its
10 Resolutions Nos. 81-40, 81-39, 81-41, 81-38, and 81-42 and the
11 Planning Commission has transmitted its reports on items B. 1)
12 and B. 7) on this Board's initiation of the changes in the
13 general plan, pursuant to Gov't. C. § 65356.1.

14 D. This Board has held a duly noticed public hearing
15 on all of the above-described items, as required by Gov't. C.
16 § 65355.

17 NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

18 1. The above recitations are true and correct.

19 2. Pursuant to the provisions of Gov't. C. § 65357,
20 the seven above-described changes in the land use element of the
21 Comprehensive (General) Plan of the County of Santa Barbara are
22 adopted as an amendment to the above-mentioned Comprehensive
23 Plan Text and Maps. The motion for approval on the three growth
24 management policies in the above-described item B. 1) were passed
25 by the following votes: policy 1 [was policy 2] passed by a vote
26 of four to one with Supervisor Holmdahl voting no; policy 2
27 [was policy 3] passed by a vote of four to one with Chairman
28 Wallace voting no; and policy 3 [was policy 5] passed by a vote

1 of five to zero. The motion for approval on the above-described
2 item B. 2) was passed by a vote of three to one with Supervisor
3 Yager voting no and Chairman Wallace abstaining. The motions
4 for approval on the above-described items B. 3) and B. 5) were
5 passed unanimously by five affirmative votes. The motion for
6 approval on the above-described item B. 4) was passed by a
7 vote of four to zero with Chairman Wallace abstaining. The
8 motion for approval on the above described item B. 6) was passed
9 by a vote of four to one with Chairman Wallace voting no. The
10 motion for approval on the above-described item B. 7) was
11 passed by a vote of three to two with Supervisors Holmdahl and
12 Fletcher voting no.

13 3. Pursuant to the provisions of Gov't. C. § 65359,
14 the Chairman and Clerk of this Board are hereby authorized and
15 directed to endorse said text (Exhibits A and B) and COMP-3,
16 COMP-4, and COMP-5 to show that said text and maps have been
17 amended by this Board.

18 4. Pursuant to the provisions of Gov't. C. § 65360,
19 the Clerk of this Board is hereby authorized and directed to
20 send endorsed copies of said text (Exhibits A and B) and COMP-3,
21 COMP-4, and COMP-5 to the planning agency of each city within
22 this County.

23 // // //
24 // // //
25 // // //
26 // // //
27 // // //
28 // // //

1 Passed and adopted by the Board of Supervisors of the
2 County of Santa Barbara, State of California, this 14th day of
3 December, 1981, by the following vote:

4 AYES: David M. Yager, Robert E. Kallman,
5 William B. Wallace, DeWayne Holmdahl,
6 and Harrell Fletcher

7 NOES: None

8 ABSENT: None

9
10 ATTEST:

11 HOWARD C. MENZEL
12 County Clerk-Recorder

W.B. Wallace
Chairman, Board of Supervisors

13
14 By Ronald J. Andrews
Deputy Clerk-Recorder

15
16 APPROVED AS TO FORM:
17 KENNETH L. NELSON
County Counsel

18
19 By Susan Trescher
20 Deputy County Counsel

GROWTH MANAGEMENT POLICIES

1. The Board of Supervisors and/or Planning Commission shall not approve new housing developments within the unincorporated South Coast Area which would utilize new extractions or increases in extractions of groundwater from any physically overdrafted groundwater basin, or which through such new or increased groundwater extractions would create a condition of physical overdraft in any groundwater basin. A condition of existing physical overdraft or project-induced physical overdraft shall be verified by the County Water Agency.

This policy shall not apply to new development:

- (1) supplied by water to which the development is legally entitled pursuant to litigation or an adjudication of water rights, whether the developer is an appropriator or overlying landowner; or
- (2) supplied by existing wells (or new wells which replace existing wells) with a recent historic use which would not be exceeded as a result of the new development.

Implementing Action

This policy will apply to all projects of five or more dwelling units, and to any smaller projects for which the Division of Environmental Review of the Resource Management Department has made a finding of "significant unavoidable adverse impact" due to the project's water demand from a currently overdrafted basin or creation of a condition of overdraft. "Recent historic use" shall mean the average annual groundwater extractions from the existing well over the five or more years immediately preceding the date of application for the

new development. In determining this average, the County shall use proper discretion in excluding years of unusually high or low groundwater extractions.

2. The Board of Supervisors strongly encourages the governing Boards of the various water purveyors within the unincorporated area of the County to take steps to increase their firm water supplies, including but not limited to placing water supply augmentation projects and/or funding measures on the ballot for decision by the voters.

Implementing Action

The Board of Supervisors shall request annual reports from each water purveyor within the unincorporated area of the County, which detail the measures accomplished or being considered by each purveyor to increase its firm deliverable water supplies.

3. The County shall assist existing Santa Barbara County employers in providing suitable mitigation of the adverse housing impacts associated with any expansion of said employers' operations within the unincorporated area of the County.

Implementing Action

The Department of Resource Management and the County Housing Authority shall work cooperatively to identify the most appropriate type of mitigation for a specific project. To this end, the County Housing Expediter shall coordinate private and public efforts to provide affordable housing for the County's private and public labor force. In addition, the Department of Resource Management shall "fast track" all applications for mixed-use (Commercial/Industrial/and governmental and residential) developments proposed by, and for the primary use of, existing County employers.

The character and quality of the environment should be preserved and enhanced.

A program to achieve maximum fire protection consistent with the natural beauty of the mountain slopes should be developed.

Grading of hillside sites should be severely restricted.

Removal of major trees should be strictly limited.

Open space should be preserved primarily for its scenic and aesthetic values; its utilization for intensive recreational activities should be discouraged.

Noise level standards should be set and enforced.

Planned Development Sites

1. Cieneguitas Creek Planned Development

The following policies shall be applicable to the Planned Development designation on the Cieneguitas Creek property:

- a. A maximum of 75 residential units may be developed on the site. All residential units shall be located outside of the following constraint areas: identified archaeological sites, riparian areas associated with Atascadero and Cieneguitas Creeks, Rincon formation areas in the southern and eastern portions of the site, and oak woodlands dispersed throughout the site.
- b. Development within buildable areas (i.e., outside of the constraint areas defined above) on the western portion of the site shall be clustered. To minimize visual impacts,

buildings shall not exceed 25 feet in height and shall be finished in color tones which blend with the surrounding natural environment. Extensive landscaping shall also be used to mitigate visual impacts.

- c. Development within the older alluvium areas outside of the constraint areas on the eastern portion of the site shall be limited to single-family lots of one or more acres in size.
- d. Development on portions of the site that exceed 30% slopes which are located outside constraint areas should be limited to single-family lots of five or more acres in size.
- e. Development within the constraint areas defined above shall be limited to service systems such as interior streets, water, sewer, and other utilities necessary to serve the site. Such development shall be sited and designed to minimize adverse impacts on environmentally sensitive habitats, archaeological areas, and groundwater resources. Identified constraint areas shall be held in open space in perpetuity.
- f. At the time of project approval, the County shall make the finding that the proposed water supply is adequate to serve all potential development on the site (including single-family lots) without overdrafting affected groundwater basins.

GOLETA VALLEY

Population Growth

The population level of the Goleta Valley should not exceed the

existing natural resource capacity of the area or adversely alter the present quality of life and environment.

Various rates of population increases should be evaluated and a range chosen which can be accommodated without adverse effects. Adverse effects of particular concern to the citizens are rising taxes, traffic congestion, overdrafting the water basin, overloading the capacity of existing utility lines and treatment plants, air pollution, loss of open space, and increasing crime rate.

The Goleta Valley is a diverse urban-suburban-agricultural area, and within the limits of the resources of this subregion, it is possible to accommodate and encourage a population which is balanced and representative in terms of age, income, ethnic background, and occupation.