

# GOLETA COMMUNITY PLAN

## FINAL



COUNTY OF SANTA BARBARA  
RESOURCE MANAGEMENT DEPARTMENT

AUGUST 1993

Contains text amendments through October 1995

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**Note: Effective date for portions of the Goleta Community Plan within the Coastal Zone is June 9, 1994.**



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## INDEX OF ABBREVIATIONS

The following are abbreviations frequently found in the Goleta Community Plan:

ADT	Average Daily Trips
AHO	Affordable Housing Overlay
AQAP	Air Quality Attainment Plan
CIP	Capital Improvement Program
ESH	Environmentally Sensitive Habitat
GPA	Goleta Planning Area
GPAC	General Plan Advisory Committee
LCP	Local Coastal Program
ORV	Off Road Vehicle
RMD	Resource Management Department

### Key To Identifiers of Goals, Objectives, Policies, and Actions

The following are the identifiers which catalog and number the Goals, etc. of the Plan:

<u>Identifier</u>	<u>Represents</u>	<u>Identifier</u>	<u>Represents</u>
AQ	Air Quality	N	Noise
BIO	Biologic Habitats	OS	Open Space
CIRC	Traffic, Circulation & Parking	POL	Police Protection
COS	Coastal	PRT	Parks, Recreation & Trails
ELEC	Electromagnetic	R	Residential
FIRE	Fire Protection	RES	Resources & Constraints
FLD	Flooding	RISK	Risk of Upset
GEO	Geology, Topography & Soils	RRC	Resource Recovery & Conservation
GM	Growth Management	SCH	Schools
GV	Goleta Valley	VIS	Visuals & Aesthetics
H	Housing	WAT	Water
HA	History & Archaeology		
HAZ	Hazardous Materials		
LU	Land Use		
LUA	Land Use-Agriculture		
LUC	Land Use-Commercial		
LUI	Land Use-Industrial		
LUDS	Land Use-Development Standards		
LUR	Land Use-Residential		

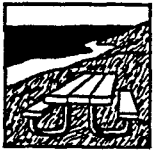
The following graphic figures are used in the Community Plan as a point of easy reference to what section or policies are being discussed.



Land Use



Housing



Parks, Recreation  
and Trails



Police  
Protection



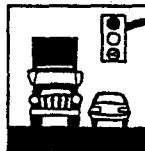
Resource Recovery  
and Conservation



Schools



Sewer and  
Drainage



Traffic and  
Circulation



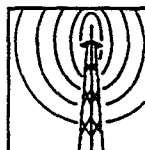
Water



Air Quality



Biologic  
Habitats



Electromagnetic



Flooding



Geology, Topography  
and Soils



Hazardous  
Materials



History and  
Archaeology



Noise



Open Space



Risk of  
Upset



Visual and  
Aesthetics



Fire

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**GOLETA COMMUNITY PLAN**

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**INTRODUCTION**

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# GOLETA COMMUNITY PLAN

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## I. INTRODUCTION

### *A. Legal Authority/Intent and Purpose*

Community Plans are prepared by communities, as per California State Law<sup>1</sup>, in order to address general planning issues pertaining to the community (or "an identified geographical area"). By definition in State Law, a "community plan" is a part of the Comprehensive Plan of a city or county which applies to a defined geographic portion of the total area included in a Comprehensive Plan; it contains specific development policies adopted for the area included in the community plan, and identifies measures to implement those policies.<sup>2</sup> Through this process, pertinent issues are analyzed with the same level of detail typically accomplished through the Comprehensive Plan and Zoning process. However, a community plan designates general type and locations of land uses and provides policies for development of a specific geographical area (e.g., Goleta), whereas the Comprehensive Plan designates general types and locations of land uses and provides development policies for multiple geographical areas (e.g., all of Santa Barbara County). The policy direction and analysis of this Community Plan is programmatic in nature and intended to be applied in a general manner; specific development proposals must adhere to the policies of this Plan and are subject to required site-specific environmental review.

The purpose of the Community Plan is to:

- Define general types and locations of land uses
- Provide policies for development
- Provide actions that will implement development policies
- Provide the location of and standards for public service facilities, including Capital Improvement Plans
- Provide standards for the conservation, development, and use of natural resources
- Provide for open space
- Provide a policy framework and database for the orderly and expeditious processing of future development applications which are consistent with the land use

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<sup>1</sup> State of California Government Code Section 65300 et seq.

<sup>2</sup> Public Resources Code Section 21083.3.

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designations, goals and policies of the Community Plan, Comprehensive Plan and Local Coastal Plan.

It is the intent of the Goleta Community Plan to provide a framework for community planning to County decision makers, the community, and landowners in the Goleta area. The Goleta Community Plan was designed to address the special concerns and needs of the Goleta community, as well as to preserve the unique character associated with Goleta. By performing a more detailed review of community specific issues and concerns, this Community Plan reduced the need for overall research and cumulative analysis for individual developments. The Plan establishes the "ground rules" as they relate to the general circulation patterns, land uses, utilities, open space, design standards and buildout potential that define Goleta's future growth and capital improvement plans. It also identifies the groups and/or agencies responsible for implementing portions of the Plan as well as potential funding sources for various improvement programs. The Community Plan provides for flexibility, in that refinements and changes may be made as time passes and new expertise is brought to bear on community issues. The amendment process for the Community Plan is identical to the amendment process for the County of Santa Barbara Comprehensive Plan.

This Community Plan is comprised of a set of changes to land use and zoning designations, changes to the County's Land Use and Zoning maps, changes to the Overlay maps, amendments to the Local Coastal Plan, Circulation Element, Noise Element and Land Use Element, new zone districts and overlays, design guidelines, development standards for specific parcels, and policies and actions which guide development within the Goleta Planning Area. The Goleta Growth Management Ordinance is considered an implementing tool of this Community Plan.

## Organization and Definitions

The Goleta Community Plan is divided into three Super Elements: Community Development, Public Facilities and Services, and Resources and Constraints. The seven mandated Elements of the Comprehensive Plan (Land Use, Circulation, Housing, Noise, Safety, Open Space and Conservation) are embodied within the three Super Elements. The Goals, Objectives, Policies and Actions of the Super Elements of the Community Plan, which follow in subsequent sections, have been designed to address the purpose listed above. Also included as Appendix A is a list of Actions which were implemented upon adoption of this Plan. These Actions generally consists of changes to the zoning and/or designation on some parcels, establishment of new zone districts and direction to the crafting of the Design Standards.

The following is an explanation of the purpose and definition of the goals, objectives, policies and actions of the Community Plan. Specific goals, objectives and policies and actions follow in each Super Element.



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*Goal- A goal is an ideal future end, condition or state related to the public health, safety or general welfare toward which planning efforts are directed. A goal is a general expression of community values and, therefore is abstract in nature (e.g., "An aesthetically pleasing community," or "Quiet residential streets"). Verbs are usually not included in the goals.*

*Objective - An objective is a specific end, condition or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific (e.g., "One hundred affordable housing units for low-income households by 1995"). Objectives usually do not include verbs.*

*Policy - A policy is a specific statement that guides decision making that is based on a general plan's goals and objectives as well as the analysis of data. Policies should be clear and unambiguous (e.g., "The County shall install left-turn lanes at arterial intersections with peak-hour level of service worse than C").*

*Action - An action is a one-time action, program, procedure or development standard that carries out General Plan policy. Actions also include verbs. In this Plan, there are four distinct types of actions (although the first three will be called "actions"):*

*One-time Actions: - The completion of one-time actions will be indicated by an asterisk (\*). Once these actions are adopted concurrent with the adoption of the Community Plan, they will be placed in an appendix to the Plan.*

*Programs - Programs are actions that are primarily administrative functions, such as the development of an ordinance or study to address a goal (e.g., A Tree Preservation Ordinance shall be drafted). Program Actions will be adopted with the goals, objectives and policies of the Plan.*

*Procedures - Procedures are actions that indicate what the County must do in reviewing a development project (e.g., make findings to approve, impose appropriate development standards). Procedures also give direction on the appropriate land use for a property. Procedures will be adopted with the goals, objectives and policies of the Plan.*

*Development Standards - Development Standards are measures that will be incorporated into development projects to provide consistency with certain policies of the Community Plan. Not all policies require development standards.*

Goleta Community Plan policies in the Super Elements that follow this section are named with identifiers which abbreviate subject headings like noise or biology. Please see the Index on page v. for a key to these identifiers.

# GOLETA COMMUNITY PLAN

There are two Appendices to this Plan. The first Appendix is physically attached to the Plan and contains items which were adopted by the Board of Supervisors as components of the Plan. This Appendix includes:

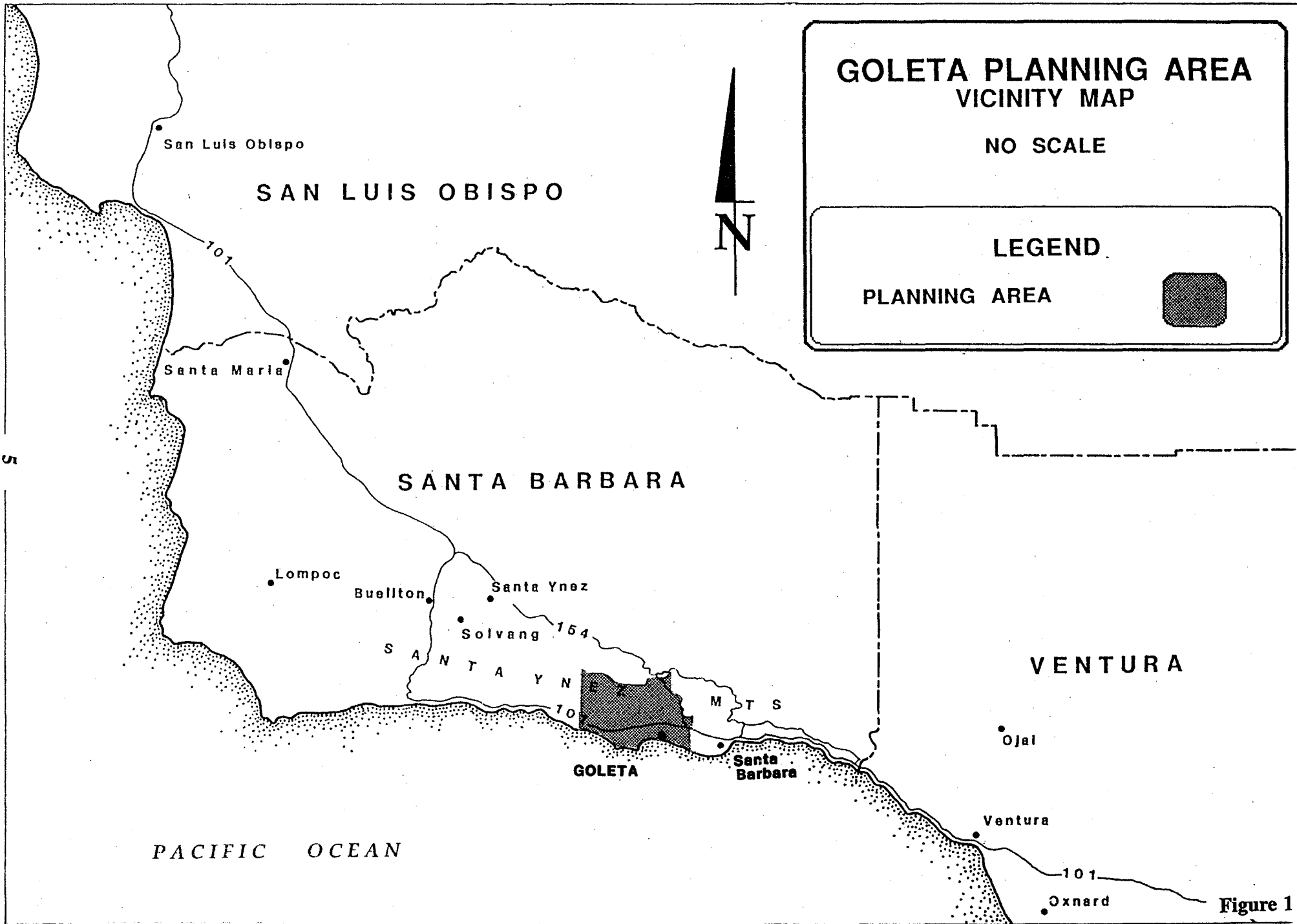
- \* a list of Actions which were accomplished upon adoption of the Plan (rezone property A to C-2, etc.) (Appendix A);
- \* the Design Guidelines (Appendix B); and
- \* the Implementation Summary which outlines the schedule for implementation of the various programs of the Plan, parties responsible and whether the program is funded or not (Appendix C).

The second Appendix is found as a separate document and is considered a Technical Appendix to this Plan. The items in this appendix were not specifically adopted by the Board, but the information contained within them formed some of the background for the decisions and actions the Board did take. This reference contains information on the following items:

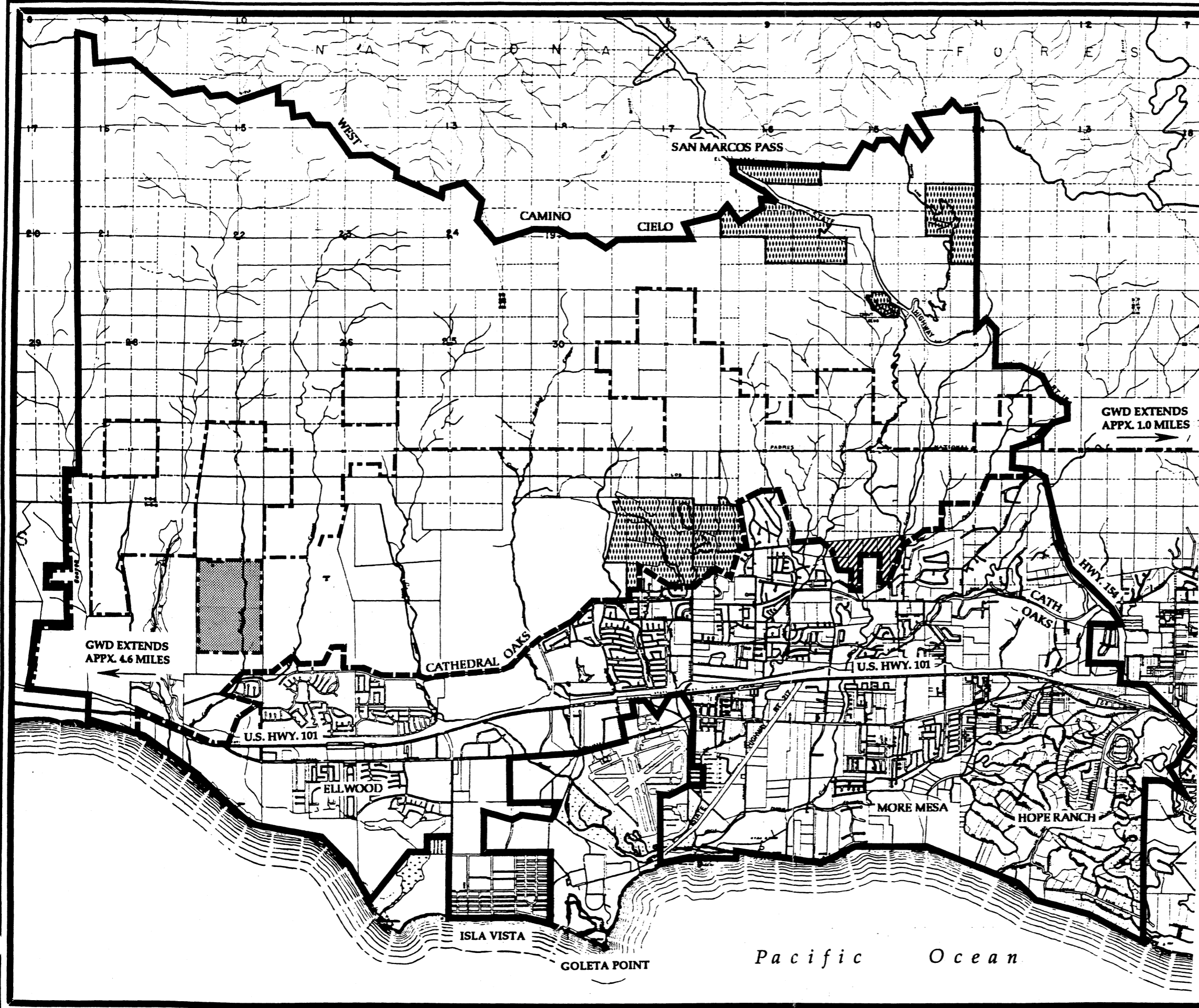
- \* database summary of all of the parcels which were rezoned and/or redesignated;
- \* a list of all parcels affected by the adjustment of the Coastal Zone Boundary Line;
- \* tables showing population and other demographic information;
- \* database summary of buildout by parcel; and
- \* traffic runs for both the 10-year scenario and full buildout.

## **B. Community Plan Location and Boundaries**

Goleta is an unincorporated portion of Santa Barbara County and is one of seven planning areas under the jurisdiction of County government. The Goleta Planning Area (GPA) lies mostly on the coastal shelf between the Pacific Ocean and the Santa Ynez range, west of the City of Santa Barbara, and includes the southern slopes of the mountains up to the crest. Please see Figure 1 for the location of the GPA. The Planning Area encompasses approximately 35,700 acres and is bounded by the City of Santa Barbara and State Highway 154 to the east, the Pacific Ocean to the south, Eagle Canyon to the west, and Camino Cielo Road to the north. The planning area also includes an area northeast of State Highway 154 near San Marcos Pass. The boundaries of the Planning Area are the same as the boundaries of the Goleta Restricted Resources Overlay District. The Planning Area boundaries encompass urban, agricultural, and mountainous rural lands. The California Coastal Zone boundary runs through the Goleta Planning Area, roughly paralleling the coast. Further north and inland, the Comprehensive Plan Urban/Rural boundary runs through the foothill area, roughly parallel to the east-west trend of the mountain slopes. These general boundary lines are briefly described below and shown on Figure 2.



**Figure 1**



# GOLETA

PLANNING AREA, URBAN BOUNDARY  
&  
GOLETA WATER DISTRICT BOUNDARY  
INNER RURAL AREA and  
EXISTING DEVELOPED RURAL NEIGHBORHOODS

## LEGEND

- PLANNING AREA BOUNDARY
- URBAN BOUNDARY
- GOLETA WATER DISTRICT BOUNDARY
- NOT A PART OF THE GOLETA WATER DISTRICT
- INNER RURAL AREA
- EXISTING DEVELOPED RURAL NEIGHBORHOOD

GWD EXTENDS  
APPX. 1.0 MILES  
→

GWD EXTENDS  
APPX. 4.6 MILES  
←

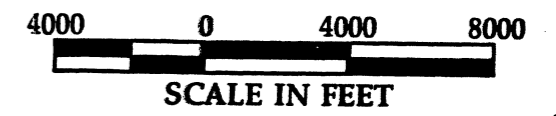


Figure 2

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# GOLETA COMMUNITY PLAN

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## Sub-Areas Within the GPA

Restricted Resources District - The Restricted Resources Overlay District is a Comprehensive Plan designation placed in 1986 upon the unincorporated area of the County known as the Goleta Planning Area as depicted on zoning maps, in order to identify that area subject to the provisions of the Goleta Growth Management Plan.

Coastal Zone - Pursuant to the Coastal Act of 1976, counties and cities which contain land within the coastal zone must prepare a local coastal program (LCP), which consists of a land use plan, zoning ordinance, and implementation programs for that area of a jurisdiction which lies within the coastal zone. Generally, the coastal zone extends inland 1,000 yards; however, the boundary is extended to include appropriate nearby habitat, recreational, and agricultural resources. As part of the Goleta Community Plan, the LCP boundary line was adjusted slightly to reduce the number of parcels split by the Line and to incorporate the most recent environmental information. Please see Figures 4, 5, 6, and 7 for the current location of the Coastal Zone Boundary Line, and the Technical Appendix for a more detailed discussion of the Boundary Line adjustment and a list of affected parcels.

Urban/Rural Boundary - The County's Comprehensive Plan differentiates between rural and urban areas and designates allowable uses based on the type of area. Rural areas are limited to agriculture and related uses, mineral extraction and related uses and activities, recreation, low density residential and related uses, and uses of a public or quasi-public nature. Minimum lot size within rural areas is 40 acres, with the exception of parcels owned and used by a public agency or smaller parcels within an identified Existing Developed Rural Neighborhood. Urban areas support a wide range of land uses, primarily residential, industrial and commercial activities and their related uses, buildings, and structures, as well as agricultural activities on parcels of 40 acres or less.

## Service Districts

The Goleta Planning Area is served by several service districts: the Goleta Water District, the Goleta Sanitary District, the Goleta West Sanitary District, the Goleta Union School District, the Santa Barbara High School District, the Mosquito Abatement District and the Isla Vista Recreation and Park District. Please see Figures 2 and 3 for a depiction of the service district locations.

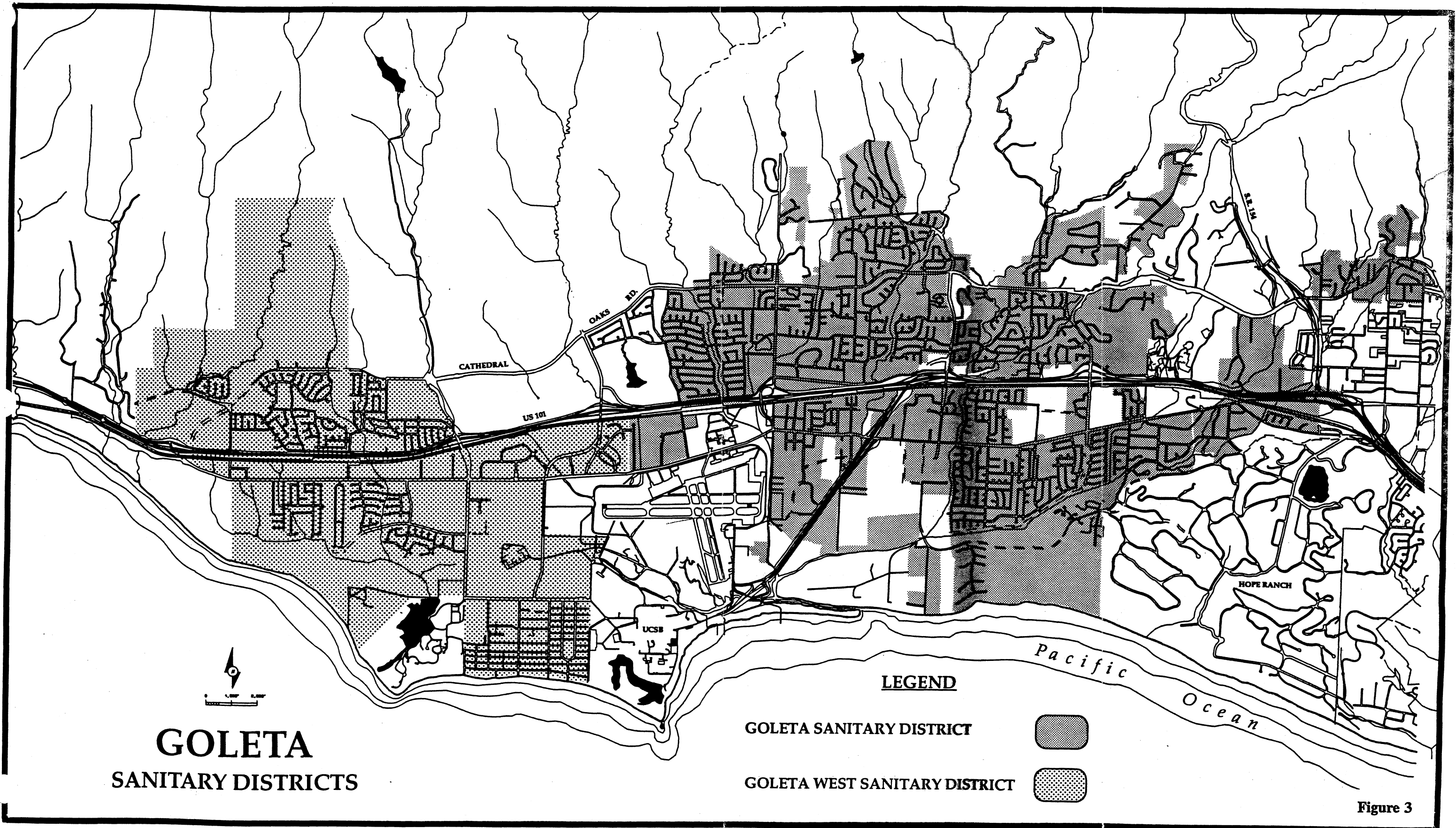


Figure 3

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# GOLETA COMMUNITY PLAN

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## C. Related County Land Use Plans and Policies

This section contains a brief summary of related policies from the Santa Barbara County Coastal Plan and Comprehensive Plan which are relevant to land use considerations in the Goleta Planning Area. The summaries presented here do not contain the actual language of the referenced policies (except for the four goals of the Comprehensive Plan), but are meant as an overview of the content and aim of the policies. It is important to note that these policies will continue to apply to the Goleta Planning Area and that the Plan policies presented elsewhere in this Community Plan serve to refine and augment these policies. In addition to the policies described below, please see the discussion of the Goleta Growth Management Ordinance on page 103 of this Plan.

### 1. LAND USE ELEMENT

The Land Use Element has four fundamental goals, which are listed verbatim below.

*Environment - Environmental constraints on development shall be respected. Economic and population growth shall proceed at a rate that can be sustained by available resources.*

*Urbanization - In order for the County to sustain a healthy economy in the urbanized areas and to allow for growth within its resources and within its ability to pay for necessary services, the County shall encourage infill, prevent scattered urban development, and encourage a balance between housing and jobs.*

*Agriculture - In rural areas, cultivated agriculture shall be preserved and where conditions allow, expansion and intensification should be supported. Lands with both prime and non-prime soils shall be reserved for agricultural uses.*

*Open Lands - Certain areas may be unsuitable for agricultural uses due to poor or unstable soil conditions, steep soils, flooding or lack of adequate water. These lands are usually located so that they are not necessary or desirable for urban uses. There is no basis for the proposition that all land, no matter where situated or whatever the need, must be planned for urban purposes if they cannot be put to some other profitable economic use.*

The Land Use Element (LUE) and Local Coastal Plan (LCP) policies direct how development may be carried out while also respecting constraints posed by physical and environmental characteristics. The policies specifically address streams and creeks, hillsides and watersheds, flood hazard areas, historical and archeological sites, parks and recreation areas, visual resources, and air quality. The LUE also contains a number of policies specific to the Goleta Planning Area (GPA); these policies will be superseded by the policies of this Community Plan.



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# GOLETA COMMUNITY PLAN

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In addition to the LUE, the County's General Plan contains nine other Elements that address specific issue areas. The policies in these Elements will continue to apply to the GPA, except where specifically superseded by policies in this Community Plan. The nine additional Elements are: Circulation, Environmental Resource Management, Seismic Safety/Safety, Noise, Housing, Conservation, Open Space, Agriculture, and Scenic Highways.

The County's LCP also contains policies that apply specifically to the Coastal Zone of the GPA. These policies address Agriculture, Bluff Protection, Seawalls and Shoreline Structures, Environmentally Sensitive Habitats, Coastal Access and Recreation, and Housing. The LCP also includes policy direction for Specific Plans to be prepared for a number of coastal sites in Goleta. These Specific Plan policies will be modified by the specific development standards found in this Community Plan.

## 2. SANTA BARBARA COUNTY AIRPORT LAND USE PLAN (ALUP)

The primary goals of the ALUP are to preserve navigable airspace around airports, the general safety of people and property around airports, and to mitigate aircraft noise impacts through compatible land use planning. In the GPA the major effect of the ALUP is to restrict the intensity and type of uses in the areas subject to hazards or airport noise and these cover a substantial portion of the valley south of Hollister Ave. (Figure 32). Several policies of this Community Plan address Airport noise and safety issues and work to ensure consistency with the ALUP.

## 3. MANAGER'S REPORT ON THE WATER SUPPLY MANAGEMENT PLAN

On October 1, 1990, the Goleta Water District (GWD) passed Resolution 90-27 establishing a Water Supply Management Plan (Figure 2 shows the boundaries of the GWD within the GPA). The intent of the Plan is to "establish policies which are necessary to provide protection from the current drought, comply with the judgements of recent litigation, and set the course for the District." The plan identifies short and long term water demand and supply forecasts.

## 4. TRANSPORTATION DEMAND MANAGEMENT ORDINANCE

On May 7, 1991, the Board of Supervisors adopted Ordinance 3922, establishing a Transportation Demand Management Program (TDM). The intent of this ordinance was to assist the County in reducing traffic congestion, thereby improving air quality, minimizing demand for new parking, and delaying or reducing the need for expensive new circulation capital improvements. This would be achieved by reducing the number of commuters driving alone during the peak hours through such TDM programs as variable work schedules, car/van pooling, bicycle commuting, etc. The ordinance sets standards to regulate



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major employers, including those in the GPA. The main goals of the ordinance are reflected in the policies of the Community Plan.

## **D. Background Environmental Documents**

A Master Environmental Assessment (MEA) was originally prepared as part of the EIR on the Goleta Growth Management Ordinance (GGMO). The main focus of that effort was on services (e.g. water, fire, sewer, traffic) and a more focused mapping effort on geologic hazards, biological resources and agricultural land. Subsequent to the release of the Final EIR on the GGMO, additional resource inventory work was prepared, which also included draft policies to protect resources. Some of these draft policies were incorporated into the Goleta Community Plan and the inventory work was incorporated into the EIR for the Goleta Plan.

The EIR for this Plan (91-EIR-13) and its addendum examined potential impacts on a "program" level for the majority of the Community Plan, and in greater detail for the selected Affordable Housing Overlay sites. The EIR found a number of significant, unavoidable impacts associated with buildout of the Plan. The EIR identified scores of mitigation measures which could help reduce some of the Plan's impacts, and most of these mitigations were incorporated into the Plan as policies and actions.

## **E. Community History**

Goleta's recent historic period started in 1769 when the Spanish entered the Goleta Valley. The Goleta area was divided between the Santa Barbara Mission and the Presidio in 1776. Most of Goleta was controlled by the Franciscan fathers, who used the land primarily for grazing cattle and sheep for the Mission. Between the 1820s and 1840s three large ranchos were carved out of the mission lands in Goleta: Los Dos Pueblos, Las Positas, and La Calera ranchos. During the latter part of the nineteenth century the large ranchos were split into smaller holdings and Anglo American families began arriving in significant numbers. These families played a major role in the development of the Goleta Valley during this period, beginning with the construction of farmhouses, barns, and corrals on the Bishop, Cooper, Hollister, Stow, More, and Hope Ranches. The completion of the connecting leg of the Southern Pacific Railroad in 1900 led to many new developments in the Goleta Valley, and the first automobile was introduced to the valley in 1901. Increases in population led to the development of two towns, one at the intersection of Hollister and Patterson, and one along Hollister near Fairview Avenue. By the 1930s these two towns had merged into one. The development of the lemon industry in the Goleta Valley took place

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during the 1930s, and a lemon packing plant was constructed in 1936. Other major crops produced in the Goleta Valley were walnuts and avocados.

By the end of the 1920s, the production of oil began along the Goleta coast. The Ellwood oil fields were discovered in 1928, starting the oil boom of the area which peaked in 1937 and then began to decline. Natural gas was also discovered in the Ellwood fields and at other locations along the coast, and the natural gas supply in the Goleta Valley is still being tapped.

The marshlands of the Goleta slough were filled in during the late 1930s and early 1940s to create a commercial airport. During World War II a Marine Corps Air Station was constructed on the mesa of Goleta Point. The military pulled out of the area in the late 1940's and turned over ownership of their complex to the University of California. In the late 1950's, the construction of Cachuma Dam helped to relieve the Valley's long-standing problem of reliable water supply. This allowed increased development and several housing tracts and subdivisions were subsequently built. Urban development has continued in the Valley, replacing the once extensive orchards with housing, businesses and shopping centers.

## **F. Community Concerns**

Throughout the 1970s and 1980s the Goleta Valley grew substantially. The Valley's population grew from 54,000 in 1970 to 67,000 in 1990 -- an increase of 24% -- and between the years 1978 and 1987 alone, over 2.7 million square feet of commercial/ industrial development occurred. In addition, during that time, the Valley began to feel the effects of development on the area's natural resource carrying capacity and a water moratorium was established by the voters in 1972.

The result of this development was an overall increase in the supply of housing and the growth of the area's commercial/industrial base. However, in the late 1970s and throughout the 1980s, commercial/industrial growth and the creation of new jobs substantially outpaced the provision of new housing. This growth also created cumulative impacts, and these included:

- \* the inability of the circulation system to efficiently carry traffic volumes, resulting in increased congestion and delays for motorists;
- \* the loss of farmland;
- \* the destruction of key habitat areas;
- \* the loss of open space;
- \* the lack of sufficient water resources;
- \* a decline in air quality; and
- \* the creation of substantial jobs-housing imbalance.

# GOLETA COMMUNITY PLAN

## G. Community Plan Process

In 1987, the Board of Supervisors appointed a 14-member citizens panel to help County staff craft the Community Plan for Goleta. County staff and this General Plan Advisory Committee (GPAC) held several dozen public meetings on all aspects of the Goleta Plan over the last five years. In addition to the GPAC meetings, staff and the GPAC held a series of public workshops early in the process to both familiarize the public with the planning project and to elicit suggestions about and responses to planning issues.

Once the GPAC and staff had formed a draft Plan, it was sent to the Planning Commission for review and initiation of environmental review. After environmental review was finished on the Plan, it went back to the Planning Commission for more in-depth review. In the fall of 1992, the Planning Commission held 19 public hearings on the Plan which spanned almost two hundred hours. The Commission heard testimony from dozens of interested persons and ultimately they made several changes to both the land use designations and the policies of the Plan. The revised Plan was then forwarded to the Board of Supervisors for their review.

The Board held a total of 13 hearing on the Plan through the spring and summer of 1993. They too heard testimony from numerous persons on a wide variety of issues. The Board made some additional changes to the Plan and they took final action (adoption) on July 20, 1993. The portions of the Plan dealing with the Coastal Zone were forwarded to the California Coastal Commission in the fall of 1993 for their review and adoption.

## H. Demographic and Development Trends

Information from the 1990 census provides updated information on the planning area's demographics. Tables 1a and 1b show population figures and household size for Santa Barbara County as a whole and the Goleta Valley in particular. The Technical Appendices of this plan contain figures showing population growth, ethnicity, age distribution, and household types.

**Table 1a**  
**Population Figures, 1970-1990**

YEAR	GOLETA POP.	Percent Increase	Annual Growth Rate	SB COUNTY POP.	Percent Increase	Annual Growth Rate
1970	53,858	--	--	264,324	--	--
1980	62,322	15.7%	1.5%	298,694	13.0%	1.2%
1990	66,764	7.1%	.7%	369,608	23.7%	2.2%

# GOLETA COMMUNITY PLAN

**Table 1b**  
**Average Household Size Within Goleta and Santa Barbara County, 1970-1990**

YEAR	GOLETA Owner Occupied	SB COUNTY Owner Occupied	GOLETA Renter Occupied	SB COUNTY Renter Occupied
1970	3.00	3.27	2.68	2.67
1980	2.74	2.84	2.42	2.38
1990	2.73	2.70	2.76	2.75

**Currently Proposed Projects**

Within the Goleta Planning Area there are several large development projects currently awaiting construction or are undergoing environmental/development review, and are listed below. This list and the descriptions within are current up to the time of adoption of this plan (July, 1993). Brief descriptions of these projects are included as they involve a substantial amount of the remaining potential buildout in the valley.

**Approved Projects Pending Construction**  
**in the Goleta Planning Area**

**Raytheon Industrial Project, 83-EIR-28**

Proposed Use-- Industrial Park; 400,000 sf approved per Development Agreement; 200,000 sf of this is currently built out of 700,000 sf approved in Specific Plan.

**Circon Corporation Project, 85-EIR-15**

Proposed Use-- Light Industrial; 76,000 sf

**Hyatt Resort and Hotel, 87-EIR-11**

Proposed Use-- Resort/Visitor Serving Commercial; 400 rooms

**Castillian Technical Center Project, 88-EIR-10**

Proposed Use-- Light Industrial; 187,606 sf

**Forte Ranch, 84-EIR-11**

Proposed Use-- Residential; 80 units

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## GOLETA COMMUNITY PLAN

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Los Carneros Community Commercial & Industrial Development, 84-EIR-2

Specific Plan Approved-- 300,000 sf industrial, 80,000 sf commercial, 235 residential units.  
*The Army Corps of Engineers denied a 404 permit to develop portions of the property containing wetland habitat, which denial is currently in litigation.*

Southern California Gas, 88-EIR-9

Proposed Use-- Offices; 15,000 sf

Great Republic Life Insurance, 88-EIR-22

Proposed Use-- Offices; 5,000 sf

Winchester Common Residential Development, 88-EIR-23

Proposed Use-- Residential; 146 units

Rehabilitation Institute at Santa Barbara, 90-EIR-6

Proposed Use-- Institution/Government Facility; 162 units, 148,430 sf

Cathedral Pointe Residential Development 91-EIR-11

Proposed Use-- Residential; 48 units

Purchase Agreement for Storke/Hollister Affordable Housing Site, 91-EIR-14

Proposed Use-- Residential/Light Industrial 72 units, 54,000 sf

General Research Corp., 88-EIR-19

Proposed Use-- Industrial Research Park; 60,000 sf

South Coast Surgical

Proposed Use-- Medical facility; 21,119 sf

MacElhenny Project

Proposed Use-- Office and retail; 47,610 sf

Cypress Point

Proposed Use-- Senior residential; 100 units

Hitchcock Ranch

Proposed Use-- Residential; 22 units

Messina Industrial Building

Proposed Use-- Industrial; 12,000 sf

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# GOLETA COMMUNITY PLAN

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## Tierra

Proposed Use-- Office/shop; 6,400 sf

## Foothill Triangle

Proposed Use-- General commercial; 40,000 sf

## Lindmar

Proposed Use-- Warehouse; 32,000 sf

## Pneu Devices

Proposed Use-- Light industrial; 11,500 sf

## Lucky Stores

Proposed Use-- Supermarket; 11,714 sf

## Towbes Office

Proposed Use-- R&D/Office; 56,792 sf

## Fairview Commercial

Proposed Use-- Commercial; 16,980 sf

## Theimer Storke Ranch Rd. Residential Development, 92-EIR-09

Proposed Use-- Residential; 275 units

## Gerard Co.

Proposed Use-- Commercial; 16,980 sf

## Gerard Co.

Proposed Use-- Auto Service; 20,060 sf

### Major Proposed Projects Undergoing Development/Environmental Review in the Goleta Planning Area

## Ellwood Beach Santa Barbara Shores Specific Plan Area, 91-EIR-3

Proposed Use-- Residential; 162 units *Specific Plan approved. No Development Plan application has been received by the County.*

## 101/Turnpike Apartment Project, 92-EIR-1

Proposed Use-- Residential; 110 units

# GOLETA COMMUNITY PLAN

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Girsh Community Plaza, 92-PA-008

Proposed Use-- Mixed, General Commercial/Residential; 600,000 sf and 250 units

Bradley

Proposed Use-- Residential; 88 units

Araden/Sandpiper

Proposed Use-- Residential; 163 units

Morgan Ranch

Proposed Use-- Residential; 75 units

Santa Barbara Medical

Proposed Use-- Residential; 36,000 sf

Sungate

Proposed Use-- Residential; 48 units

Harper Retail

Proposed Use-- Retail; 25,000 sf

101/Turnpike

Proposed Use-- Residential; 113 units

El Patio

Proposed Use-- Residential; 113 units

Pozzato Residential

Proposed Use-- Residential; 24 units

Calvary Chapel

Proposed Use-- Church; 20,000 sf

Georgi

Proposed Use-- Residential/commercial; 80 units/ 20,000 sf

Bialoski

Proposed Use-- Residential/ commercial 104 units/ 8,290 sf

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# GOLETA COMMUNITY PLAN

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The projects which are already approved, but not yet constructed, contain 1,720,096 sf of Commercial/Industrial (C/I) space and 905 new units of residential. This would constitute about 21% of the total remaining C/I and 16% of the Residential development allowed under the plan.

Pending projects total 673,290 sf of C/I and 1330 residential units representing 8% and 24% respectively of the remaining available buildout potential allowed under the plan.

Taken together approved and pending projects would utilize about 29% of the remaining potential C/I buildout and 40% of residential buildout allowed under the plan.

## I. Goals and Key Issues of the Community Plan

Early in the Community Plan review process, the Goleta General Plan Advisory Committee (GPAC) adopted guiding goals which emerged from their "vision" of how they would like to see Goleta in the year 2010. These goals also helped guide the Planning Commission and the Board of Supervisors as they reviewed the Plan. The goals are aimed at maintaining Goleta as a community with a balance of land uses; that is, to ensure that housing, employment, shopping, and recreation opportunities are provided to serve the needs of the local population. The following specific goals have guided the development of the policies embodied in the Community Plan.

- o To ensure that the population level of the Goleta area not exceed the resource and service capacity of the area nor adversely alter the present quality of life and environment.
- o To ensure that transportation planning is consistent with land-use planning.
- o To maintain an adequate, safe water supply and protect groundwater basins from prolonged overdrafting and quality degradation.
- o To ensure that a variety of housing locations, types, prices, and tenures are available, and an open and free choice of housing is provided for all persons regardless of income, age, race, or ethnic background.
- o To maintain the presently diversified economic base of Goleta.
- o To encourage preservation of viable Goleta agricultural lands.



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## **GOLETA COMMUNITY PLAN**

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- o To maintain and enhance the aesthetic qualities in all facets of community design.
- o To ensure that air quality planning is consistent with land use planning.
- o To ensure that land use planning conforms with noise element guidelines.
- o To ensure that public facilities and infrastructure be planned which will service the residents and workers of Goleta at acceptable levels.
- o To provide protection for natural resources and landforms relating to topography, waterways, and biologically sensitive habitats.

California State Law allows communities to prepare Community Plans to address issues within identified areas in more detail than is addressed in a Countywide Comprehensive Plan, Local Coastal Plan or Zoning Ordinance. Community Plans can propose new standards or exceptions to existing zoning to respond to the special conditions of an area. It is the intent of this portion of the Goleta Community Plan to provide a framework for planning to both the County and the landowners, businesses and residents in Goleta.

The following Super Elements (Community Development, Public Facilities and Services, and Resources and Constraints) contain the goals, objectives, policies, actions and development standards which comprise the Community Plan. Various topics with their associated constraints, issues and recommendations are presented in each section. They will establish the type, location, diversity and character of future development in Goleta. The Super Elements also establish development controls to protect sensitive environmental resources and the community's quality of life. Finally, various improvement projects such as pedestrian trails and bike paths are presented as well as long range plans such as future park sites.

**COMMUNITY**

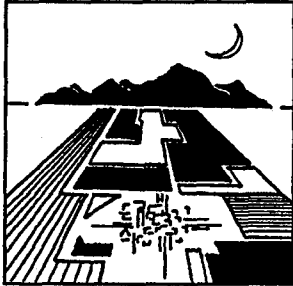
**DEVELOPMENT**

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# GOLETA COMMUNITY PLAN

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## II. COMMUNITY DEVELOPMENT SUPER ELEMENT



### A. *Introduction*

#### 1. EXISTING SETTING AND ISSUES

The Goleta Planning Area (GPA) is the largest and most diverse of the Planning Areas in the County. Covering almost 40,000 acres, the GPA contains everything from apartment buildings at 30-units an acre to 600-acre ranches, fruit stands to major research and development firms, coastal bluffs to mountain chaparral, and many types of land use and resources in between.






In addition to demographic information, other not so measurable factors also make up the community character of Goleta, such as the naturally beautiful setting, the quality of life enjoyed by the residents, the contribution of the University and many other factors. All of these blend together to describe Goleta and all of these "facts" and "feelings" guided the development of the Goleta Community Plan. Figures 4, 5, 6, and 7 show the land use designations for most of the Goleta Planning Area and Figure 8 (Rural and Inner Rural Areas) shows the land use designations for the upper foothills. Table 2 quantifies all the land use designations and their potential buildout under the Plan.

Two of the overarching goals in the formation of the Goleta Community Plan were to provide more housing priced in the "affordable" ranges for Goleta's citizens and to reduce or redirect potential development on environmentally sensitive parcels. To address the provision of more affordable housing, an Affordable Housing Overlay was created and applied to 16 parcels in the Goleta Planning Area; this Overlay and the affordable housing program are discussed later in this section. To address potential development on sensitive parcels, two programs were put forward with this Plan. The first was to develop a Transfer of Development Rights Program where density from constrained parcels could be transferred to less constrained parcels. The second was to establish Development Standards for parcels where some development could occur, but guidance was needed as to where and how this development could take place. Both of these programs are also discussed later in this section. Figure 9 shows the location of all of the Affordable Housing Overlay, Transfer of Development Rights, and Development Standards sites and Table 3 describes each of these sites.



# GOLETA COMMUNITY PLAN LAND USE DESIGNATIONS COASTAL and COMPREHENSIVE PLANS

## LEGEND







### OPEN LAND USES

-  **AGRICULTURE I**  
5 OR MORE ACRES MINIMUM PARCEL SIZE  
5 TO 40 ACRES MINIMUM PARCEL SIZE IN COASTAL ZONE
-  **AGRICULTURE II**  
40 OR MORE ACRES MINIMUM PARCEL SIZE  
40, 100, OR 320 ACRES MINIMUM PARCEL SIZE IN COASTAL ZONE
-  **MOUNTAINOUS AREAS**  
40 TO 320 ACRES MINIMUM PARCEL SIZE  
40 TO 100 ACRES MINIMUM PARCEL SIZE IN COASTAL ZONE
-  **EXISTING PUBLIC OR PRIVATE PARK/  
RECREATION AND/OR OPEN SPACE**
-  **PROPOSED PUBLIC OR PRIVATE PARK/  
RECREATIONAL FACILITY OVERLAY**  
PROPOSED PUBLIC ACCESS CORRIDORS OR RECREATION AREAS IN COASTAL ZONE
- OPEN LANDS**  
100-320 ACRES MINIMUM PARCEL SIZE  
100 OR 320 ACRES MINIMUM PARCEL SIZE IN COASTAL ZONE








### RESIDENTIAL

-  **RURAL RESIDENTIAL**      1 UNIT/40 ACRES TO 1 UNIT/100 ACRES
-  **RESIDENTIAL RANCHETTE**      1 UNIT/5 ACRES TO 1 UNIT/40 ACRES

### SINGLE FAMILY






MINIMUM LOT SIZE (COASTAL ZONE)	MAXIMUM DWELLING UNITS
 3 OR MORE ACRES	10/3 ACRES
 2 OR MORE ACRES	10/2 ACRES
 1 ACRE OR MORE	10/ACRE
 20,000 SQ. FT. OR MORE	18/ACRE
 10,000 SQ. FT. OR MORE	3.3/ACRE
 7,000 SQ. FT. OR MORE	4.6/ACRE

### MULTIPLE




MINIMUM LAND AREA PER UNIT (COASTAL ZONE)	
 7,000 SQ. FT. OR MORE	6.0/ACRE
 5,450 SQ. FT. OR MORE	8.0/ACRE
 4,360 SQ. FT. OR MORE	10.0/ACRE
 3,500 SQ. FT. OR MORE	12.3/ACRE
 2,420 SQ. FT. OR MORE	18.0/ACRE
 2,180 SQ. FT. OR MORE	20.0/ACRE
 1,450 SQ. FT. OR MORE	30.0/ACRE

-  **PLANNED DEVELOPMENT**







### COMMERCIAL

-  **GENERAL COMMERCIAL**
-  **NEIGHBORHOOD COMMERCIAL**  
COMPREHENSIVE PLAN ONLY
-  **SERVICE COMMERCIAL**  
COMPREHENSIVE PLAN ONLY
-  **HIGHWAY COMMERCIAL**
-  **OFFICE AND PROFESSIONAL**

### INDUSTRIAL

-  **INDUSTRIAL PARK**
-  **LIGHT INDUSTRY**
-  **GENERAL INDUSTRY**








### COMMUNITY FACILITIES

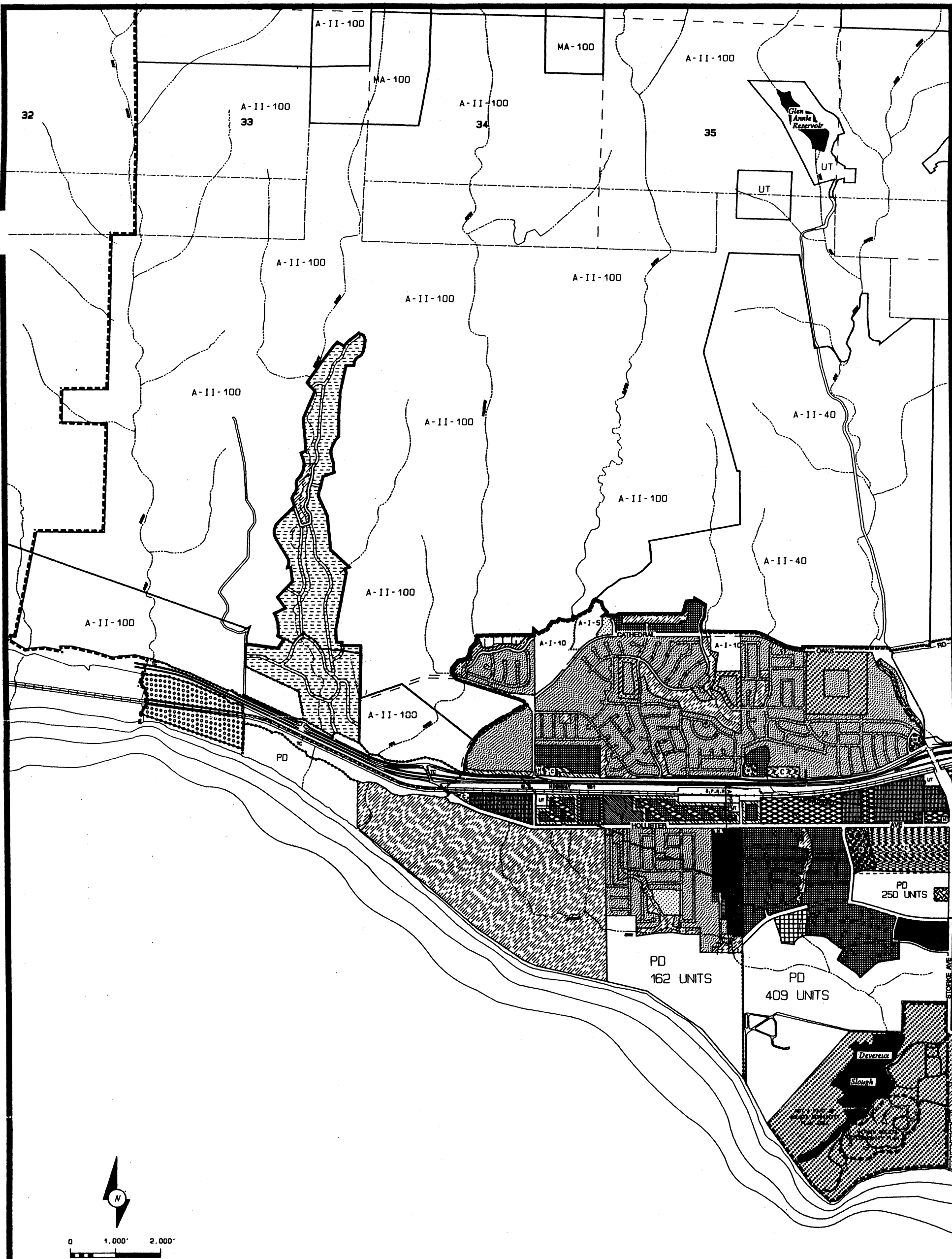
-  **EDUCATIONAL FACILITY**  
(PUBLIC OR PRIVATE)
-  **INSTITUTION/GOVERNMENT FACILITY**
-  **PUBLIC UTILITY**
-  **CIVIC CENTER**
-  **CEMETARY**
-  **TRANSPORTATION CORRIDOR**

### OVERLAY DESIGNATIONS

-  **SCENIC/BUFFER AREAS**

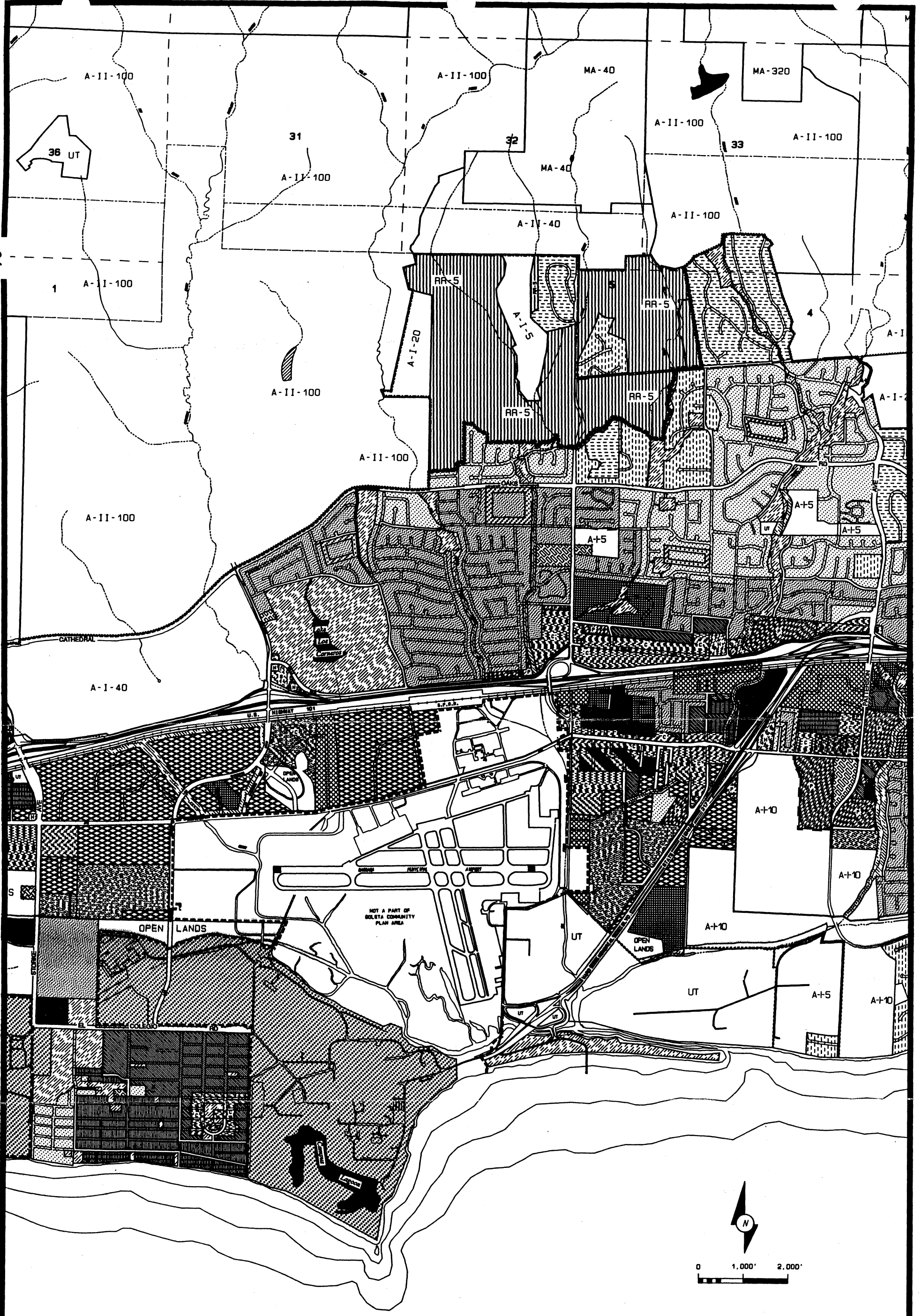
### BOUNDARY LINES

-  **GOLETA COMMUNITY PLAN AREA**
-  **URBAN BOUNDARY**  
COMPREHENSIVE PLAN
-  **RURAL BOUNDARY**  
COMPREHENSIVE PLAN
-  **URBAN/RURAL BOUNDARY**  
COASTAL PLAN
-  **EXISTING DEVELOPED RURAL NEIGHBORHOODS**
-  **COASTAL ZONE BOUNDARY**
-  **CITY BOUNDARIES**



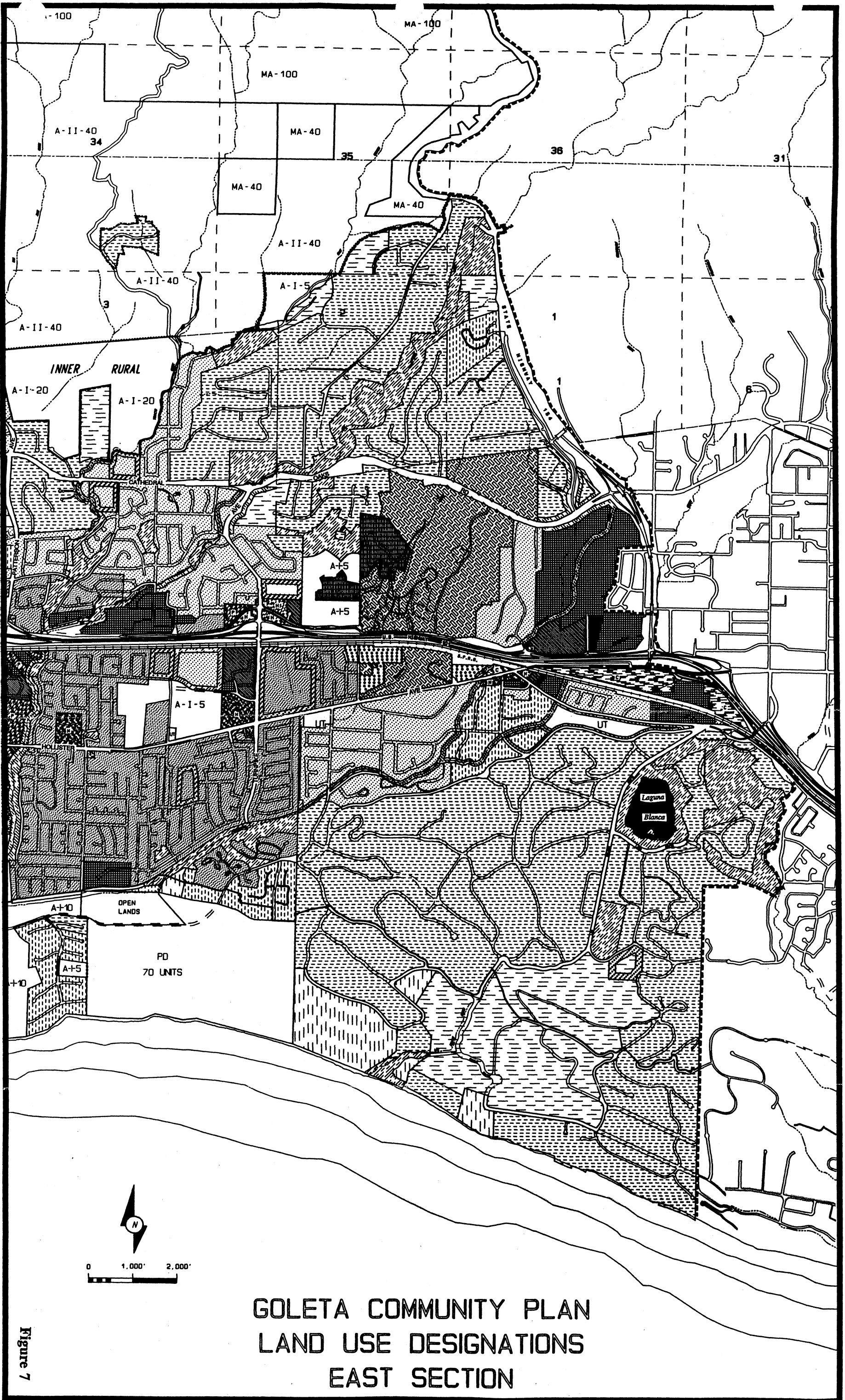
GOLETA COMMUNITY PLAN  
 LAND USE DESIGNATIONS  
 WEST SECTION

Figure 5



GOLETA COMMUNITY PLAN  
 LAND USE DESIGNATIONS  
 CENTRAL SECTION





GOLETA COMMUNITY PLAN  
 LAND USE DESIGNATIONS  
 EAST SECTION

Figure 7

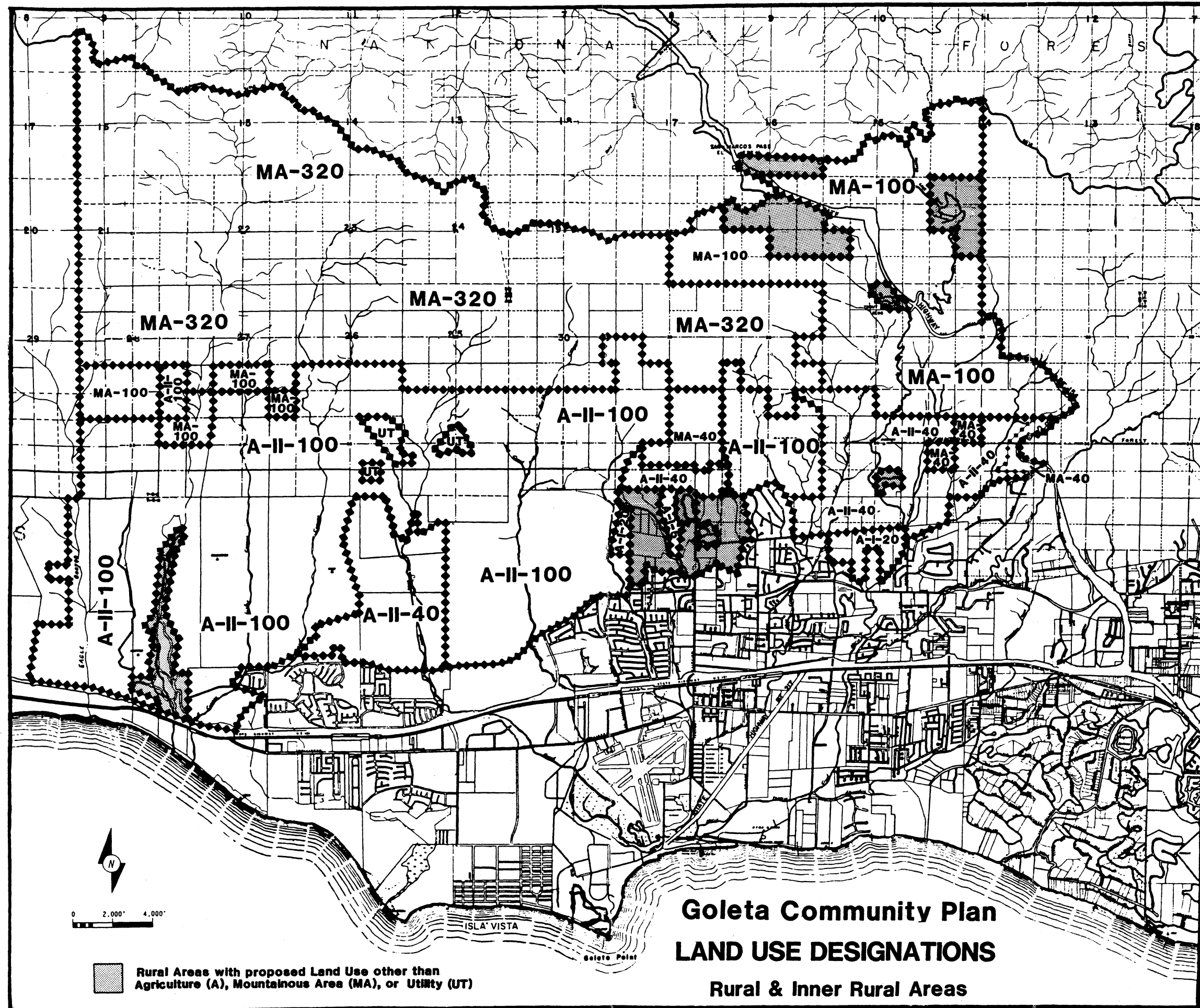


Figure 8



# GOLETA COMMUNITY PLAN

**Table 2  
BUILDOUT STATISTICS UNDER THE 1993 COMPREHENSIVE PLAN**

COMP. PLAN DESIGNATION	Ac.	# of Parcels	EXISTING Units/SF	ADDITIONAL Units/SF under The 1993 Plan
A-I-5	295.99	51	35/80,196	71/0
A-I-10	382.25	22	4/392,396	36/0
A-I-20	186.96	11	3/0	8/0
A-I-40	335.12	3	0/0	9/0
A-II-40	2,000.43	86	23/0	62/0
A-II-100	8,331.96	75	7/0	94/0
RURAL Res	60.87	3	0/0	3/0
Res RANCH	993.88	281	203/0	102/0
Res 0.3	387.95	99	84/0	43/0
Res 0.5	111.98	13	13/0	29/0
Res 1.0	2,242.17	1,690	1,569/53,906	287/0
Res 1.8	306.44	504	481/19,472	91/0
Res 3.3	864.16	3,048	2,998/104,097	342/0
Res 4.6	1,100.59	6,223	6,267/66,536	696/0
Res 6.0	8.76	5	4/0	47/0
Res 8.0	52.28	252	340/0	205/72,000
Res 10.0	52.37	15	5/1,419	476/65,284
Res 12.3	289.56	1,806	3,292/128,944	696/0
Res 18.0	54.54	401	1,141/0	191/0
Res 20.0	150.91	541	4,519/37,874	479/40,000
Res 30.0	84.20	559	2,528/0	350/0

# GOLETA COMMUNITY PLAN

COMP. PLAN DESIGNATION	Ac.	# of Parcels	EXISTING Units/SF	ADDITIONAL Units/SF under The 1993 Plan
Plnd Dvlp	824.90	21	0/0	883/406,629
General Comm	287.77	265	116/2,062,717	21/2,060,477
Highway Comm	22.07	15	0/169,620	0/40,601
Office & Prof	81.37	25	0/446,964	162/585,502
Neighbd Comm	53.00	61	82/481,991	0/155,402
Service Comm	3.56	1	0/41,430	0/0
Coast Dep Ind	4.46	1	0/0	0/0
Ind Park	369.47	140	8/3,795,677	0/1,636,673
Light Ind	198.35	48	1/751,635	0/2,375,494
General Ind	65.32	103	49/443,299	0/416,959
Educ Fac	280.89	17	0/606,236	0/0
Inst/GovtFac	310.86	23	0/409,505	0/100,000
Pub Utility	457.38	31	0/0	3/0
Civic Center	9.84	1	0/14,000	0/0
Cemetery	21.20	7	0/0	0/0
MountArea 40	398.19	14	2/0	12/0
MountArea 100	3,563.52	91	9/0	78/0
MountArea 320	8,951.75	29	0/0	36/0
ExtRecOpnSpc	996.78	232	20/7,571	5/0
Other OpnLand	84.32	14	0/0	81/0
Striped 62 <sub>1</sub>	0.82	95	41/29,572	0/0
Striped 65 <sub>2</sub>	54.66	13	0/460,407	0/201,773
Striped 66 <sub>3</sub>	14.58	63	37/198,989	0/96,492
Right of Way	344.38	25	0/0	0/0

# GOLETA COMMUNITY PLAN

COMP. PLAN DESIGNATION	Ac.	# of Parcels	EXISTING Units/SF	ADDITIONAL Units/SF under The 1993 Plan
<b>TOTALS:</b>	35,692.81	17,023	23,881/ 10,804,453	5,598 <sub>4</sub> / 8,253,286

source: 08/04/93 database

## COMMENTS ON TABLE 2

<sub>1</sub> Res 12.3/Office & Professional

<sub>2</sub> Res 12.3/Industrial Park

<sub>3</sub> Res 30.0/General Commercial

<sub>4</sub> The residential and commercial/industrial buildout calculated in this Table reflects staff's estimates of average density and use by zone district. It includes the bonus density units associated with the Affordable Housing Overlay (AHO) program. That program adds 779 additional units if all of the selected sites are developed to their full assigned density. Without the additional units allowed by the AHO program, buildout could be substantially less. Clearly, total residential buildout will be a range depending on what sites are selected to receive the AHO and which actually develop at the higher density.

-- When parcels have multiple designations the "Additional Units/SF" will be represented in one designation.

\_\_ The 72,000 SF allocated to Res 8.0 is Mission Industries (Site #17) Mixed-Use.

\_\_ The 65,284 SF in Res 10.0 is Ellwood Station Rd (Site #59) Mixed-Use.

\_\_ The 40,000 SF in Res 20.0 is Hollipat (Site #28) Mixed-Use.

-- The 406,000 SF allocated to Plnd Dvlp is the Hyatt Resort Hotel site and is Resort Visitor Serving Commercial.

-- The 162 units in Office & Prof is the Rehabilitation Institute.

# GOLETA COMMUNITY PLAN

**Table 3**  
(For use with Figure 9)

## GOLETA COMMUNITY PLAN

### AFFORDABLE HOUSING OVERLAY (AHO) SITES (and Initiated AHO Sites), SITES WITH DEVELOPMENT STANDARDS AND CANDIDATE SITES FOR TRANSFER OF DEVELOPMENT RIGHTS (TDR)

SITE #	SITE NAME & APN	ACREAGE	LAND USE/ZONING; TOTAL BUILDOUT (WITH TDR & AHO INFORMATION)
<b>AFFORDABLE HOUSING SITES</b>			
2	NW STORKE/ HOLLISTER 73-030-20 73-140-18	28.03	Res 8.0/MHS 8.0; 224 units with <u>AHO Res 12.3/DR 12.3</u> ; 344 units
5	HOLLISTER/ LAS ARMAS 79-210-49	14.23	Res 8.0/DR 8.0; 113 units with <u>AHO Res 12.3/DR 12.3</u> ; 175 units
16	PHELPS 73-090-26	8.59	Res 6.0/DR 6.0 [Fld.Haz/ESH]; 51 units with <u>AHO Res 10.0/DR 10.0</u> ; 85 units
17	MISSION INDUSTRIES 71-130-23	12.36	Res 3.3/DR 3.3 on N. 6.0 acres; 19 units with <u>AHO Res 8.0/DR 8.0</u> ; 48 units and Off&Prof; 91,424sf on S. 6.36 acres [Scen.Buff/ESH]
26b	PEBBLE HILL (EAST) 67-210-11,16,22,32,33	6.53	Res 4.6/DR 4.6; 28 units with <u>AHO Res 10.0/DR 10.0</u> ; 65 units

## GOLETA COMMUNITY PLAN

SITE #	SITE NAME & APN	ACREAGE	LAND USE/ZONING; TOTAL BUILDOUT (WITH TDR & AHO INFORMATION)
27	SUMIDA PROFESSIONAL 71-090-13,44 71-330-01,02	20.61	Res 8.0/MHS 8.0; 80 units with <u>AHO Res 20.0/DR 20.0; 200 units</u> for central 10 acres, & Gen.Comm/C-1; 165,528sf for east & south 5 acres
28	HOLLIPAT 65-090-28	9.03	Res 20.0/DR 20.0; 30 units with <u>AHO Res 30.0/DR 30.0; 45 units</u> and Off&Prof/PI; 40,000sf [Scen.Buff] (Site also has Res 30.0 for an existing 52 units in the SW corner and 20,700sf of Off&Prof)
29	WALNUT EAST/WEST 65-102-15	3.90	Res 4.6/10-R-1; 17 units with <u>AHO Res 10.0/DR 10.0; 39 units</u>
29 cont.	65-110-05,06,43	6.28	Res 4.6/10-R-1; 28 units with <u>AHO Res 6.0/DR 6.0; 37 units</u>
30	OLD SAN MARCOS E. 65-180-05,51	2.24	Res 4.6/DR 4.6; 10 units with <u>AHO Res 6.0/DR 6.0; 13 units</u>
30 cont.	65-180-35	4.28	Res 4.6/DR 4.6; 19 units with <u>AHO Res 8.0/DR 8.0; 34 units</u>
52	PATT./U.S.101 AFF.HSE SITE 69-525-21	4.89	Res 3.3/DR 3.3; 16 units with <u>AHO Res 10.0/DR 10.0; 48 units</u>
59	CALLE REAL/ ELLWOOD STA. RD 77-130-06	9.86	Gen. Comm/C-1; 66,211sf & Res 4.6/DR 4.6; 26 units with <u>AHO Res 10.0/DR 10.0; 58 units</u> [ESH]
64	SANTA FELICIA AFF.HSE SITE 73-030-06,09	6.62	Res 8.0/MHS 8.0; 52 units with <u>AHO Res 12.3/DR 12.3; 81 units</u>

# GOLETA COMMUNITY PLAN

SITE #	SITE NAME & APN	ACREAGE	LAND USE/ZONING; TOTAL BUILDOUT (WITH TDR & AHO INFORMATION)
67	BRADLEY 79-120-54	13.91	Res 4.6/DR 4.6; 63 units with <u>AHO Res 6.0/DR 6.0; 83 units</u>
<b>INITIATED BUT <u>NOT</u> ADOPTED AHO SITES</b>			
9	KOART 79-120-67,68	9.50	Res 4.6; 42 units <u>Initiated AHO Res 6.0/DR 6.0; 83 units</u>
73	HOLLISTER TRAILER PARK 71-130-47 (5.18)	4.98	Gen.Comm/C-2; 46,350sf <u>Initiated AHO Res. 30/DR 25; 100 units</u>
74	SUNGATE	10.8	Res. 4.6/DR 4.6; 49 units with <u>Initiated AHO Res. 10/DR 10; 108 units</u>
<b>SITES WITH DEVELOPMENT STANDARDS</b>			
3	CONNER/KNILL 79-210-12,17,18	118.29	Specific Plan with Site #11, Existing Rec &/or O.S./REC [Fld.Haz/ESH]
4	LOS CARNEROS COMMUNITY 73-060-31 to 51, 73-070-25 to 32	48.33	PD/PRD 235 units Gen.Comm/C-2 & LIGHT.IND/M-S; 419,282sf & Open Lands/RES [ESH]
11	SOUTHWEST DIVERSIFIED 79-210-13 to 15,19,24,51	126.76	Specific Plan with Site #3 PD/PRD 162 units [Fld.Haz/ESH]
12	WEST DEVEREUX 73-090-10,13,50	240.82	PD/PRD 409 units, (with approx. 58 additional units granted to golf course (TDR transfer site)) [Fld.Haz/ESH]
15	ST.VINCENTS/ CATHEDRAL OAKS 59-130-15	28.76	Res 1.0/DR 1.0 [ESH]; 28 units

# GOLETA COMMUNITY PLAN

SITE #	SITE NAME & APN	ACREAGE	LAND USE/ZONING; TOTAL BUILDOUT (WITH TDR & AHO INFORMATION)
15 cont.	59-130-14	4.61	Res 1.0/DR 1.0 [Scen.Buff/ESH]; 4 units
17	MISSION INDUSTRIES 71-130-23	12.36	Res 3.3/DR 3.3 on N. 6.0 acres; 19 units with <u>AHO Res 8.0/DR 8.0</u> ; 48 units and Off&Prof; 91,424sf on S. 6.36 acres [Scen.Buff/ESH]
18	GIRSH 73-090-38,55	83.21	Gen.Comm/Shopping Center; 662,112sf & PD/PRD 250 units
19	DELCO 73-080-20	102.30	Ind.Park/M-RP & Light Ind./M-S; 1,327,944sf [Fld.Hazd/ESH]
22	PARKER WETLAND 71-190-29,37,38	10.57	Open Lands/RES (TDR transfer site-- 30 units)
34	MORE MESA 65-320-01,02,07 to 10	264.49	PD/PRD [Fld.Haz /ESH]; 70 units
34 cont.	65-320-04 (County Owned)	35.50	Existing Rec & O.S./RES [ESH]
43	SAN ANTONIO CREEK ROAD 59-010-66	29.45	Res 1.0/DR 1.0 [ESH]; max. 23-24 units
54	HOLLISTER & KELLOGG 71-090-36	4.0	Res 10.0/DR 10.0; 40 units and Rec & Park Overlay with Specific Plan
54 cont.	71-090-80	3.47	Res 10.0/DR 10.0; 34 units with Specific Plan
54 cont.	71-090-37,63, 77,78	5.0	Res 10.0/DR 10.0; 30 units and Gen.Comm/C-2 23,008sf with Specific Plan
54 cont.	71-340-01 to 07	1.50	Res 20.0/DR 20.0; 28 units with Specific Plan

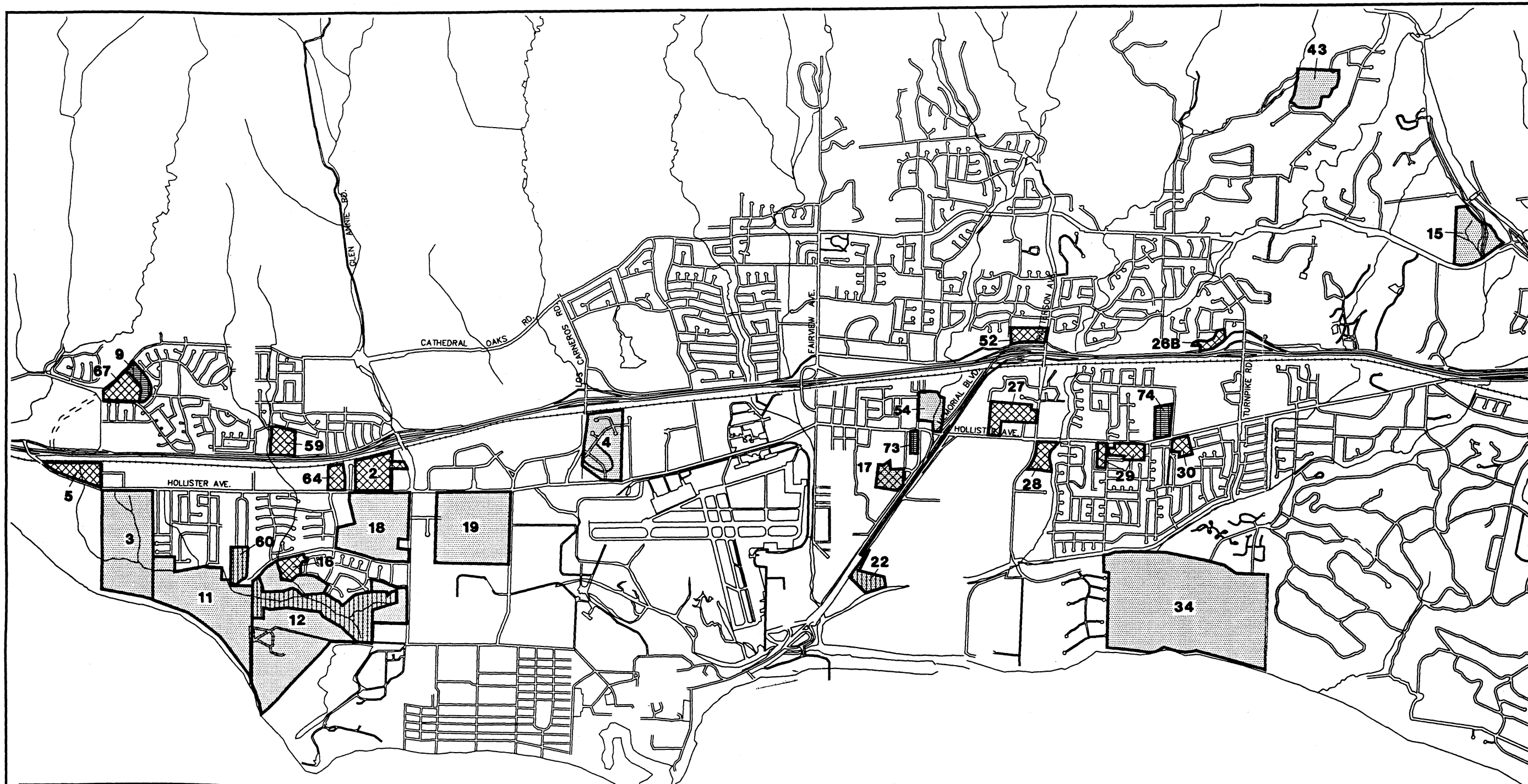
# GOLETA COMMUNITY PLAN

SITE #	SITE NAME & APN	ACREAGE	LAND USE/ZONING; TOTAL BUILDOUT (WITH TDR & AHO INFORMATION)
60	MATHILDA DRIVE 79-553-20,21	1.0	Res 10.0/DR 10.0 [ESH]; 10 units
60 cont.	79-554-20,21,22	0.69	Res 12.3/DR 12.3 [Fld.Hazd/ESH]; 6 units
60 cont.	79-553-10,11, 13 to 16 79-554-23 to 32,39	5.08	Res 4.6/DR 4.6 [Fld.Hazd/ESH]; 20 units (TDR Transfer Site)
<b>CANDIDATE SITES FOR TRANSFER OF DEVELOPMENT RIGHTS</b>			
12	WEST DEVEREUX (Ocean Meadows Golf Course <u>Only</u> ) 73-090-10	66.96	PD/PRD; 58 TDR units
22	PARKER WETLAND 71-190-29,37,38	10.57	Open Lands/RES; 30 TDR units
60	MATHILDA DRIVE 79-553-10,11, 13 to 16 79-554-23 to 32,39	5.08	Res 4.6/DR 4.6 [Fld.Hazd/ESH]; 20 TDR units





### COMMENTS TO TABLE 3

The site numbers used in this Table are the same ones used throughout the Plan review and adoption process. Many of these sites became known by these site numbers. Therefore, for historic continuity and ease in tracking the evolution of the Goleta Plan, these same numbers are used here and on Figure 9 even though they may appear to make no intuitive sense.







**LEGEND**

-  AFFORDABLE HOUSING SITES
-  SITES WITH DEVELOPMENT STANDARDS
-  CANDIDATE SITES FOR TRANSFER OF DEVELOPMENT RIGHTS
-  INITIATED BUT NOT ADOPTED AFFORDABLE HOUSING SITES

Note: The site numbers used on this map are the same ones used throughout the Plan review and adoption process. Many of these sites became known by these site numbers. Therefore, for historic continuity and ease in tracking the evolution of the Goleta Plan, these same numbers are used here and in Table 3 even though they may appear to make no intuitive sense.

Source: Resource Management Department, Goleta Community Plan, August 1993.

PACIFIC OCEAN

  
N  
SCALE  
  
2000 FEET

**GOLETA COMMUNITY PLAN**

**Affordable Housing Sites  
Sites with Development Standards  
Candidate Sites for Transfer of Development Rights**

Figure 9

# GOLETA COMMUNITY PLAN

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## *B. Land Use -- General*

### **1. EXISTING SETTING AND ISSUES**

This section of the Community Plan addresses the type, location, intensity, and interrelationship of the various land uses within the Goleta Planning Area. The Land Use Plan is primarily based upon the needs of the community, existing and anticipated resource and service constraints. The overall goal of the Land Use Plan is to give the community a balance of land uses that provide adequate housing, employment, shopping, and recreation for the people of Goleta. The Land Use Plan must ensure that the population level of the Goleta area not adversely alter the present quality of life and environment. Sufficient commercial and industrial acreage is provided to supply employment and commercial services to the population. Government, utility, and institutional space has been identified to serve the needs of the community. Finally, sufficient open space and agricultural lands are provided to maintain and enhance the existing character of the community and to meet the goals of preserving agriculture in the Valley.

### **2. POLICIES AND IMPLEMENTING STRATEGIES**

The following goal, objective, policies and actions implement the overall land use goals and designation changes embodied in the land use plan for the entire planning area. Following this general section are discussions and recommended policies relating specifically to residential, agricultural, commercial/industrial, housing and growth management issues.

#### **A. GENERAL**

**GOAL: To Provide Housing Affordable To All Goleta Residents, To Strive For A Balance Between Jobs And Housing, To Provide A Range of Commercial And Industrial Uses Which Promote Orderly Economic Development, And To Protect Natural Resources.** (amended by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95)

# GOLETA COMMUNITY PLAN

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**Policy G-GV-1:** All existing Countywide and Coastal Plan policies apply to the non-coastal and coastal areas, respectively, of the Goleta Planning Area in addition to those specific policies and action items identified below.

**Policy G-GV-2:** The Development Standards contained within this Plan shall be utilized to implement the policies of the Plan. Where appropriate, each of these standards shall be applied to the project under review unless the standard would be inapplicable or ineffective and/or other standards have been required which implement the policies.

## B. LAND USE -- General

*Objective LU-GV: As new resources and services become available, at full buildout up to a maximum of the following additional development shall be allowed:*

- a. 5,598 new dwelling units (assuming all affordable housing sites are retained);
- b. 8.25 million square feet of commercial/industrial space.

**Policy LU-GV-1:** The Urban/Rural Boundary around the Goleta community shall separate principally urban land uses and those which are rural and/or agricultural in nature. This boundary shall represent the maximum extent of the Goleta urban area and the Urban/Rural Boundary shall not be extended prior to the development of existing inventories of vacant land within the urban area. This Boundary shall not be moved except as part of an update of the Community Plan.

**Policy LU-GV-2:** Future growth and development shall occur in a manner which minimizes construction related impacts on the community. (amended by 95-GP-4, -5; Resols 95-389, -390; 8/22/95)

**Action LU-GV-2.1:** The County shall strive to provide a jobs/housing balance by using such planning tools as rezoning and the Goleta Affordable Housing Overlay program.

**Policy LU-GV-3:** The County shall monitor and account for, UCSB and Airport growth projections in Goleta land use planning.

**Action LU-GV-3.1:** The County Resource Management Department shall contact the City of Santa Barbara and U.C.S.B. and request growth projection reports. The County shall perform a responsible agency review on these reports

## GOLETA COMMUNITY PLAN

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in order to determine any future effects upon the Goleta Planning Area. Should substantial effects be determined the County shall modify the Goleta Community Plan based on any unplanned growth of UCSB and the Santa Barbara airport.

- Policy LU-GV-4:** Where a site or parcel has more than one land use designation (eg: commercial and residential), the design of the site shall be coordinated through the use of similar landscape and design elements (eg: access, plant selection, buffer strips, habitat/open space protection, architectural styles, etc.).
- Policy LU-GV-5:** Appropriate planning tools should be explored and adopted which provide for the clustering or relocation of development from environmentally sensitive or visually prominent areas, or other sites which are deemed unsuitable for development, to less sensitive areas or parcels.
- Action LU-GV-5.1:** As a follow-up to the Goleta Community Plan, the County shall prepare as a pilot program a Transfer of Development Rights (TDR) Ordinance.)
- Action LU-GV-5.2:** For the three sites identified as TDR "sender" sites as part of this Community Plan (Ocean Meadows Golf Course -- part of Site #12; Parker -- Site #22; and Mathilda Drive -- Site #60), if a TDR Ordinance is not completed within two (2) years from the adoption of this Plan, the County shall consider a General Plan Amendment and Rezone for each of those sites which would allow some additional development on-site.

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# GOLETA COMMUNITY PLAN

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## C. *Land Use--Residential*

### 1. EXISTING SETTING AND ISSUES

Residential uses within the GPA can be divided into three distinct communities, Goleta, Isla Vista and Hope Ranch. Each of these communities further has distinctive differences between particular sub-areas or neighborhoods within its generally recognizable boundaries. The substantial socio-economic differences between these communities are reflected in the variations in land use between them. Because of these differences between communities within the GPA, the diversity of the population, the sprawling character and lack of a clear central downtown, residents often identify more with the individual residential community rather than the area as a whole. To a certain extent, some residents, especially in eastern Goleta, consider themselves more a part of the City of Santa Barbara, while others in western Goleta may tend to feel a stronger sense of community identity as being part of Goleta. Certainly, many residents of both Isla Vista and Hope Ranch feel a strong sense of identity with their respective communities. This diversity within the valley is further reflected by the variety of failed incorporation attempts which have occurred over the last 20 years. A brief description of each community and major neighborhood/sub-areas follows below.

Goleta: Goleta is the most widely varied of the communities within the GPA, with residential uses ranging from one acre estates and 5 to 10 acre ranchettes in the foothills to high density apartments and/or condominiums in parts of central and west Goleta. The majority of residentially designated land within this community is comprised of single family dwellings on modestly sized lots of 10,000 square feet or less, the majority of which were constructed from the late 1960s to late 1970s. This gives the valley's residential areas an overall suburban character. However, the following sub-areas are notable:

- \* Ellwood Beach/Mathilda Dr.: Residential uses in this west Goleta neighborhood are dominated by medium to high density apartments interspersed with duplexes, mobile homes and some single family homes. Immediately west lie neighborhoods of single family homes; while to the east is a mixed area of single family homes and townhomes.
  
- \* Old Town: The residential portions of this area are located primarily south of U.S. 101 and east of Fairview, with scattered pockets south of Hollister. This diverse area contains residential uses ranging from older single family homes on small lots to high density apartments, all mixed with commercial and industrial uses.

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## GOLETA COMMUNITY PLAN

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- \* **Orchid Lane/Anderson Drive:** Located on the coast in the center of the planning area, this neighborhood is separated from other residential areas by topography and the Patterson Avenue agricultural area and contains large lot residential development mixed in with greenhouses, open field nurseries and truck farms.
  
- \* **Central Residential:** This area is comprised of many distinct neighborhoods which extend through the center of the planning area, both north and south of U.S. Highway 101. These neighborhoods are predominantly single family residential in character consisting mainly of lots ranging from 7,000 to 10,000 square feet, with some higher density townhome/apartment uses near commercial areas, and larger lot estate residential in the north Patterson/Fairview areas.
  
- \* **San Antonio Creek Road:** This sub-area contains several distinct neighborhoods located in the northeast foothill section of the community and contains large lot residential uses, generally 1/2 to 1 acre lots. A substantial number of these homes were destroyed in the Painted Cave Fire of 1990 and some are still undergoing reconstruction.

Isla Vista: The community of Isla Vista is approximately 1/2 square mile in size, located immediately west of the main campus of UCSB, and is almost surrounded by the University's Storke and West Campuses. This community contains the highest population density of any area in the County and is comprised of residential uses consisting primarily of high density apartments, scattered duplexes and single family homes in the west end. Total population is over 20,000 residents, the majority of whom are University students, and comprises more than 30% of the total population of the GPA. Pressing land use issues within the community include an aging housing stock, a severe parking shortage, lack of open space and general overcrowding. The community enjoys some limited local representation through the Isla Vista Recreation and Parks District.

Hope Ranch: Hope Ranch is a residential community located among rolling hills and coastal terraces south of Modoc Road between More Mesa and the City of Santa Barbara. With the exception of the La Cumbre Country Club and golf course, land uses in the community consist entirely of large lot residential, with parcels generally ranging from one to three acres in size. Land use issues facing this community include preservation of the area's semi-rural ambience and construction of oversized homes on one acre lots. The community receives some degree of citizen representation from the Hope Ranch Park Homeowners Association and the La Cumbre Mutual Water company.

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## GOLETA COMMUNITY PLAN

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Over the last 20 years, residential development has not kept pace with commercial/industrial development in the Goleta Valley. Consequently, there are many people who work in Goleta who must live outside the Valley and commute to work. In an attempt to help rectify this imbalance and to provide more housing for Goleta's workers, the Goleta Growth Management Ordinance (GGMO) was crafted to place an emphasis on the provision of housing. In addition, the programs and policies of the Goleta Plan are designed to maintain the character of existing residential neighborhoods and the quality of life for community residents while providing additional housing opportunities, especially affordable housing. Overall, a major objective of the Plan's land use designations, policies and programs is to rectify or partially address the longstanding jobs-housing imbalance, particularly in the area of affordable housing.

The programs and policies of the residential portions of the land use plan are designed to:

- \* Focus new residential development into areas with low environmental constraints and substantially reduce the impacts of new residential development on sites having major environmental constraints (e.g., Santa Barbara Shores, More Mesa etc.).
- \* Preserve the overall character of existing neighborhoods through preservation of important open spaces and key aesthetic resources while increasing opportunities for the provision of affordable housing.
- \* Provide sites with medium to high density zoning for the provision of affordable housing. These sites are generally located along major transit corridors in close proximity to jobs and/or shopping.

For sites with sensitive resources and/or other constraints (e.g., steep slopes, valuable open space), the general objectives outlined above are met through one or more of the following: 1) the application of the resource protection policies outlined in the Resources & Constraints section of this plan, 2) appropriate designations and densities for these sites, or 3) the site specific development standards for sites of major importance which are detailed below. These sites were selected for specific review based upon their recognition as sites of outstanding value to the community and region as cited in the Local Coastal Plan, or due to difficult or unusual circumstances or constraints which may arise with development of the site.

### AFFORDABLE HOUSING:

In addition to the overall imbalance between the provision of housing for Goleta's workers and potential future employment due to Commercial/Industrial buildout, there is also a severe shortage of residences priced in the "affordable" range. This shortage generally results from a combination of factors such as high land values, limited lands available for

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## GOLETA COMMUNITY PLAN

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development, a generally high demand for housing, resource constraints (e.g. water shortages, traffic congestion), and land use regulations which can increase both the difficulty and cost of constructing new housing. Currently, Goleta has 350 units registered in the County's Affordable Housing program. The Affordable Housing program establishes price guidelines for both the sale and rental of units and sets income eligibility requirements for those wishing to buy or rent these units. Every registered affordable unit participates in the program for a period of 10 to 40 years, after which time the units revert to market-rate. The County currently requires all housing developments of 5 units or more to include 25% of those units in the Affordable Housing program (the inclusionary requirement). However, in some instances, the developer can pay an in-lieu fee instead of actually providing the unit(s) as part of the development.

The 1992 Regional Housing Needs Plan (RHNP) projects a strong demand for affordable housing in the community, with over 50% of the future demand for all new units predicted to be in price ranges affordable to residents with low or moderate incomes. Under the RHNP, Goleta's "Fair Share" of affordable housing units is estimated to be 1,360 units by 1997. In order to meet this increased demand for affordable units and provide opportunities for home ownership and rentals to all economic segments of the community, the Community Plan contains the following programs:

Affordable Housing Overlay (AHO): This overlay identifies sites within the community which are appropriate for the construction of affordable housing and provides programs to expedite the review and construction of a higher percentage of affordable housing on such sites (Table 3). The overlay requires that 50% of all units on affected sites be provided in the affordable housing range in exchange for increased densities, emphasis on using previous environmental review, and providing fast track processing. All affected sites have a base density reflective of site-specific and/or regional environmental constraints, with the overlay implementing the higher density allowed under this designation. Typical base densities range from about 4 units per acre up to residential 6-8 units per acre (DR 6.0 or 8.0). Higher densities implemented by the overlay generally range from 8-20 units per acre.

The EIR prepared for the Community Plan contains a separate chapter with site specific environmental review performed for each AHO site. This review allows careful consideration and identification of the environmental impacts of development on these sites, with the majority of probable environmental issues of concern (e.g. biology, archaeology, traffic, etc.) for development of each site being addressed. These chapters of the EIR were circulated to all owners of property within 1,000 feet of each site to allow review and comment at this early stage in the process. The intent of this more detailed review and early public comment is to substantially reduce the length of time and cost of future environmental review of these sites. When combined with the increased density provisions



# GOLETA COMMUNITY PLAN

outlined above and fast track processing provisions, the AHO will provide substantial incentives to the development community to produce affordable housing.

The Land Use plan identifies 13 sites with this overlay, along with three additional sites for which the overlay was initiated, with formal adoption left to the pursuit of the private sector (Figure 9). With application of the AHO, these sites contain a potential total buildout of up to 1646 (including 291 units on initiated sites) new units, or over 30% of the total potential residential buildout of the GPA (the base density of these sites would allow for up to 867 new units, including 91 on initiated sites). A minimum of 50%, or 823 of these units would be affordable to persons of low or moderate incomes. These sites were selected based upon their generally low overall environmental constraints, close proximity to major transportation corridors (particularly Hollister Avenue) and proximity to services such as shopping and transit. These locations are situated close to employment centers and may increase use of transit and reduce traffic congestion. Sites have been provided throughout the planning area, both north and south of US 101, in order to distribute impacts such as traffic increases and demand for school facilities that accompany such urban development.

**Mixed Use Overlay/ C-1 Zone District:** The Mixed Use Overlay applies to the area on both sides of Hollister Avenue in the Oldtown part of downtown (roughly a block deep between Fairview Avenue and Kellogg Avenue). The intent of the Mixed Use Overlay is to remove the need for a Conditional Use Permit for a secondary residential unit (or units), thus making it easier for commercial properties in the Overlay area to also provide housing. The benefits of this overlay are twofold; first, secondary residences are frequently rented at affordable rates and second, additional residents living in the Oldtown area should help revitalize that area as a commercial center of Goleta.

The purpose and effect of the C-1 zone district are the same as those of the mixed use overlay, except that the C-1 (limited commercial) district is applied around the valley, rather than just to the Old Town area, to provide for commercial centers in close proximity to residential neighborhoods. In order to encourage provision of "mixed use" commercial centers, the District provides for residential units as a primary use, also obviating the need for conditional use permits.

**Relationship to Housing Element:** In addition to the community specific programs contained in this Plan, the County's Housing Element would continue to provide the primary guidance on provision of affordable housing in the GPA. This Element contains policies and programs such as inclusionary housing, industrial project "in lieu of" fees, the residential second ordinance, etc. By State law, this Element is amended every five years and these policies and programs are subject to change based upon State mandates or local conditions. Historically, the programs of the existing Housing element have resulted in the provision of a substantial amount of moderate and middle income housing, without fully addressing the

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# GOLETA COMMUNITY PLAN

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needs of lower moderate or low income households. When applied to the potential buildout of the land use plan not affected by the AHO and mixed use programs, existing programs may produce about an additional 800 units of affordable housing over the life of the plan.

## 2. POLICIES AND IMPLEMENTING STRATEGIES

*Objective LUR-GV: Considering community-wide resource constraints, retain existing affordable housing stock and encourage the development of the maximum number of affordable housing units during the next ten years to meet the needs of the community's low and moderate income households, consistent with the County's Housing Element.*

**Policy LUR-GV-1:** Consistent with the Housing Element, the County shall actively encourage the provision of a mix of affordable units on parcels designated for affordable housing, and on other parcels where affordable housing is proposed by private applicants.

**Program LUR-GV-1.1:** The Resource Management Department and other County Departments shall provide fast track processing to projects which provide 50% of the units in affordable price ranges consistent with the criteria with the County's Housing Element and the Affordable Housing Overlay.

**Action LUR-GV-1.2:** As part of the Housing Element, the County shall consider delays in payment of fees, use of in-lieu or other funds and other appropriate methods for encouraging the provision of affordable housing.

**Program LUR-GV-1.3:** The County shall notice property owners within 1000 feet of an affordable housing site that the county has available environmental documents (i.e. past EIRs, additional addenda and supplements) for review. This noticing shall take place after acceptance of an application for development of a designated affordable housing site and prior to any discretionary hearings.

**Action LUR-GV-1.4:** The County shall initiate an amendment to the Comprehensive Plan and rezone to apply the AH-GOL Overlay to Assessor's Parcel 71-130-47 (Hollister Trailer Park) for a base designation of Res. 12.3 and zone of DR 12.3 and an AHO designation of Res. 30 and zone of DR 25 on the southern 4.027 acres of this parcel and a designation of General Commercial and zone of C-

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## GOLETA COMMUNITY PLAN

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1 on the northern .954 acres, and shall require all of the conditions associated with this Overlay. The County shall perform environmental review and project-specific mitigation measures will be identified and applied as a part of project development.

**Action LUR-GV-1.5:**

The County shall initiate an amendment to the Comprehensive Plan and rezone to apply the AH-GOL Overlay to Assessor's Parcels 79-120-67, -68 (Kittle/Koart) for a base designation of Res. 4.6 and zone of DR 4.6 and an AHO designation of Res. 6 and zone of SLP (Small Lot Planned Development), and shall require all of the conditions associated with this Overlay. The County shall perform environmental review and project-specific mitigation measures will be identified and applied as a part of project development.

**Action LUR-GV-1.6:**

The County shall initiate an amendment to the Comprehensive Plan and rezone to apply the AH-GOL Overlay to Assessor's Parcel 65-080-12 (Sungate) for a base designation of Res. 4.6 and zone of DR 4.6 and an AHO designation of Res. 10 and zone of DR 10, and shall require all of the conditions associated with this Overlay. The County shall perform environmental review and project-specific mitigation measures will be identified and applied as a part of project development.

**Policy LUR-GV-2:**

**The County shall actively pursue the goal of providing that 50% of the total new residential development in the Goleta Planning Area be priced in the affordable range per the County's Housing Element and State Law. The provision of 50% affordable units shall remain the target goal until such time as that number is updated in the County's Housing Element.**

**Action LUR-GV-2.1:**

The Resource Management Department shall provide yearly reports to the Planning Commission detailing progress on meeting the Fair Share housing objectives as identified by the Regional Housing Needs Plan prepared by the Association of Governments as per the requirements of the California Housing Element Law.

**Action LUR-GV-2.2:**

The County may amend the Goleta Growth Management Ordinance in order to be consistent with, and be modified to

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## GOLETA COMMUNITY PLAN

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further serve, the state mandated fair share housing objectives if deemed necessary.

**Program LUR-GV-2.3:** The County shall conduct workshops with other jurisdictions and the private sector to maintain and update accurate data on the socio-economic impacts of commercial/industrial growth upon the housing market.

**Action LUR-GV-2.4:** For each affordable housing site receiving the AH-GOL Overlay (Affordable Housing Overlay), the mitigation measures identified in 91-EIR-13, its addenda, and adopted in the Findings of the Community Plan shall be required as part of any project development on these sites.

**Policy LUR-GV-3:** **The County shall encourage the use of appropriate publicly-owned land as potential sites for affordable housing, with a prioritization of units affordable to low-income persons.**

**Action LUR-GV-3.1:** The County shall inventory vacant federal, state, county, and institution-owned lands to determine appropriate underutilized properties and the Housing Section of the Resource Management Department shall initiate programs to make such land available for housing where these properties are suitable.

**Action LUR-GV-3.2:** The newly created Housing Section of the Resource Management Department shall contact agencies and groups interested in the provision of senior and/or disabled-accessible housing to identify appropriate sites within the Goleta Planning Area.

**Policy LUR-GV-4:** **Parcels 67-200-08, 09 (Pebble Hill-West) shall have a land use designation of Res. 4.6 until such time as Calle Real is extended through the property. Once Calle Real is extended, the County shall consider the portion of the parcel located south of Calle Real for a commercial designation and the remaining portion north of Calle Real should be considered for a higher density under the provisions of the County's Affordable Housing program.**

**Policy LUR-GV-5:** **The County shall continue to ensure that the range of housing opportunities in the Goleta Valley remains broad and sufficient enough to meet all housing needs.**

# GOLETA COMMUNITY PLAN

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- Action LUR-GV-5.1:** The County shall amend Article III in the next round of Ordinance amendments of the County Code Zoning Ordinance to allow Modular homes in the MHS zone district.
- Action LUR-GV-5.2:** For the Las Armas site (parcels 79-210-48, 49), if Hollister Avenue is realigned so that it bisects this site, all property to the east of the new road should remain designated for residential and all property to the west of the new road should be redesignated General Commercial and rezoned C-1 (Limited Commercial).
- Policy LUR-GV-6:** **In reviewing an affordable housing or bonus density project proposed for a site without an Affordable Housing Overlay designation, the County shall consider the project's effects on the character of the existing neighborhoods but shall mitigate any significant impacts only in compliance with Pub. Res. Code §21085.**
- Action LUR-GV-6.1:** The County shall encourage new development which preserves the character of existing neighborhoods, particularly as to key natural undeveloped open space preservation, traffic safety on local roads and preservation of important natural features. Where a proposed development project requires redesigning the property to a density exceeding that of all contiguous residential parcels by more than 50%, the County may consider reducing the proposed density or denying the project in order to prevent a substantial deterioration of these factors. Any reduction in density or denial of an affordable housing project, which meets the definition specified in Gov. Code § 65589.5(h) (2), shall be done in compliance with Gov. Code § 65589.5.
- Action LUR-GV-6.2:** The County shall encourage the spacing of bonus density projects throughout the community. Where more than one density bonus project has been constructed within a neighborhood, the County shall consider whether to grant any additional bonus density projects in that neighborhood or, instead, to provide an alternative incentive of equivalent financial value pursuant to Gov. Code § 65915(b).
- Policy LUR-GV-7:** **The County should investigate, as part of the Housing Element update, methods to facilitate senior housing projects, including reductions in parking requirements and variable density.**

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# GOLETA COMMUNITY PLAN

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**Policy LUR-GV-8: If the Sungate settlement project is abandoned by the developer, rejected by the County or expires in accordance with the law, the County shall consider initiating a redesignation and rezone of APN 65-080-12 to Agriculture I, unless an AHO-Gol project application is submitted and found complete before January 1, 1994.**

## PARCEL SPECIFIC DEVELOPMENT STANDARDS

In order to provide additional guidance for new development located on especially constrained sites or for those sites which are important to achieving some key goals of the Community Plan due to location, size or other factors, the Plan contains site specific development standards for 12 key sites within the planning area. These sites are divided between major coastal open spaces and other key or constrained parcels.

### **COASTAL OPEN SPACES**

With the increasing development of undeveloped open space and impacts on associated ecosystems within the urban areas of the south coast, the public's interest in the protection of major undeveloped open spaces has grown. This has been demonstrated by the high level of public involvement surrounding the potential development of Ellwood Beach, the Wilcox Property and the Carpinteria Bluffs. With approved developments at Loon Point, Hammonds Meadow, the Wilcox Property and Haskell's Beach, and development proposed for the Carpinteria Bluffs, the University's West Campus and Ellwood Beach, the majority of previously undeveloped major coastal open spaces within the urbanized portions of the South Coast may soon be developed.

The sites identified below are focused upon due to their location in ecosystems of regional importance, as key components of remaining local blocks of coastal open space which experience heavy public use, and due to the potential contribution of buildout of these sites to regional impacts.

#### More Mesa (#34)

More Mesa is comprised of approximately 300 acres which are divided into seven parcels (APN 65-320-01,02,04,07 through 10). All parcels, except the 35.5 acre County owned open space parcel (APN 65-320-04), are currently privately owned (7/93). The Mesa encompasses a gently sloping coastal terrace bisected by two deep canyon systems which drain the majority of the terrace northward into Atascadero Creek. Surrounding land formations and uses include Atascadero Creek and residential uses to the north, steep coastal bluffs, wide

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# GOLETA COMMUNITY PLAN

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sandy beaches and the Pacific Ocean to the south, estate residential to the east and mixed residential and agriculture to the west. The site contains numerous trails which receive extensive passive recreational use from hikers, cyclists, equestrians, beach users and at times by off-road vehicles.

As discussed in the 1982 LCP and in The Biological Evaluation of More Mesa (1982), the site contains a variety of habitats, which individually qualify as environmentally sensitive habitats (ESH) under LCP guidelines and were so designated during certification of the County's LCP. These include all major wetlands, oak woodlands and the roosting/nesting site(s) for the Black Shouldered Kite. In addition to these habitats, the majority of the grasslands onsite serve as both active foraging grounds and buffer areas for four sensitive species of raptors. These include the Kite, Northern Harrier, Burrowing and Short Eared Owls, along with a wide variety of other wildlife. Based upon the conclusions of this 1982 study and the endorsement of the State Department of Fish and Game and the Coastal Commission (7/10/82), the site functions as an interrelated ecosystem with approximately 246 acres now designated with an ESH Overlay. Further, a wide variety of other wildlife utilize the site, which is part of an ecosystem of regional importance, especially given its proximity to, and interrelationship with the Atascadero Creek ecosystem (91-EIR-13).

In order to maintain consistency with LCP policies and to promote an environmentally sound design for the site, development standards are included which recognize that these constraints limit the development potential of the site to areas primarily located outside of designated ESH areas. Further, the intensity of such development must be consistent with the long term protection of the site's biological and aesthetic character. Given these constraints, the following development standards require that the developable area of the site be limited to approximately 40 acres at the eastern end of the site (Figure 10), and that such development be limited to about 2 units per developable acre (70 units).

## Development Standards

**Policy LUDS-GV-1:** With the exception of the County owned parcel (APN 65-320-04) which shall be designated Open Lands and zoned Recreation (REC), the More Mesa site (APN 65-320-01,02,07 through 10) shall be designated PD-70 and zoned PRD-70 and shall comply with the following development standards for any proposed development on the site:

**DevStd LUDS-GV-1.1:** No applications for development shall be accepted prior to approval of a Specific Plan for the entire site. A Specific Plan shall be prepared for the entire site (currently including APNs 65-320-01,02,07 through 10) which incorporates all of the

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## GOLETA COMMUNITY PLAN

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conditions listed below and conforms to all other policies of the land use plan. The specific plan shall show the location of roads and structures and indicate the amount and location of open space for habitat preservation and public recreation. Any parcels within the More Mesa site purchased subsequent to the adoption of this Community Plan by the County or other public/private agencies for the purposes of resource /open space protection shall be excluded from the boundaries of the Specific Plan. All new development shall be confined to the buffer areas on the eastern side of the site indicated as being acceptable for development on Figure 10 of the Community Plan, with the exception of minor public improvements such as trails, signs and restrooms. Any high density development shall be clustered toward the north end of the developable area, with lower density development toward the south.

**DevStd LUDS-GV-1.2:**

Prior to accepting any increase in the developable area depicted on Figure 10, or any increase in the number of allowable units over 70 to 100, the County Resource Management Department, in consultation with the site's property owner, the State Department of Fish and Game and California Coastal Commission, shall prepare a new study on the site's biological sensitivity to review the extent of the environmentally sensitive habitat designation for the site, the extent of developable area relative to biological resources, and the site's relative importance to the related open lands within the Atascadero Creek ecosystem. The study shall provide recommendations to protect ESH areas from the adverse effects of development, including identification of all areas that shall not be disturbed, buffer areas to protect all ESH areas from uses on the site and other appropriate methods to avoid disturbance to sensitive resources. This study shall include a recommendation on areas to be subject to development, potential numbers of units, and those areas to be preserved as permanent open space.

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



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# GOLETA COMMUNITY PLAN

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1. Prior to the request for proposals and during the selection of the consultants to be retained for the preparation of the study, focusing on study scope, methodology and costs.
2. At the "kick-off" meeting for initiation of the study and at key points during the preparation of the study.
3. During the review of the administrative draft, draft and final document stages of study preparation. Public review and/or hearings on the scope of the study and its eventual findings shall be conducted.

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

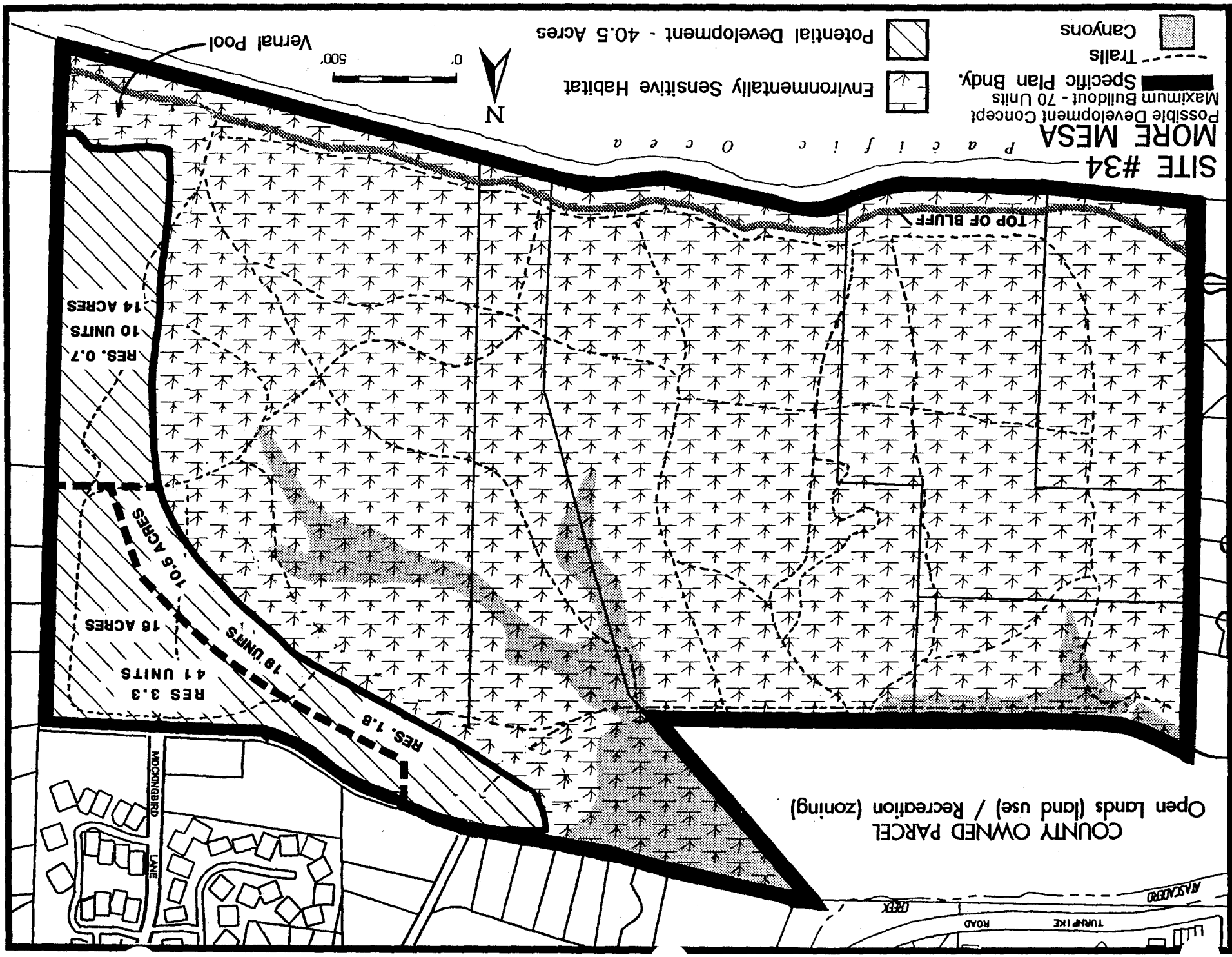
**DevStd LUDS-GV-1.3:**

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

**DevStd LUDS-GV-1.4:**

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

Figure 10



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# GOLETA COMMUNITY PLAN

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**DevStd LUDS-GV-1.5:**

New development onsite shall be designed to accommodate maximum public access to the site and beach with appropriate public improvements, consistent with protection of ESH areas, maintenance of reasonable privacy for new residents of the site and retention of the open undeveloped character of the site. All access improvements shall be coordinated with those on any adjacent County owned land or trail system. Such access and improvements, to be provided by the developer(s) of the site, shall include the following:

1. A minimum of one public access road, sited and designed to minimize disruption of the site's natural features and aesthetic qualities. This road or another public road shall form the western perimeter of the developable area, in order to provide a clear delineation between future developed areas and open space.

2. Parking for a total of 300 cars, inclusive of existing parking on public roads within 100 yards of trailheads leading to the site, parking available on the new access road(s) and within a gravel/unpaved lot(s) designed to hold 100 cars. Areas of parking along new public street(s) shall be sited to minimize disruption for new residents while providing adequate space to meet the 300 car total. New parking areas shall be dispersed into a minimum of two, but preferably three new lots located toward the northern end of the property.

3. An informal trail system aligned as closely as possible with the existing, primary historic trails shall provide access from both the site's east and west ends, and include stairway(s) to the beach, bluff top path(s), and accommodations for pedestrians, bikers and equestrians. The primary access trail from the east shall be realigned to the western boundary of the developable area in order to provide separation between public and private uses. All trails shall be sited and designed to maintain the natural character of the trails.

4. Public restrooms, informal picnic/seating areas, bicycle racks and directional and interpretive signage as deemed appropriate by the County.

## GOLETA COMMUNITY PLAN

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- DevStd LUDS-GV-1.6:** Prior to issuance of a CDP, the applicant(s) shall file a performance security with the County sufficient to cover the cost of all public improvements and mitigations described above, and the maintenance of such improvements for a period of at least 5 years. The total amount of this performance security shall be determined by the County Public Works Department in consultation with the Parks Department and RMD.
- DevStd LUDS-GV-1.7:** Development shall be clustered to minimize disruption of significant views from areas of high public use, and shall be located outside of all designated or potential Environmentally Sensitive Habitat areas.
- DevStd LUDS-GV-1.8:** All development on the site, including trails and roads, shall be sited and designed to avoid areas used for nesting and roosting by the Black-Shouldered Kites and other sensitive species as identified by the More Mesa Habitat Study.
- DevStd LUDS-GV-1.9:** To the maximum extent feasible, vegetation consisting of drought tolerant native species shall be used for landscaping to screen development from public use areas and to create buffers from ESH areas. Landscaping shall be designed to complement, enhance and restore native habitats onsite. As part of this buffer, a belt of native (e.g.: oaks, Sycamores, willows) and non-native trees (e.g.: Monterey Cypress, Eucalyptus) shall be planted along the perimeter of the developable area and access road.
- DevStd LUDS-GV-1.10:** Natural building materials and colors compatible with the surrounding terrain shall be used on exterior surfaces of all structures, including water tanks and fences. The applicant shall submit architectural drawings of the project for review and approval by the BAR, concurrently with the submittal of grading plans to RMD.
- DevStd LUDS-GV-1.11:** Emergency access for the Fire Department shall be provided between development on this site and Via Roblada.
- DevStd LUDS-GV-1.12:** All development shall be sited to preserve land use compatibility between the clustered medium density development at More Mesa and the existing lower density

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## GOLETA COMMUNITY PLAN

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development at adjacent Hope Ranch Park. Therefore, a landscaped buffer of a minimum of 50 feet shall be required between Hope Ranch Park and this clustered development in order to ensure required land use compatibility.

### **DEVEREUX SLOUGH ECOLOGICAL SYSTEM OVERVIEW**

The Devereux Ecological System is unique among the three major estuaries on the South Coast of Santa Barbara in that a large portion of its watershed in the areas immediately adjacent to the Slough remain in a relatively undeveloped state. The continuum of undeveloped land in this area (see Figures 11, 12, 13) not only provides a buffer for the Slough from surrounding uses, but provides important habitat for species utilizing the Slough itself. The maintenance of the various undeveloped wetland and upland habitats within the Slough's drainage area greatly enhances the wildlife diversity within the ecosystem and provides foraging areas, roosting and/or nesting sites and cover for species that are either wholly or partially dependent upon the Slough.

The relatively undeveloped block of land surrounding the Slough consists of about 800 acres of coastal open space which extends from the high density neighborhoods of Isla Vista on the east to Sand Piper golf course on the west. This area is notable for the panoramic views of the Pacific Ocean and beaches provided from undeveloped bluffs and often unobstructed views of the Santa Ynez Mountains to the north. The natural resources of the site contribute to the highly scenic quality of the GPA, with the cypress studded headlands of Coal Oil Point, expanses of beaches and the rolling dunes, groves of trees and the Slough and bluffs all contributing to the vicinity's natural beauty. The public accesses this area from an extensive network of trails extending from Isla Vista to Hollister Avenue.

The three major components of these open lands surrounding the Slough are comprised of the University's West Campus, the University Exchange Corporation's West Devereux property (including the Ocean Meadows Golf Course) and the Ellwood-Beach/Santa Barbara Shores properties owned by Southwest Diversified and the County. As part of its Long Range Development Plan, the University approved the construction of substantial amounts of new housing and other facilities on the West Campus, while attempting to provide open space, setbacks and other measures to protect the integrity of the Slough's ecosystem. The development standards outlined below for the West Devereux and Ellwood-Beach/Santa Barbara Shores sites attempt to similarly balance development of these sites with protection of the open space and habitat values which make this estuary unique among those remaining on the South Coast.

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# GOLETA COMMUNITY PLAN

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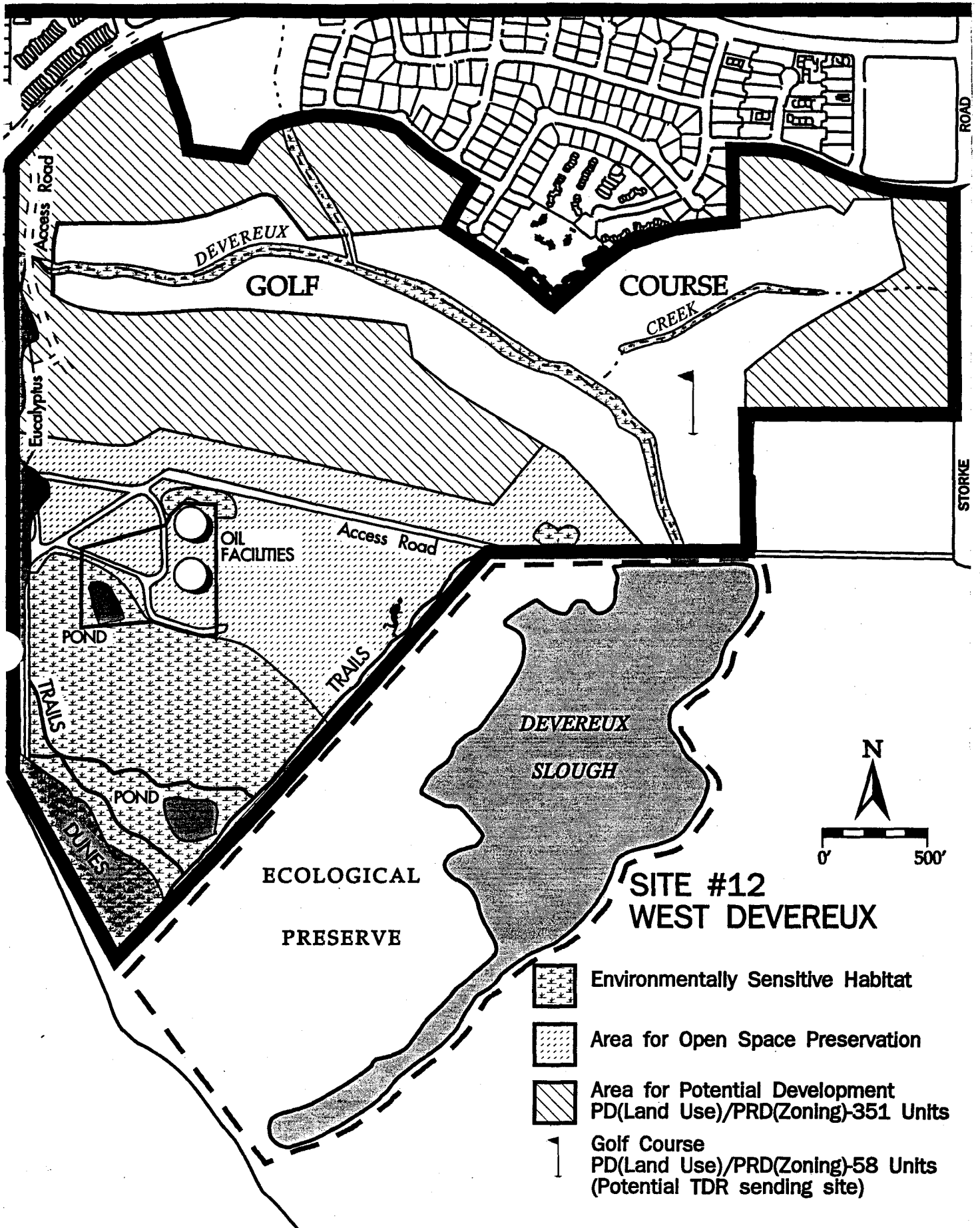
## West Devereux Specific Plan Area (#12 University Exchange)

The West Devereux Specific Plan Area is located southwest of the Storke Rd. and Phelps Rd. intersection. The site is comprised of two parcels (APN 73-090-10,50; 235.82 total acres) with ownership currently divided between the University Exchange Corp. (UEC), and Harris Sherline. The University of California is currently in escrow to purchase UEC's interest in these properties. Surrounding features include the Pacific Ocean to the south, UCSB's Devereux Slough Nature Preserve to the southeast, Storke Rd to the east, University Village subdivision to the north, and Ellwood Beach (Southwest Diversified parcel) to the west. Approximately 67 acres are currently developed as the Ocean Meadows Golf Course, and about 17 acres developed in existing facilities for oil processing and storage within a 40 acre area currently leased to Mobile Oil. The remaining undeveloped property consists of 7 noncontiguous areas ranging from 2.8 acres to 41.3 acres in size (Figure 11).

The undeveloped portions of the site are divided by topography and existing improvements into three fairly distinct areas. The first consists of a series of relatively undeveloped areas of land located adjacent to, and primarily north of the existing Golf Course, and in the southeast corner of the site, historically used for a driving range. These areas consist mainly of non-native grasslands frequently mowed or plowed, which are of low biological and scenic value (except for sections of Devereux Creek) and do not provide public access to the coast. These areas are generally the most suitable for residential development.

The second distinct area of the site contains the Ocean Meadows Golf Course which is bisected by the main branch of Devereux Creek and several of its tributaries. This golf course provides an important public recreational resource and open space area, and is generally of low biological sensitivity except for those areas within and immediately adjacent to Devereux Creek and Slough. With the exception of the sensitive areas noted above, this area is suitable for a continued or intensified high level of use.

Although the entire site lies within the Devereux Creek-Slough drainage and ecosystem, it is the roughly triangular area south of the golf course that contains the site's most environmentally sensitive areas. This third district area also provides substantial informal public access to and along the coast and contains the existing oil storage facilities. The majority of this area is either devoted to oil storage facilities and buffer, or contains coastal salt marsh/freshwater ponds, dune and back-dune habitats. It is also traversed by a number of existing trails. Sensitive species utilizing this area include: the Black Shouldered Kite, Northern Harrier, and historically, the burrowing owl.



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## GOLETA COMMUNITY PLAN

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The northern portion of this section, roughly between the oil storage access road and the golf course, contains or borders sensitive habitats which serve as a raptor foraging/roosting area, and also serves as an important passive open space buffer between sensitive resources and higher intensity uses to the north. This area was previously subjected to extensive grading, apparently as a borrow site used to provide fill for the golf course. Ongoing erosion problems created by this grading have been exacerbated by ORV and mountain bike activities, leading to the deposition of substantial amounts of sediment in the Devereux Slough. Because of its disturbed character, the majority of this area has been identified as being suitable for medium density development, provided that appropriate setbacks and buffers are provided between sensitive areas to the east and south.

Development of this site is complicated by the need to preserve the Devereux Slough as a viable wetland/dune habitat, and that a substantial buffer must be provided around the oil facility due to problems with safety, noise and odor. Protection of these resources and avoidance of these hazards is addressed through the development standards below and by limiting development to specified areas (Figure 11).

### Development Standards

**Policy LUDS-GV-2:** The entire Specific Plan area (APNs 79-090-10, 13, 50) shall have a maximum buildout of 409 units. The existing golf course (APN 79-090-10) shall be designated PD 58 and zoned PRD 58. The remainder of the site (APN 73-090-13, 50) shall be designated PD 351 and zoned PRD 351. All development within the Specific Plan area shall comply with the following development standards:

**DevStd LUDS-GV-2.1:** The County prefers that the golf course retain its existing use, with allowed units transferred as density credits off-site through the County TDR program. If the owner of the remainder of the site wishes to purchase the golf course's units for development on its own property, the County shall consider applications for redesignation and rezone to allow for such a transfer, up to a maximum designation/ zoning of 409 units total. Upon the property-owner's request, the County shall consider waiving fees for such applications to facilitate the transfer. If any of the units assigned to the golf course are constructed on the golf course site, at least 60% of the golf course site shall be retained in open space. The County's preferred option for such open space would be habitat restoration and other passive public open space uses.



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## GOLETA COMMUNITY PLAN

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**DevStd LUDS-GV-2.2:** A maximum of up to 122 units may be constructed south of the existing golf course.

**DevStd LUDS-GV-2.3:** As long as the entire site remains under the land use jurisdiction of the County, no applications for development shall be accepted prior to approval of a Specific Plan for the site. A Specific Plan shall be prepared for the entire site (APN 73-090-13, 10, 50) which incorporates all of the conditions listed below and conforms to all other policies of the of the land use plan. The Specific Plan shall show the location of roads and structures and indicate the amount and location of open space for habitat preservation and public recreation, including the location and design of public trails and public access parking. Applications for a Specific Plan may be processed by any of the property owners within the Specific Plan boundaries, independent of the others.

If the University of California purchases a portion of the site, the University shall coordinate its site planning with the County's planning for the remainder of the site, so as to be consistent, to the fullest extent feasible, with the Santa Barbara coastal program, as required by Pub. Res. Code § 30605.

**DevStd LUDS-GV-2.4:** All new residential development shall be confined to those areas primarily north of the existing oil facility access road as depicted on Figure 11 (the developable area). Vehicular access to residential areas south of the golf course shall be from Phelps Road. The design of this access road shall be coordinated with that for any development on the Ellwood Beach-Santa Barbara Shores Specific Plan area to the west.

**DevStd LUDS-GV-2.5:** A maximum of 409 residential units may be constructed within the Specific Plan boundaries, with a minimum of 25% to be affordable to persons of low or moderate income consistent with the policies of the County's Housing Element.

**DevStd LUDS-GV-2.6:** A minimum of 50% of the site (exclusive of the existing golf course and the areas developed with oil facilities) shall be retained in public and common open space. At a minimum, areas dedicated as public open space shall include the dry sandy beach, the dune and back dune area extending between the

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## GOLETA COMMUNITY PLAN

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University preserve to the east and the Ellwood Beach parcel to the west, and appropriate areas along the proposed trail system.

**DevStd LUDS-GV-2.7:**

Concurrent with or prior to the preparation of the environmental document for the Specific Plan for residential development on the site, the applicant shall fund the preparation of a habitat and open space management plan to be prepared under the direction of RMD in consultation with other interested agencies (eg: the University, State Department of Fish and Game, Regional Water Quality Control Board, Coastal Commission). This plan shall provide recommendations on methods for the long term management and enhancement of the site's open space, including restoration of degraded areas south of the golf course, and management of the upland drainage area of Devereux Slough in order to protect this wetland habitat and the sensitive dune, backdune and freshwater pond areas from adverse impacts of development or recreational use of the site. This plan should also consider the appropriate design and location of the trail system, review the appropriate role for the ephemeral drainage located in the southern portion of the developable area, and provide recommendations regarding the possible restoration of this channel. These latter recommendations should include stabilization, possible regrading and the potential for revegetation with native species, as well as the incorporation of this channel into a combination landscape buffer and public access corridor for the coastal hiking and biking trail. This plan should be created to complement and coordinate with other appropriate management practices in the adjacent University Preserve, or that may occur as a result of development on the Southwest Diversified/Santa Barbara Shores property, or as part of the overall Management Plan for a Devereux Slough Ecological Preserve.

**DevStd LUDS-GV-2.8:**

Attractive fencing around the dune area shall be provided to restrict horses, ORV's and mountain bikes. Signs shall also be posted informing the public of the fragility of the area and requesting that they keep off the dunes.

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## GOLETA COMMUNITY PLAN

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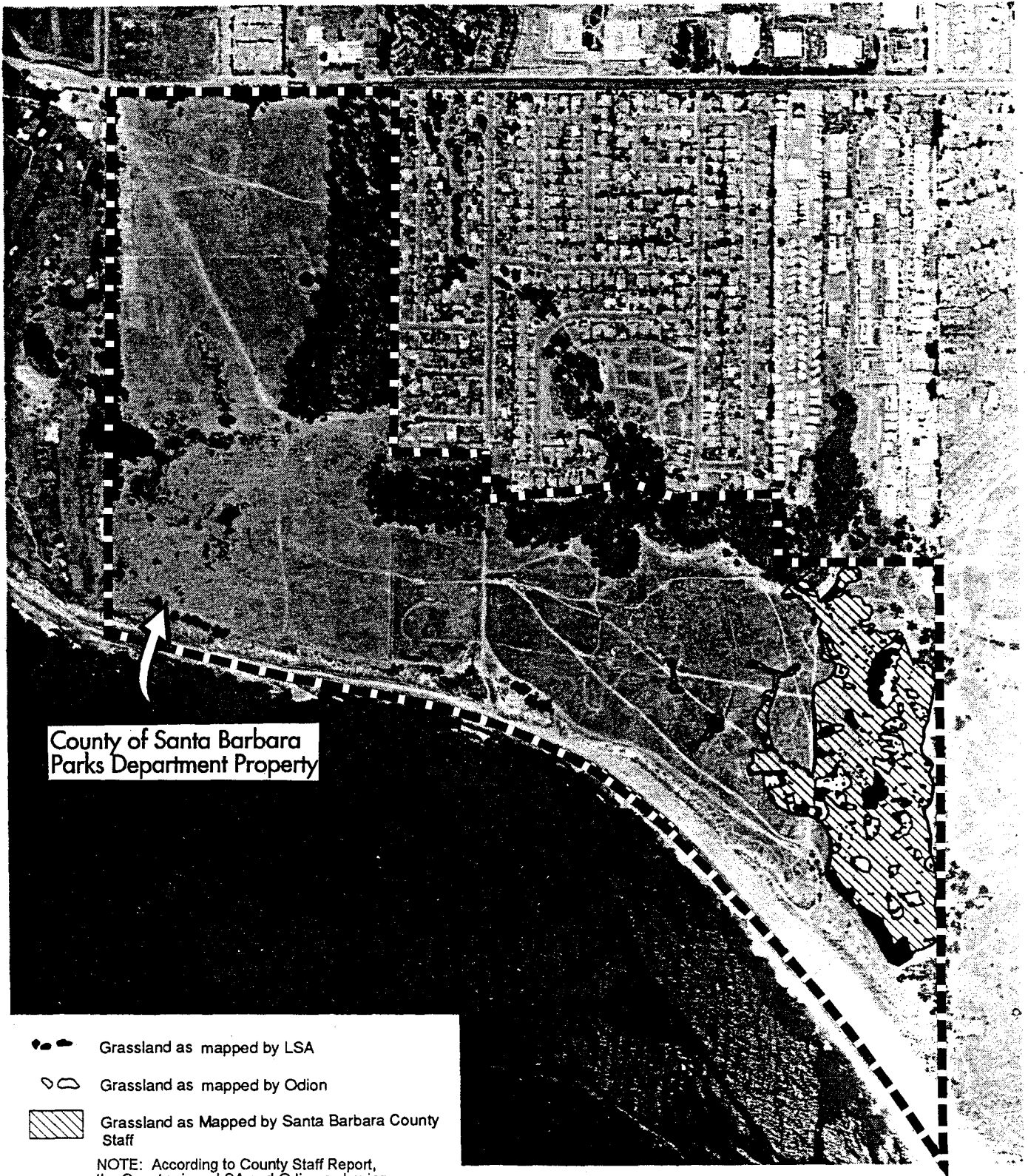
- DevStd LUDS-GV-2.9:** An informal trail system shall be provided in locations which are aligned as closely as possible, with the existing main historic trails onsite, consistent with the protection of ESH areas and the recommendations of the Habitat and Open Space Management Plan. At a minimum, this trail system shall provide for access to the site and through the site to the beach from both Phelps and Storke Roads, with a small parking area for 20 cars provided off Phelps Road near the northwest corner of the site. The design of this trail system shall be coordinated with that of Ellwood Beach to the west, to assure that at least one continuous trail links the properties. A revegetated drainage course and open space buffer, which could include the existing ephemeral drainage and/or other physical access restrictions (eg: walls, fences, etc.), consistent with the recommendations of the Open Space and Habitat Management Plan, shall be provided along the southern boundary of the area developed in residential uses in order to direct public access onto the trail system and limit other impacts of residential development on ESH areas.
- DevStd LUDS-GV-2.10:** To the maximum extent feasible, vegetation consisting of drought tolerant and other native species shall be used for landscaping to screen development from public use areas and to create a buffer from ESH areas. Landscaping shall be designed to complement, enhance and restore native habitats onsite.
- DevStd LUDS-GV-2.11:** Prior to issuance of a CDP, the applicant shall file a performance security with the County sufficient to cover the cost of all public improvements and mitigations required, and the maintenance of such improvements for a period of at least five years. The total amount of this performance security shall be determined by the Publics Works Department in consultation with the Parks Department and RMD.
- DevStd LUDS-GV-2.12:** Natural building materials and colors compatible with the surrounding terrain shall be utilized on all exterior surfaces of all structures, including fences.

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## GOLETA COMMUNITY PLAN

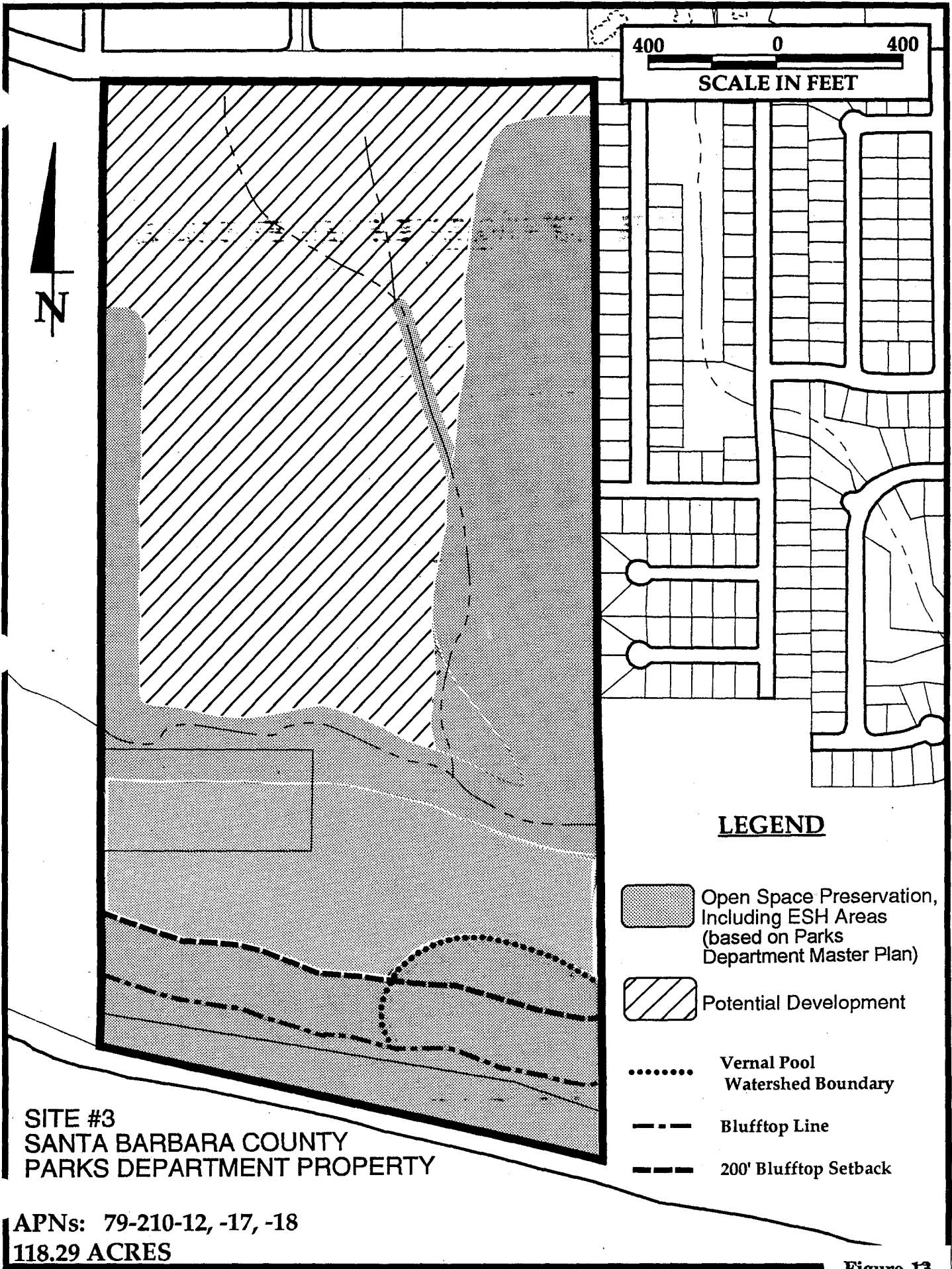
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- DevStd LUDS-GV-2.13:** The West Devereux Specific Plan shall provide for a minimum 200 foot buffer between the north side of the existing access road traversing the property (Figure 11) and any permitted development north of the access road; this buffer shall be maintained in open space, and shall be revegetated with appropriate native plant species. Additionally, the riparian habitat along Devereux Creek within the Ocean Meadows Golf Course shall be restored as part of the development of either the Ocean Meadows Golf Course or the development of the University Exchange parcel if the development rights from Ocean Meadows are transferred to the surrounding University Exchange property. The Ocean Meadows' property owner is responsible for completing the restoration in either event.
- DevStd LUDS-GV-2.14:** The Ellwood Marine Terminal facilities shall be removed upon termination of the current operation and the natural habitat values of the site shall be restored to a condition approximating those which existed prior to the initial construction of the facilities.
- DevStd LUDS-GV-2.15:** The West Devereux Specific Plan shall be coordinated with the Specific Plan for the Santa Barbara Shores/Ellwood Beach properties to ensure maximum protection of Devereux Creek, the Devereux Slough, and the adjacent upland and marine habitats.



SOURCE: Environmental Science Associates, Inc., 9/92  
 Ellwood Beach - Santa Barbara Shores Specific  
 Plan Area E.I.R. 89-SP-2, 91-EIR-3, Figure VI.D.2b


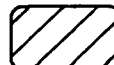



Figure 12



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**SCALE IN FEET**



**LEGEND**

-  Open Space Preservation, Including ESH Areas (based on Parks Department Master Plan)
-  Potential Development
-  Vernal Pool Watershed Boundary
-  Blufftop Line
-  200' Blufftop Setback

**SITE #3  
 SANTA BARBARA COUNTY  
 PARKS DEPARTMENT PROPERTY**

**APNs: 79-210-12, -17, -18  
 118.29 ACRES**

**Figure 13**

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# GOLETA COMMUNITY PLAN

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The location of the site's biological resources, the sensitivity of the Devereux Slough and the importance of protecting the outstanding visual qualities of the area, as well as direction provided by LCP policies provide clear parameters for the most suitable location for either residential or developed recreational uses onsite, if the site's resources are to be protected and development proceed consistent with the LCP. These locations are shown on Figures 12 and 13, with further direction provided in the following development standards.

The site's combination of PD 162 land use designation and PRD zoning on the Ellwood Beach site and REC land use and zoning for the County Park parcel allow the flexible siting of residential and recreational development to avoid the site's known significant constraints. The following development standards and maps, as well as the Community Plan's and LCP's general resource and development policies, would help guide any new development on this site. This would insure that the site's premiere biological and aesthetic attributes are not irrevocably harmed by the permitted level of development, maintaining the continuity of the habitats and open lands of the coastal bluff top.

## Development Standards

**Policy LUDS-GV-3: The land use designation for the County-owned portion of the Santa Barbara Shores site (APN 79-210-12, 17, 18) shall be Existing Rec/Open Space and the zone shall be REC. The Ellwood Shores portion of the site (APN 79-210-13,14,15,19,24, and 51) shall be designated PD 162 with a zone district of PRD 162. All development on the site shall comply with the following development standards for any proposed development on the site:**

**DevStd LUDS-GV-3.1:** No applications for development shall be accepted prior to approval of a Specific Plan for the site. A Specific Plan shall be prepared for the entire site (APN 79-210-13,14,15,19,24 and 51) which incorporates all of the conditions listed below and conforms to all other policies of the of the land use plan. The Specific Plan shall show the location of roads and structures and indicate the amount and location of open space for habitat preservation and public recreation. All active recreational development shall be located in those areas depicted as being subject to development on Figure 13, depicting the County-owned parcel. All development within the Specific Plan area shall also be consistent with Figure 12 of the Goleta Community Plan.

# GOLETA COMMUNITY PLAN

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**DevStd LUDS-GV-3.2:** Formal recreational development, either active or passive shall be concentrated on the County parcel north of Devereux Creek, with lower intensity uses allowed south of the creek based upon a demonstrated need to accommodate such uses and a lack of available area north of the Creek. Increased intensity of recreational and/or residential uses shall be permitted south of the Creek if consistent with habitat and visual resource protection. Recreational development outside of development envelopes shall be limited to trails, informal seating areas, minor natural resource interpretive facilities (e.g.: signs, overlooks, etc.).

**DevStd LUDS-GV-3.3:** Development shall be sited and designed to minimize and avoid disruption of the site's natural resources and environmentally sensitive habitats, and shall, with the exception of the passive recreational development permitted on the SWD parcel, be located outside of all ESH areas.

**DevStd LUDS-GV-3.4:** The Specific Plan shall protect unique, rare or fragile habitats to ensure their survival in the future. The Plan shall recognize and respect native grasses through a combination of preservation and active management (see Figure 12).

**DevStd LUDS-GV-3.5:** New development shall be designed to accommodate maximum public access to the site, consistent with the protection of ESH areas and the site's natural features, and maintenance of reasonable privacy for new residents of the site. Such access, to be provided by the developers of the site, shall include the following:

- \* Public access from the east end of the site shall be provided via coordination of the trail system with the West Devereux project, including a coastal bikeway.
- \* Parking for beach access shall be accommodated on the County owned parcel in small lots and should be located well north of the Bluffs.
- \* An informal trail system aligned as closely as possible with the existing major historic trails onsite and linking to three access points to the beach, and including



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# GOLETA COMMUNITY PLAN

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accommodations for pedestrians, equestrians, and bikers. Interpretive signage, informal seating areas bicycle racks and public restrooms shall be provided as deemed appropriate by the County.

**DevStd LUDS-GV-3.6:** Vernal pools, and the eucalyptus grove along the northern boundary shall be preserved. Development shall avoid all butterfly, turkey vulture, and black shouldered kite roosts.

**DevStd LUDS-GV-3.7:** New development shall utilize low profile construction (one or two stories), natural building materials and colors compatible with the surrounding terrain, and landscape screening to further minimize visual disruption of Santa Barbara Shores.

**DevStd LUDS-GV-3.8:** Concurrent with the preparation of the environmental document for the Specific Plan for development on the site, the applicant shall fund the preparation of a habitat and open space management plan to be prepared under the direction of RMD in consultation with other interested agencies (eg: the University, State Department of Fish and Game, Regional Water Quality Control Board, Coastal Commission). This plan shall provide recommendations on methods for the long term management, enhancement of the site's open space and environmentally sensitive areas and management of the upland drainage area of Devereux Slough in order to protect this wetland habitat from adverse impacts of development or recreational use of the site. This plan should be created to complement and coordinate with other appropriate management practices that may occur as a result of development on the University Exchange Site to the east and the University Preserve, or as part of any overall Plan for a Devereux Slough Ecological Preserve.

**DevStd LUDS-GV-3.9:** To the maximum feasible, vegetation consisting of drought tolerant and other native species shall be used for landscaping to screen development from public use areas and to create a buffer from ESH areas. Landscaping shall be designed to complement, enhance and restore native habitats onsite.

**DevStd LUDS-GV-3.10:** Prior to issuance of a CDP, the applicant shall file a performance security with the County sufficient to cover the

# GOLETA COMMUNITY PLAN

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cost of all public improvements and mitigations required, and the maintenance of such improvements for a period of at least five years. The total amount of this performance security shall be determined by the Publics Works Department in consultation with the Parks Department and RMD.





- DevStd LUDS-GV-3.11:** Primary access to this site shall be from Santa Barbara Shores Drive.
- DevStd LUDS-GV-3.12:** The Santa Barbara Shores Specific Plan shall provide the option of transferring permitted residential development to the developable portions of the Santa Barbara Shores portion of the Specific Plan, and transferring permitted recreational development to the developable portions of the Ellwood Beach portion of the Specific Plan area. The intent of this policy is to encourage County consideration of potential use and density transfer options, but the ability or final formal decision to actually transfer shall not constitute a pre-condition to final County action on a Coastal Development Permit application for either the Santa Barbara Shores parcel or the Ellwood Beach parcel, whichever project application is reviewed first.
- DevStd LUDS-GV-3.13:** Preparation and Implementation of the Open Space and Habitat Management Program for the Santa Barbara Shores Specific Plan area shall be coordinated with the Specific Plan for the West Devereux properties to ensure maximum protection of Devereux Creek, the Devereux Slough, and the adjacent upland and marine habitats.

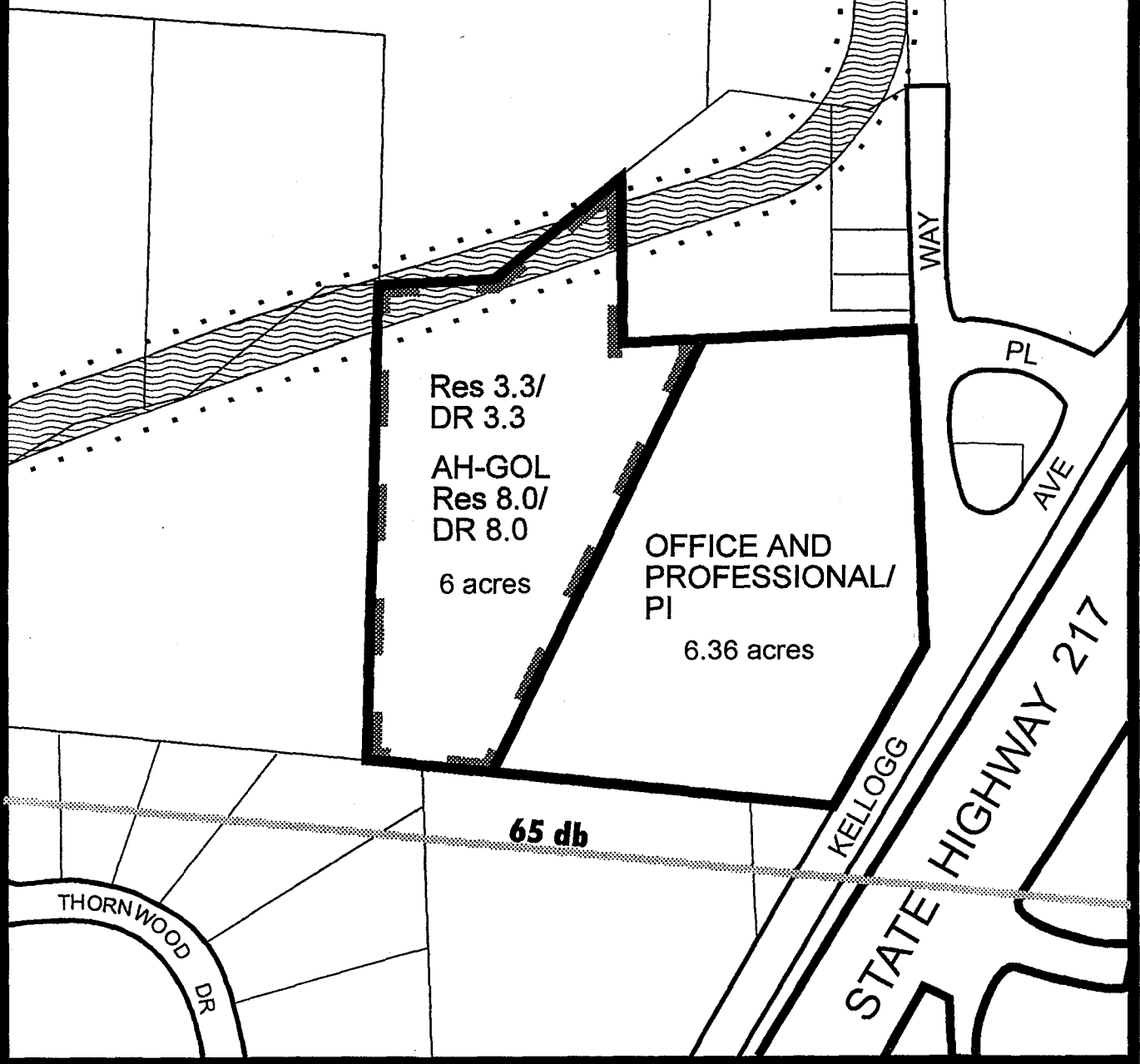
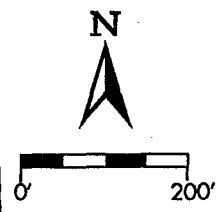
## OTHER RESIDENTIAL DEVELOPMENT STANDARD SITES

### Mission Industries (#17)

The Mission Industries site (APN 71-130-023) is comprised of 12.36 acres, located west of the Kellogg Ave./Kellogg Pl. intersection, 1,200 feet south of Hollister Ave. and 200 feet west of Ward Memorial Blvd. (State Highway 217). The site's Affordable Housing Overlay designation would allow provision of new housing in close proximity to Old Town, while the "Striped Area" designation allows both Residential uses at a density of 8.0 units per acre on the northern 6 acres and "Professional/Institutional" uses on the remaining portion of the property (Figure 14). The old channel and relictual riparian corridor of San Jose Creek runs along the northern boundary of the parcel along with a proposed public trail, which provides a wildlife corridor/greenbelt along with pedestrian access to nearby areas. While the ideal area for residential development onsite is adjacent to the creek, the eventual siting of development should also account for compatibility between different types of uses. The site is located in an area of moderate to high noise levels (60dBA). The site is surrounded by parcels containing light industrial/office buildings and the Goleta Valley Community Center to the north of San Jose Creek.

**SITE #17**  
**MISSION INDUSTRIES**  
**Land Use/Zoning**

-  Affordable Housing-Goleta Overlay
-  Noise Contour - based on Aripport Land Use Plan, 1/87
-  Historic San Jose Creek Channel
-  Potential Public Trail



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# GOLETA COMMUNITY PLAN

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## Development Standards

**Policy LUDS-GV-4:** The Mission Industries parcel (APN 71-130-23) shall be designated (and zoned) Res. 3.3 (DR 3.3) on the northern 6 acres, with an AHO of eight units an acre, and Office and Professional (PI) on the southern 6.36 acres and shall comply with the following development standards for any proposed development on the site:

- DevStd LUDS-GV-4.1:** The planning, timing and location of industrial and residential development onsite shall be coordinated and buffers shall be provided between the two uses. Development plans submitted for the site shall depict the location and amount of land reserved for public and/or private open space and habitat protection/restoration. The residential units must be provided prior to or concurrent with the development of Professional/Institutional uses onsite.
- DevStd LUDS-GV-4.2:** All residential structures shall be located outside of the 65 dBA noise corridor.
- DevStd LUDS-GV-4.3:** The residential units shall be clustered to maximize open space and to provide a buffer between the units and the adjacent creek and Professional/Institutional development.
- DevStd LUDS-GV-4.4:** A public access trail shall be investigated and provided if appropriate along Old San Jose Creek.

### San Antonio Creek Road (#43 Pozzato Grassland)

The San Antonio Mesa site is an undeveloped fragment of the mesas which lie along both sides of San Antonio Creek Road, between Maria Ygnacia and San Antonio Creeks (Figure 15). The site is comprised of about 29.45 acres (APN 59-010-66) located north of the west end of La Riata Lane, immediately west of Maria Ygnacia Creek. About 5.25 acres of the site are occupied by steep slopes and the flood plain of Maria Ygnacia Creek. The remaining 24.20 acres are located atop the San Antonio Mesa. Topography onsite is gently sloping on the Mesa itself, abruptly changing to steep slopes on the canyon wall of Maria Ygnacia Creek and leveling off again on the floor of the canyon. Vegetation onsite consists of a mix of native and non-native grassland, with the concentration of native grasses

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## GOLETA COMMUNITY PLAN

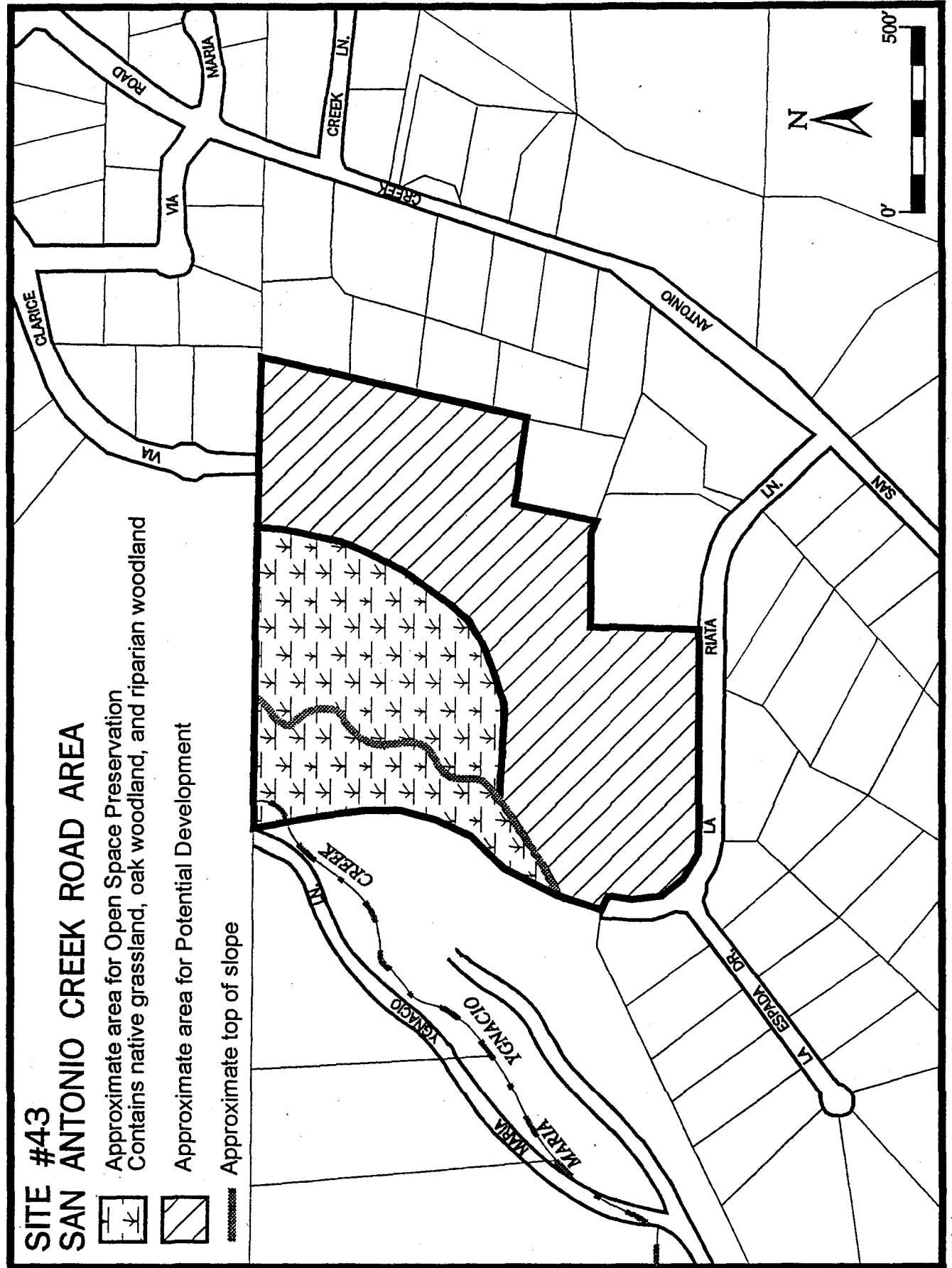
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becoming heaviest toward the northwestern and central portions of the Mesa, integrating with oak woodland on the canyon wall and riparian woodland along Maria Ygnacia Creek. Existing uses consist of moderate levels of horse grazing over the whole site, becoming heavy in the south and east. Surrounding uses are estate residential to the south, east and north, and open largely undeveloped agriculturally-designated land to the west. The site's land use designation, the limit on developable area and the development standards are designed to preserve the most significant of the site's biological resources while maintaining compatibility with the surrounding estate residential uses.

### Development Standards

**Policy LUDS-GV-5: The San Antonio Mesa site (APN 59-010-66) shall be designated Res. 1.0 and zoned DR-1 with a maximum of up to 23-24 units to be allowed on the site, and shall comply with the following development standards for any proposed development on the site:**

- DevStd LUDS-GV-5.1:** New development onsite should consist of single family homes and all development, including roads, shall be limited to those areas depicted as being subject to development on Figure 15 of the Goleta Community Plan (about 18.3 acres). The remaining undeveloped areas (approximately 10.6 acres) shall be set aside as open space with an open space or other protective easement dedicated to the County or appropriate land protection organization.
- DevStd LUDS-GV-5.2:** Prior to development of the site, attractive fencing shall be required to demarcate the boundaries of the native grassland. No grazing or other practices detrimental to the long term health of these habitats shall be permitted within the boundaries of this open space area.
- DevStd LUDS-GV-5.3:** As part of development of this site, the proposed access road shall be used as a border between the area to be developed and the open space easement for the grassland preserve. Emergency access through this site connecting the proposed access road and Via Clarice must meet Fire Department approval and shall be provided as part of project development.
- DevStd LUDS-GV-5.4:** All lots shall be developed with single-family detached residences, with setbacks conforming to R-1 standards.



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Figure 15

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# GOLETA COMMUNITY PLAN

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## St. Vincent's (site # 15)

The Saint Vincent's site is comprised of two parcels (APNs 59-130-14,15), separated by Via Chaparral, and encompasses approximately 33 acres (Figure 16). The site is located in the lower foothills north of the eastern end of Cathedral Oaks road, along both sides of Via Chaparral, immediately north of its intersection with Cathedral Oaks. The site is bounded by existing large lot single family homes to the north, Cathedral Oaks Road to the south, State Highway 154 to the east, and County owned property including the headquarters of the Fire and School Districts to the west. The site consist of several hills or ridges which are bisected by a canyon system associated with a tributary of Atascadero Creek. Existing vegetation consists of open grasslands on the more level hilltops grading into dense stands of coastal sage scrub on the canyon walls, with scattered riparian vegetation along the creek channel in the canyon bottom. Both parcels are currently undeveloped and existing uses appear to be confined to occasional grazing by horses, with a small informal paddock located in the canyon bottom on the eastern parcel.

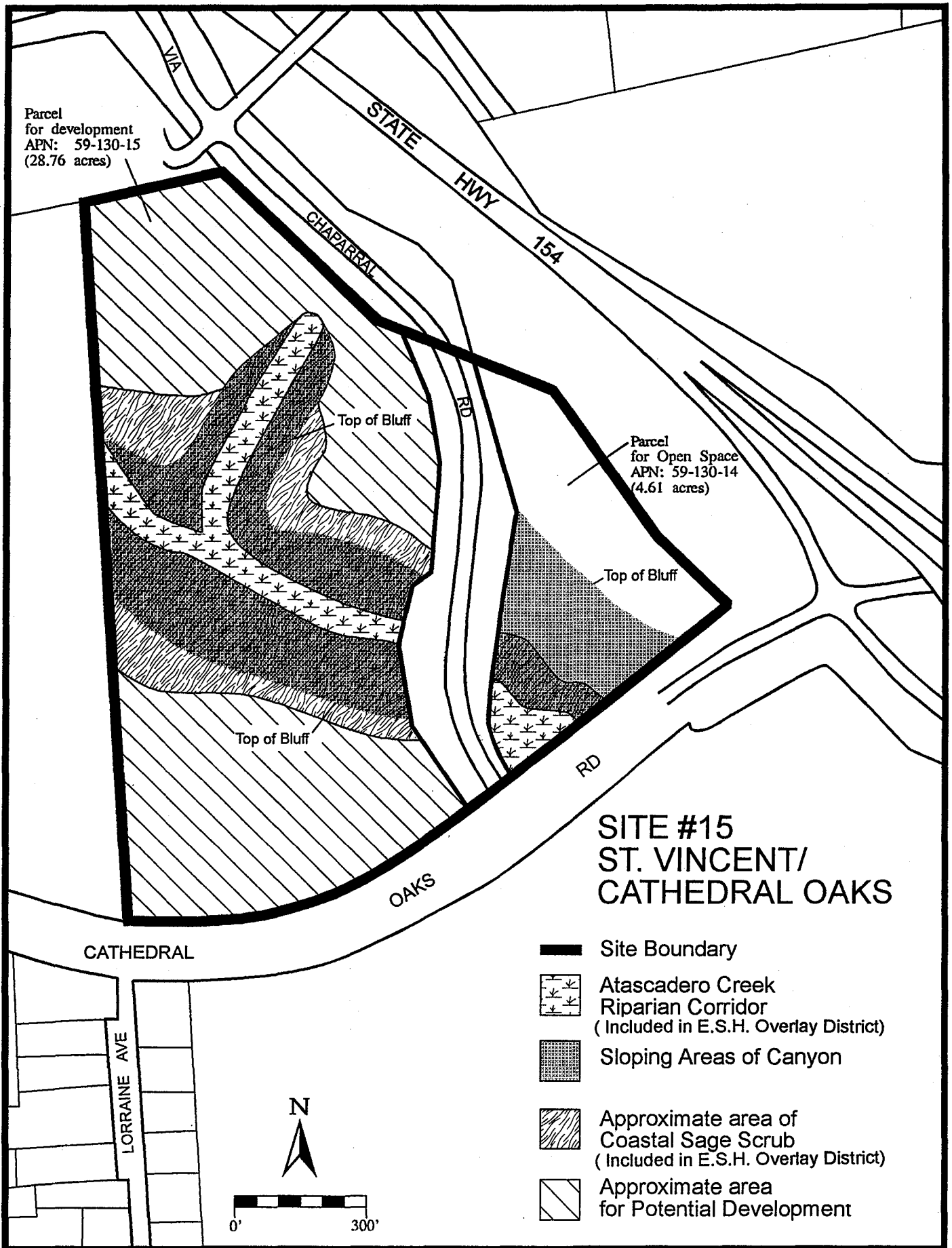
The following development standards permit development of this site a gross density of one unit per acre, while requiring that all development of homes be concentrated on the larger parcel to the west. These standards recognize that the development potential of the eastern parcel is limited due to topography, parcel configuration and its high visibility from Highway 154, and that development of the western parcel should include protection of the canyon area and coastal sage scrub habitats.

### Development Standards

**Policy LUDS-GV-6:** The St. Vincent's site (APNs 59-130-14, 15) shall be designated Res. 1 and zoned DR-1 and shall comply with the following Development Standards for any proposed development on the site:

**DevStd LUDS-GV-6.1:** For planning purposes, the parcels that make up the St. Vincent's site shall be considered and planned as one unit. Residential density shall be calculated on the basis of the entire site. However, all dwelling units shall be located only on the portion of the site west of Via Chaparral (APN 59-130-15).

**DevStd LUDS-GV-6.2:** The portion of the site east of Via Chaparral (APN 59-130-14) should be used to satisfy a portion of the open space requirements for the entire site.





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# GOLETA COMMUNITY PLAN

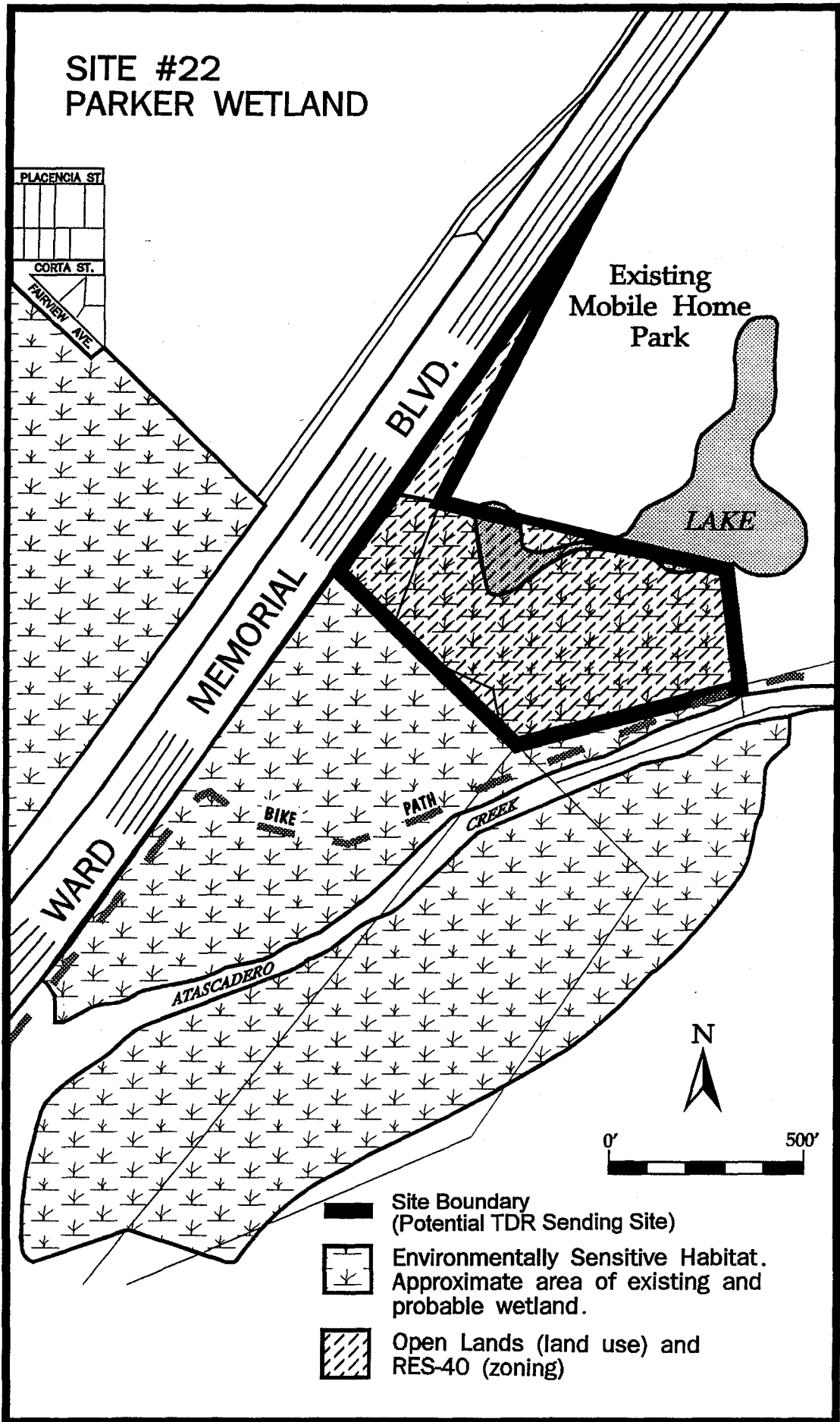
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## Atascadero Creek Floodplain (#22 Parker Wetland)

This site consists of 10.57 gross acres (APN 71-190-29,37,38) located on the north bank of Atascadero Creek (Figure 17). Surrounding uses include a lake and existing Mobile Home Park to the north and east, open undeveloped wetlands and Ward Memorial Drive to the west and the Atascadero Creek bike trail crossing the southern portion of the site with the creek further to the south. The site is level and is part of a larger complex of wetlands that lies within the floodplain of Atascadero Creek. Onsite vegetation consists of a mixture of wetland and/or disturbed grasslands over most of the site with areas of high marsh habitat such as salt pan/mud flat grading into willow and cottonwood wetland, transitioning to a mixture of ice plant, willows, pampas grass and coyote brush in disturbed areas. Much of this disturbed area was created when the wetland habitat onsite was disrupted by unauthorized grading activities in the mid 1980s. Recently, a portion of the site, the wetlands and eucalyptus groves to the south of the creek, were burned in a wild fire fueled by the stands of invasive pampas grass. Much of the less disturbed wetland onsite remained unburned.

This property may qualify as State Tidelands as the site was subject to tidal influence as part of the Goleta Slough. Because much of this site is a wetland within the State Coastal Zone boundary, State law and the policies of the County's own certified LCP substantially reduce the potential for any non-coastal/wetland dependent development on all or most of the parcel. Given these constraints, the site's land use and zoning designations, and the following development standards minimize onsite development potential in favor of transfer of development rights to offsite locations.

**SITE #22  
PARKER WETLAND**



-  Site Boundary (Potential TDR Sending Site)
-  Environmentally Sensitive Habitat. Approximate area of existing and probable wetland.
-  Open Lands (land use) and RES-40 (zoning)

# GOLETA COMMUNITY PLAN

## Development Standards

**Policy LUDS-GV-7:** The Atascadero Creek Floodplain site (APN 71-190-29,37,38) shall be designated Open Lands and zoned RES and shall be allowed to send at least 30 TDR units provided that no (0) units are constructed onsite, and shall comply with the following development standards for any proposed development on the site:

**DevStd LUDS-GV-7.1:** All three parcels shall be planned and reviewed as a unit. Any development onsite shall be planned, sited and designed to minimize impacts to both on and offsite wetlands.

**DevStd LUDS-GV-7.2:** Upon the County's adoption of a TDR ordinance, the site should be granted transferable residential development credits at the rate of 12.3 units per developable acre. Developable areas onsite are considered to be those non-wetland areas outside of existing easements and the lake. In order to determine the full extent of the potentially developable area onsite, either during the development of a TDR ordinance or prior to any development application being deemed complete for the site, the property owner shall fund a site wetland and constraints survey under the direction of RMD in order to determine the precise extent of such developable area. The County shall consider this and other available information when granting development credits to the site.

### Mathilda Drive Area (#60)

This site is located about 1/2 mile south of Hollister Avenue, along both the east and west sides of the southern end of Mathilda Drive. The site encompasses 22 existing legal parcels containing 6.77 acres. These parcels are in a number of different ownerships. Topography is variable with the potential southern extension of Mathilda Drive roughly following a willow-lined barranca which joins with the main branch of Devereux Creek and its associated floodplain. Parcels shown on Figure 18 on the west side of the Right-of-Way of Mathilda Drive fall within these constrained areas or a major eucalyptus grove. Parcels to the east have some moderate slopes, with some being wholly or partially vegetated with the eucalyptus grove. Some parcels at the south end of the potential extension of Mathilda Drive are located almost wholly within willow or eucalyptus woodland and areas subject to flooding. Surrounding uses are a mixture of high density and single family residential to the

# GOLETA COMMUNITY PLAN

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north and east, an existing mobile home park to the west and environmentally sensitive woodlands to the south.

The presence of wetlands, existing and potential Monarch Butterfly overwintering sites in the eucalyptus groves, the floodplain of Devereux Creek, and inconsistencies with County LCP policies significantly reduces the potential for development to occur on most of these parcels. The following development standards provide guidance on the density and location of allowable development, and which parcels should be considered for transfer of development rights to offsite locations.

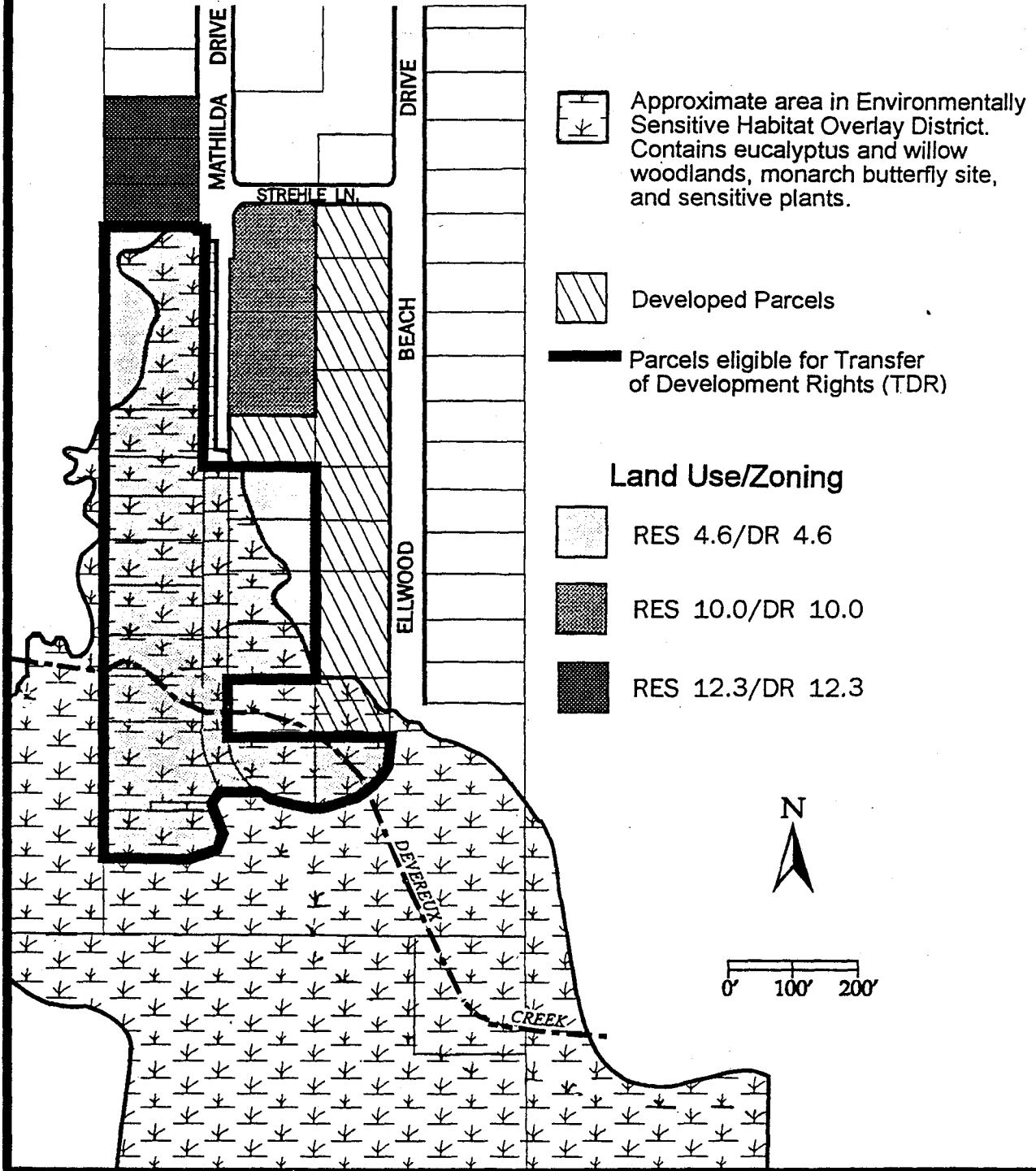
## Development Standards

**Policy LUDS-GV-8: The Mathilda Drive Site (APN 79-553-10,11,13 to 16,20,21 and 79-554-21 to 32 and 39) shall comply with the following development standards for any proposed development:**

**DevStd LUDS-GV-8.1:** Development on parcels having a Land Use designation of Res. 10 and Res. 12.3 and zoning of DR-10 and DR-12.3 (APNs 79-553-20, 21 and 79-554-20, 21, 22) shall be sited and designed to avoid or minimize any impacts to adjacent sensitive habitats, particularly removal of or damage to trees during construction and increases in erosion or sedimentation.

**Program LUDS-GV-8.2:** Development on parcels designated Res. 4.6 and zoned DR-4.6 (APNs 79-553-10, 11, 13 thru 16, and 79-554-23 thru 32, 39 -- see Figure 18) would create significant environmental impacts and policy conflicts. In order to avoid these problems, the County shall attempt to adopt a TDR ordinance to facilitate the transfer of the development rights off these parcels to an appropriate receiver site, or take other appropriate measures to avoid development of these parcels prior to any permit applications for development on these parcels, if possible.

**SITE #60  
MATHILDA DRIVE PARCELS**



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Figure 18

# GOLETA COMMUNITY PLAN

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## Hollister/Kellogg Specific Plan (#54)

The Hollister/Kellogg Specific Plan site is comprised of seven parcels encompassing approximately 14 acres at the northeast corner of the intersection of Hollister and Kellogg Avenues. This site is bounded on the north by Armitos Avenue, on the south by Hollister Avenue, on the east by existing apartments and Dearborn Place and on the west by Kellogg Avenue. The site is bisected by San Jose Creek and its associated riparian corridor, which in places contains mature trees which extend out well past the existing top of the creek bank. This creek's *floodway* and floodplain are currently designated by the FEMA flood maps as extending well outside of the creek's channel to occupy substantial portions of the site (Figure 19). Existing uses include three single family homes on the east side of the creek (APN 79-090-36,37), and on the west side of the creek, progressing north from Hollister Avenue, a car repair and leasing operations fronting Hollister Avenue (APNs 79-090-63 and 78, respectively), one single family home (APN 71-090-77), a seven unit condominium development (71-340-01 through -07) and a clustered duplex development owned by the County Housing Authority (APN 71-090-80). Between 7 to 8 acres of underdeveloped or undeveloped land is located on four parcels exist east of the creek, much of which is constrained by flooding hazards. Figure 19 depicts the site's key features and constraints.

Although the most of the undeveloped portions of the Specific Plan site are constrained by flooding, the parcel east of the creek was determined to be only marginally suitable for any development due to flooding hazards over most of the site, its long and narrow configuration, and setbacks from the creek and neighboring properties which would even further limit developable area. Because of these constraints, and due the existing high density uses in the area and lack of parks to serve Old Town Goleta, this site was selected as being suitable for potential creation of a public park.

The following development standards require that *the County* fund and prepare a Specific Plan for the site in order insure orderly planning of this constrained site and to further the public goal of establishing a neighborhood park on the highly constrained parcel east of the creek. This goal will not only facilitate the provision of a park in an area of high need, it will remove the development potential from a constrained parcel while providing a reasonable return to that parcel's owner.

# GOLETA COMMUNITY PLAN

## Development Standard

**Policy LUDS-GV-9:** The Land Use designation for the Hollister/Kellogg site APNs 71-090-36, 37, 63, 77, 78, 80) shall be Res. 10 with a zone district of DR-10. In order to facilitate orderly development of these parcels, the County, in coordination with the property owners, shall prepare a Specific Plan which would allow all or a portion of the residential development allocation for the parcel east of San Jose Creek (APN 71-090-36) to be developed on the remainder of the Specific Plan area. This would facilitate the establishment of a public park and/or open space on this constrained parcel east of San Jose Creek. The goals of the Specific Plan should include:






- \* planning the site as a unit;
- \* accommodating the transfer of density from the parcel east of the creek to the parcels west of the creek, with allowable density increases on APNs 71-090-77, 80 up to 30 units an acre if all potential density from APN 71-090-36 is accommodated west of the creek;
- \* investigating water availability and work with the Goleta Water District on potential use of the Wright allocation for parcel 71-090-36; and
- \* facilitating the implementation of the Park overlay on the parcel east of the creek.

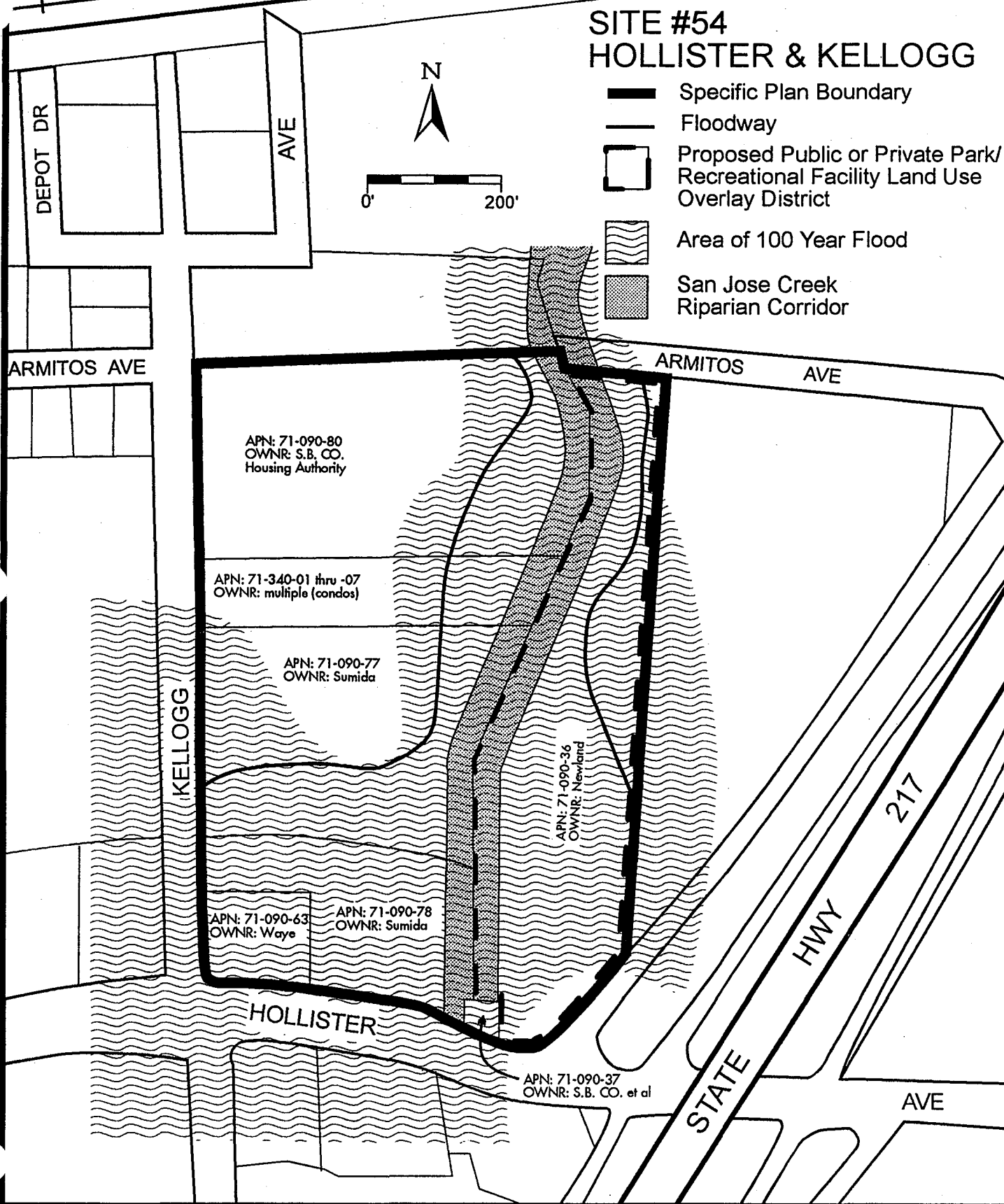
Any applications for development on these parcels submitted prior to completion of this Specific Plan shall be judged on their own merits, notwithstanding the goals of the proposed Specific Plan.

U.S. HWY 101

# SITE #54 HOLLISTER & KELLOGG



-  Specific Plan Boundary
-  Floodway
-  Proposed Public or Private Park/  
Recreational Facility Land Use  
Overlay District
-  Area of 100 Year Flood
-  San Jose Creek  
Riparian Corridor





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# GOLETA COMMUNITY PLAN

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## *D. Land Use--Commercial*

### 1. EXISTING SETTING AND ISSUES

The Goleta Planning Area supports a wide variety of commercial uses, located primarily in small to mid sized centers with the larger of these complexes usually based around a supermarket/drug store combination and supporting a variety of ancillary stores and services. Commercial development within the community is concentrated almost entirely along the main east-west traffic corridors of Hollister Avenue and Calle Real. The largest existing retail complex is located along both sides of Calle Real east of Fairview Avenue, including a large center on the north-west corner of the intersection of Fairview/Calle Real. An additional large center based around K-Mart is located on the southeast corner of Hollister/Storke. The Old Town area of Goleta, traditionally the area's "downtown," currently supports a variety of commercial uses, restaurants and services, but has included no major retail use since the FED-Mart closed during the mid 1980s.

Smaller centers which still may be considered of valley-wide importance include the Turnpike Vons center located on the northwest corner of Hollister/Turnpike, the Magnolia Center at Hollister/Magnolia and the University Center at Hollister/Pacific Oaks. The community of Isla Vista has a small retail base centered around three small supermarkets, several restaurants and other stores and services oriented toward providing services to the area's large student population. Other small neighborhood commercial centers are scattered throughout the valley along Hollister and Calle Real.

The Plan contains programs and policies to aid the revitalization of Old Town Goleta as an important retail center for the community. These include the possible formation of a Redevelopment Agency, providing public improvements, and allowing for second residential units in commercial zones located within Old Town. Figure 20 depicts the potential boundaries of an Old Town Redevelopment Agency. The Plan also calls for an amendment to the Growth Management Ordinance to grant extra "points" to commercial projects in the identified Old Town area. Finally, the Plan contains policies which call for a "shoppers shuttle" to serve Old Town as well as provisions for more parks and bike/foot trails in the area.

The land use plan allows for the continued expansion of the community's commercial base on vacant or underdeveloped parcels. Measures include zoning for a number of "mixed use" commercial centers near existing neighborhoods along major transportation corridors such as Calle Real and the designation of three new or revitalized commercial centers at the Los Carneros Community site, on south Fairview and for a possible regional shopping facility on about 40 acres of the Girsh parcel at the southwest corner of Hollister/Storke. Maintaining

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# GOLETA COMMUNITY PLAN

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or improving the Valley's commercial base is an important vehicle for providing employment and a secure source of revenue for governmental services either for the County or a new City of Goleta. Enhanced commercial development will also reduce the need for the area's residents to drive to Santa Barbara, Ventura or Santa Maria for large purchases or to shop at discount stores. Permitting the construction of a regional center will likely require alterations to the Growth Management Ordinance to allow the phased construction of such a center. These and other issues are addressed in the objectives, policies and programs outlined below.

## 2. POLICIES AND IMPLEMENTING STRATEGIES

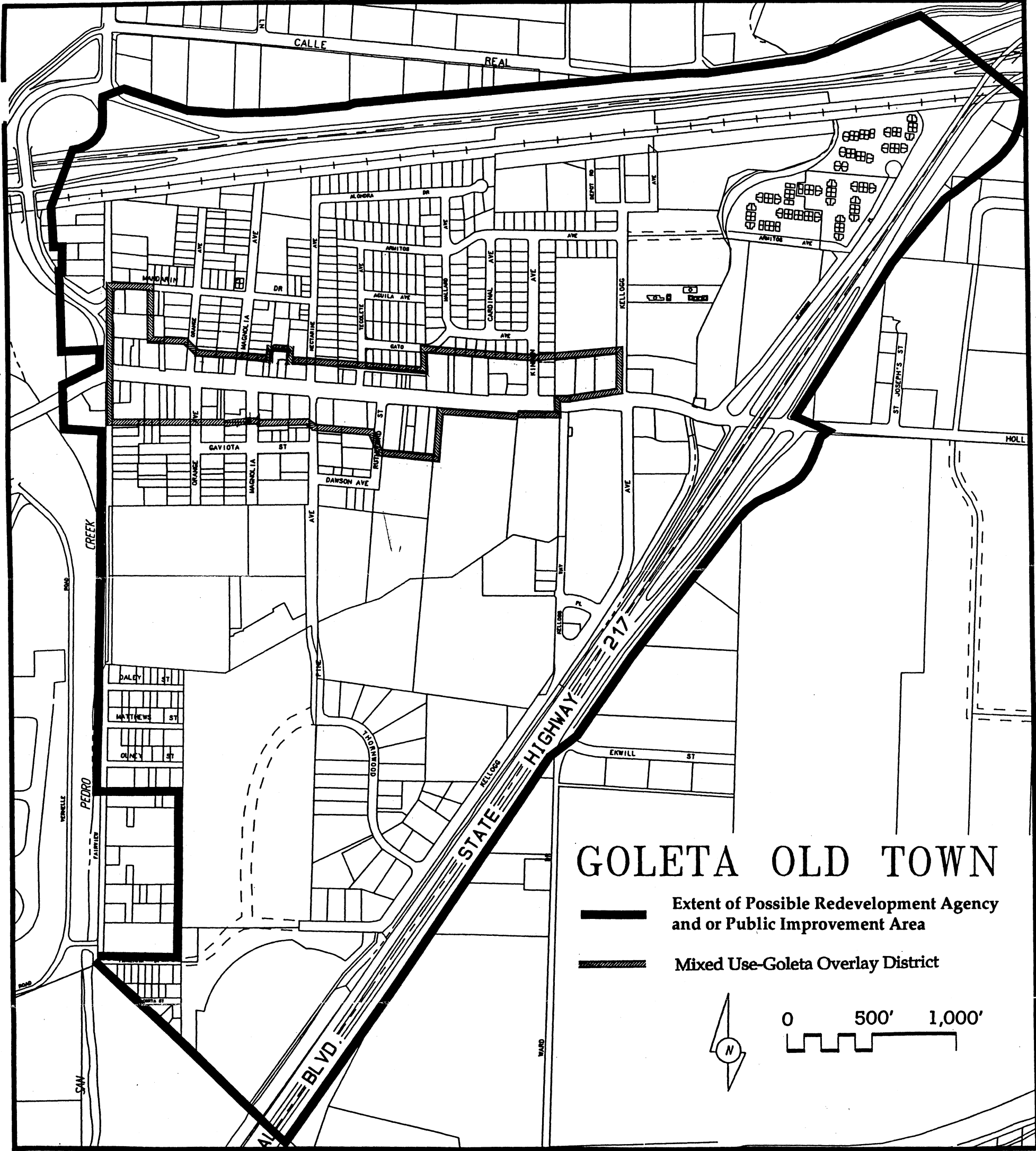
*Objective LUC-GV: Revitalize the downtown core of Old Goleta, in order to establish it as a focal retail commercial area of Goleta.*

**Policy LUC-GV-1: Commercial uses and viability along the Old Town Hollister corridor shall be maintained and encouraged through such programs as the establishment of a parking district or redevelopment agency.**



**Program LUC-GV-1.1:** The County shall investigate, and if appropriate, place before the voters an initiative to establish a redevelopment agency in the Old Town area.

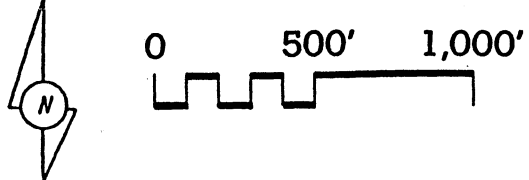
**Action LUC-GV-1.2:** The County shall amend the GGMO to provide for additional "points" for Commercial and Industrial projects in the identified Old Town area (see Figure 20) to help revitalize the area.

**Policy LUC-GV-2: Mixed-use development on land designated for commercial use shall be encouraged where appropriate.**



# GOLETA OLD TOWN

-  Extent of Possible Redevelopment Agency and or Public Improvement Area
-  Mixed Use-Goleta Overlay District



7/21/93

COUNTY OF SANTA BARBARA RESOURCE MANAGEMENT

Figure 20

# GOLETA COMMUNITY PLAN

## PARCEL SPECIFIC DEVELOPMENT STANDARDS




### Los Carneros Community (#4)

Los Carneros Community is comprised of 48.33 acres which is divided into 29 parcels (APN 73-060-31 to 51, 73-070-25 to 32). The site slopes gently from north to south, draining to a wetland of approximately 15 acres in size, located on the southwestern 1/3 of the site (see Figure 21). Vegetation onsite consists of disturbed grassland mixed with Coyote brush in the central and northern sections of the property, and a mosaic of wetland habitats and grasslands on the southern 20 acres of the site. The site's wetland habitats are considered highly valuable because they represent one of the few transition areas from historic salt marsh to brackish and/or freshwater wetlands remaining in Goleta and may constitute the only remaining intact area of the historic edge of the Goleta Slough. In addition, the area had become an important regional roost and locally important nesting site for the fully protected Black Shouldered Kite. An archaeological site is located in the east-central section of the area. Surrounding land uses include the Southern Pacific Railroad and US Hwy 101 to the north, Hollister Avenue, commercial uses and the Goleta Slough to the south, light industrial buildings along Aero Camino to the east and Los Carneros Road and commercial uses to the west.

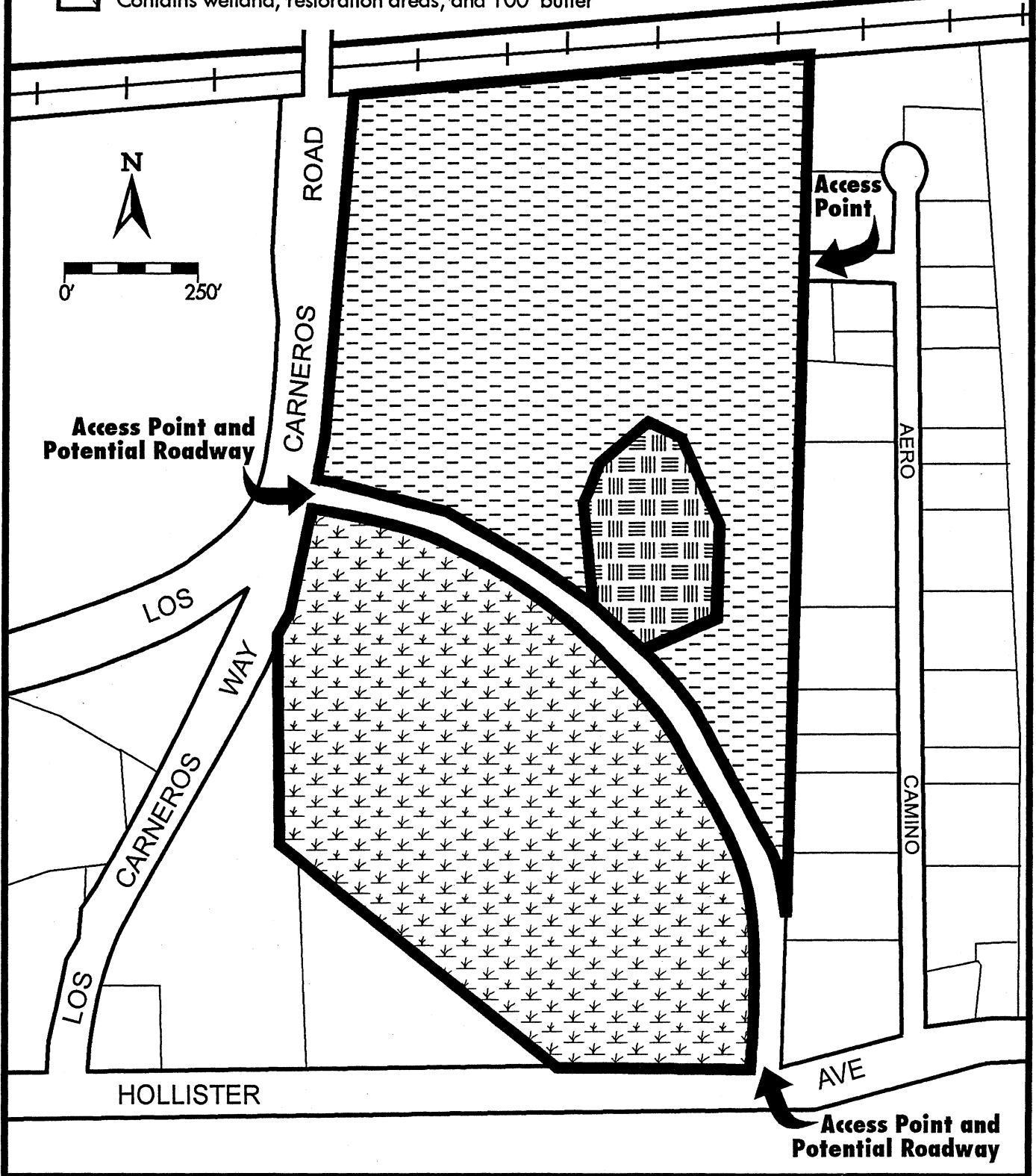
The northern and central portions of the site were subject to some grading under a County grading permit issued in the late 1980s. As part of this grading, a relic walnut grove was removed and some of the site partially leveled, damaging onsite wetlands and leading the kites to at least temporarily abandon use of the site. During this time, much of the willow woodland onsite was also brushed by the applicant. Since that time, grading activities have ceased and much of the willow woodland has regrown.

The southeast 17 acres of the site are subject to a development agreement which allows the construction of up to 235 residential units. Although this development agreement has expired, the Board of Supervisors has yet to take any definitive action on either supporting an extension or in allowing the agreement to lapse. The following development standards recognize the potential existence of this agreement, and provide both for its extension or termination. In addition to this County permit, the US Army Corps of Engineers is reviewing this project through the provisions of Section 404 of the Clean Water Act. After several years of review and negotiation, the Corps denied Nottingham Partner's application to fill the wetland portions of the site. At this time, this issue is in litigation and its outcome is unknown.

**SITE #4**  
**LOS CARNEROS COMMUNITY**  
**LAND USE/ZONING**

-  General Commercial & Light Industry(striped)/C-2
-  Open Lands/RES-40  
Approximate area of Archaeological Site
-  Open Lands/RES-40  
Contains wetland, restoration areas, and 100' buffer

U.S. HIGHWAY 101



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## GOLETA COMMUNITY PLAN

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Even given the wetland and archaeological constraints onsite, the approximately 30 acres of developable area onsite, its central location, proximity to employment centers and potential for use as a train and regional transit station, combine to make the site attractive for higher intensity development. Complimentary to such a transit center use is the site's commercial designation, allowing a mix of retail, office and/or hotel uses. Figure 21 depicts those areas on the site which are suitable for development and those which should be preserved as open space to restore and protect the wetland onsite and preserve the archaeological site.

### Development Standards

- Policy LUDS-GV-10:**        **The Los Carneros Community site (APNs 73-060-31 to 51 and 73-070-25 to 32) shall have a Land Use designation of Open Lands (RES zoning) on the 16-acre wetland and a striped designation of General Commercial and Light Industrial (to facilitate a potential Service Industrial zone), and a C-2 zone for the remainder of the site. If the pre-existing Development Agreement is extended, the 6 acres of wetland southwest of Road A site shall have a designation of Open Lands and a zone of RES. If the Development Agreement is extended and/or amended with an alternative site design, all areas of remaining wetland and a 100 foot buffer shall be designated and zoned Open Space/RES. The remainder of the site shall be designated for commercial, industrial and residential, consistent with the Development Agreement and Settlement Agreement, if any. In any case, any proposed development on this site shall comply with the following development standards:**
- DevStd LUDS-GV-10.1:**    **The existing Specific Plan for this site shall be amended to reflect the policies and standards of this adopted Community Plan.**
- DevStd LUDS-GV-10.2:**    **A Specific Plan shall be prepared for the entire site (APN 73-060-31 to 51, 73-070-25 to 32) which incorporates all of the conditions listed below and conforms to all other policies of the of the land use plan. The specific plan shall show the location of roads and structures and indicate the amount and location of open space for habitat preservation and public open space.**

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## GOLETA COMMUNITY PLAN

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- DevStd LUDS-GV-10.3:** All wetland resources on the site shall be protected, preserved and restored to the maximum extent feasible, consistent with any approved Development Agreement that may be in effect.
- DevStd LUDS-GV-10.4:** All development shall be located in those areas noted as being recommended for potential development on Figure 21, except as allowed by a current Development Agreement. Development shall be sited and designed to minimize impacts to the wetland and archaeological site through the use of setbacks and restoration for the wetland and avoiding development on the archaeological site.
- DevStd LUDS-GV-10.5:** If this site is selected for the location of the train station, a hotel and/or other commercial and/or visitor-serving uses should be encouraged to help support and accommodate the train station.
- DevStd LUDS-GV-10.6:** A combination of both commercial and service industrial uses shall be considered for this site. Depending on the ultimate configuration of access to the site and whether the site is chosen for the location of the train station, commercial should be located in the northern portion to accommodate the train station and associated commercial uses. In addition, commercial should be examined for the western portion fronting Los Carneros Road. Service Industrial (M-S) should be located approximately in the center of the developable area of the site and could occur on the eastern border adjoining the industrial uses to the east. A rezone will be necessary to accommodate the industrial areas of the site.

### Girsh Parcel (#18)

The Girsh property is comprised of two parcels (APN 73-090-38,55; 83.21 acres) located at the southwest corner of the intersection of Storke Rd. and Hollister Ave. (Figure 22). Surrounding land uses include mostly vacant land to the north across Hollister Ave., neighborhood commercial and residential to the west, residential to the south, and industrial and general commercial to the east.

# GOLETA COMMUNITY PLAN

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Most of the site is located within the airport approach zone (zone 2) and the 65 decibel noise corridor. The presence of the Approach Zone overlay subjects any proposed development to review by the Airport Land Use Commission (ALUC), particularly with regard to concentrations of people and the height of structures. In comment on this Community Plan, the ALUC indicated that any intensive development (e.g.: shopping mall) should be concentrated at the north end of the site, and that a clear zone be maintained through the center of the property.

As detailed in the following development standards, the site's shopping center and Planned Development designations allow a mix of retail commercial and residential uses onsite. These designations will assist in maintaining a balance between jobs and housing and minimize airport hazards. These designations, along with the requirement for a Specific Plan, direct the site to be planned as a unit and provide clear guidance on landscape screening and open space.

## Development Standards

**Policy LUDS-GV-11:**        **The Girsh parcel (APN 73-090-38,55) shall be designated and zoned General Commercial and SC on the northern 50% (approximately 42 acres) of the site and PD-250 and PRD-250 on the southern half of the site and shall comply with the following development standards for any proposed development on the site:**

**DevStd LUDS-GV-11.1:**    No applications for development shall be accepted prior to approval of a Specific Plan for the site. A Specific Plan shall be prepared for the entire site (APN 73-090-38,55) which incorporates all of the conditions listed below and conforms to all other policies of the of the land use plan. The specific plan shall show the location of roads and structures and indicate the amount and location of open space for public and private recreation, the location of a minimum 300 foot strip of landscape buffer, roadway and parking for an airport approach hazard area (see Figure 22 for approximate location) and the location of all major landscape buffer strips along public roadways. To assist in maintaining this hazard zone through the site, to the extent feasible, buildings shall be clustered toward the north and south ends of the site. The Specific Plan shall also address the phasing the commercial elements of the project and potential linkage in the timing of the residential and commercial development.



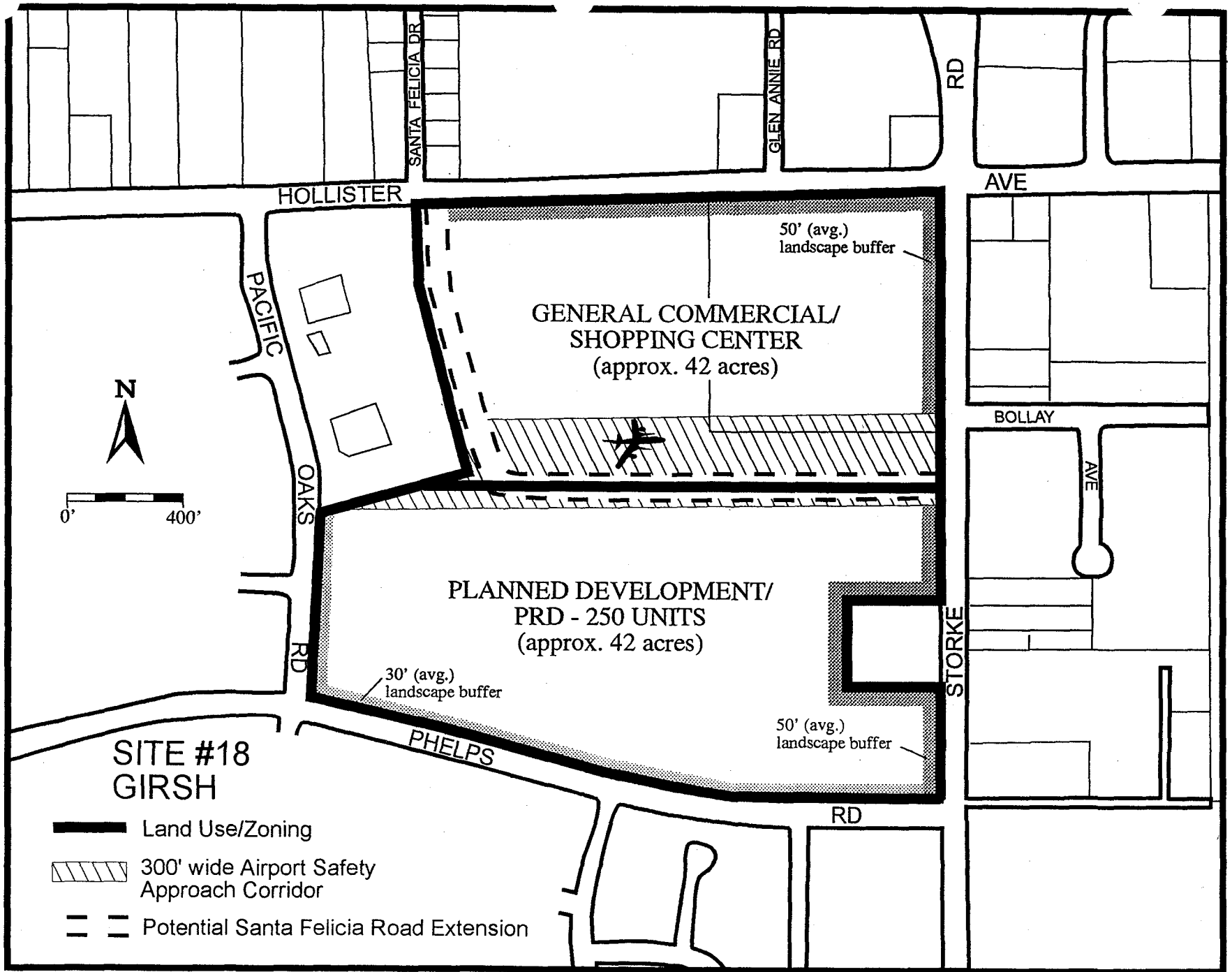


Figure 22

# GOLETA COMMUNITY PLAN

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**DevStd LUDS-GV-11.2:** A minimum of 50% of the required open space of this PRD area shall be set aside as public open space. This public open space may include portions of the required perimeter buffers, but shall be concentrated to allow active public recreation such as playing fields. A scenic buffer shall be placed along the southern boundary of the site.

**DevStd LUDS-GV-11.3:** In order to increase the project's compatibility with surrounding uses and to maintain and enhance the aesthetic character of the Hollister and Storke corridors, the following buffers shall be provided:

- \* an average 50 foot wide landscape buffer strip, with a 35 foot minimum, along the site's northern and eastern boundaries;
- \* an average 30 foot wide landscape buffer strip, with a 20 foot minimum, along Phelps Road and the north side of the extension of Santa Felicia Drive; and
- \* an average 50 foot wide landscape buffer strip, with a 35 foot minimum, along the south side of the extension of Santa Felicia Drive.

**DevStd LUDS-GV-11.4:** The following design elements shall be included in these buffers:

- \* All buffers shall contain sufficient plantings of trees and shrubs and the use of berms to conceal views of the parking areas and "break-up" views of the structures from areas of public use and the adjacent residential developments.
- \* If appropriate from a design and safety perspective, the buffers along Hollister Ave., Storke Road and Phelps shall contain Class I bikeways, with the bikelane in the southern buffer zone being designed to link up to University paths to the east and the Devereux/Santa Barbara Shores areas to the west.

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## GOLETA COMMUNITY PLAN

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- \* The overall width and acreage of the southern buffer should be adjusted to encompass the existing willow woodland if this habitat is to be preserved onsite.

**DevStd LUDS-GV-11.5:** In order to offset the impacts of the project's extensive areas of pavement on groundwater recharge, construction design onsite shall utilize all reasonable methods to maintain recharge onsite. Methods shall include (but not be limited to) the use of porous paving and direction of run-off into landscaped areas and/or retention basins.

**DevStd LUDS-GV-11.6:** A minimum 300 foot clear zone consisting of open space, landscaping and parking shall be maintained through the site and aligned to correspond to such clear zones on nearby properties to the east.

**DevStd LUDS-GV-11.7:** As part of project review of the Specific Plan for this site, the County shall require that the public recreation component of the PD designated area of this project be required to be provided as a part of phase one of any development on the project site.

**Policy LUDS-GV-12:** **If the Metropolitan Transit District (MTD) determines that a satellite transit center is needed in western Goleta, as part of the application for development on the Girsh parcel, the applicant shall provide adequate space and access for the transit center and shall construct the center. Decision-makers should consider off-sets in traffic fees if the transit center is built on this site.**

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# GOLETA COMMUNITY PLAN

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## ***E. Land Use--Industrial***

### **1. EXISTING SETTING AND ISSUES**

The community of Goleta is fortunate to have an extensive and diverse industrial base which provides a wide range of job opportunities for area residents. These industries consist primarily of "high tech" light industrial manufacturing firms in the computer, electronic and/or defense industries with many of the local facilities devoted to office and research use. However, a wide variety of firms have offices in Goleta ranging from defense oriented companies like Raytheon and Delco to grocery wholesale operations such as Jordano's.

The industrial area of the community is located south of Highway 101 predominantly around the Santa Barbara Airport and along the Hollister corridor. Although industrial uses are scattered throughout this area, several large industrial parks are located in west Goleta. These include the Santa Barbara Research Park(s) located north of Hollister and west of Storke Road, the Delco complex south of Hollister between Los Carneros and Storke Roads and the Hollister Business Park located north of Hollister Avenue about one mile east of the Winchester Canyon/Hollister overpass. Two recently approved Industrial Parks include the partially completed Raytheon complex northwest of Los Carneros Road and south of US HWY 101, and the Castilian Technical Center located north of Hollister along Castilian Drive west of Tecolotito Creek. These two parks, along with other approved projects contain about *600,000 square feet of approved but unbuilt industrial space, which could provide about 2200 new jobs (about one employee per 275 square feet).*

The continued economic viability of the Valley's industrial base is central to the maintenance of a high quality of life for the residents of the planning area. Existing industry provides thousands of jobs for Goleta residents, and the proposed land use plan will allow for the creation of approximately 20,000 *additional* new long term jobs in the area's commercial and industrial sectors (assuming an average of 400 sf of new development per employee). However, the long term vitality of Goleta's industrial base may be weakened by the inability of employees to find adequate or affordable housing, by readjustments in the defense industry and decreased federal spending, and by the difficulty encountered by local firms in expanding their facilities due to the costs and time delays associated with obtaining permits for such expansion.

As discussed below and in the Residential section, the plan contains strong programs and policies to provide affordable housing for the area's workers. In addition, independent of this Plan, the County's zoning ordinance was modified to expedite review of permits for small or mid sized expansions in industrial zones. These modifications should reduce both the cost and time delays encountered in the permit process. The level of review of key

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## GOLETA COMMUNITY PLAN

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issues and sometimes parcel specific planning and environmental review contained within this Plan and supporting documents is intended to help reduce the costs and scope of the review process for individual developments. The programs and policies discussed below will also provide some assistance to local industry. Finally, there are other areas where the County may be of further assistance to local industry including periodic review of fee structures, infrastructure improvements and cooperation with businesses to identify methods to preserve existing jobs and create new jobs at the local level.

### JOBS/HOUSING BALANCE:

One of the goals in the formation of the land use portion this Plan was to address the relative over-supply of commercially and industrially designated land under the 1980 Plan compared to the existing and potential housing stock needed to accommodate the community's industrial and commercial sector workers; otherwise known as the "jobs-housing balance." Starting in the 1970s and continuing on through the 1980s, commercial and industrial development (jobs) far outpaced residential development (housing); as a result, many who worked in Goleta lived elsewhere. The impacts resulting from this uneven development were varied. Circulation was impacted as workers had to commute from communities far distant from their worksite, air quality was affected by this excessive commuting, housing markets in areas outside Goleta (particularly in the north county) were skewed by the number of people who bought houses but worked elsewhere, and the workers themselves had less time to enjoy their non-working hours as many commuted up to an hour or more each way. Ideally, a worker would be able to live in the community where he or she worked and establish roots and ties to that community.

To help fulfill this goal, the buildout allowed under the 1993 Community Plan in each land use category brings commercial and industrial buildout into closer balance with residential buildout in terms of parity between the provision of jobs and housing, particularly affordable housing. This Plan utilizes a number of tools to alter the old 1980 Plan to achieve this goal. These include limited up-zonings of selected affordable housing sites, rezonings of five undeveloped commercial-industrial parcels to residential uses, and the rezoning of three sites to the lower employee intensity Service Industrial zoning. These rezonings were based upon a review of all vacant or underdeveloped parcels of two acres or more in size and an assessment of their suitability for different designations.

The urban nature of the planning area, the goals of the plan for the protection of resources and the quality of life for existing residents, and environmental constraints somewhat limited options for alternative land uses on many sites. Many of the parcels reviewed were not suitable for conversion to other types of uses or increased density due to location within constrained areas (eg: airport noise corridors/approach zones), incompatible surrounding use

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# GOLETA COMMUNITY PLAN

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(eg: C/I uses next to residential, etc) or due to onsite environmental constraints. Even with this screening process, achieving these goals involved some trade-offs between jobs and housing, community compatibility and environmental protection, especially regional issues such as traffic congestion (see Technical Appendix for table of all parcels reviewed in detail). The result of these compromises is that the Plan only brings the provision of jobs and housing into a better, but by no means complete, balance and will need periodic review and study in the future as business cycles and housing demand patterns evolve.

The application of these up-zonings, the rezoning of some parcels to residential from C/I uses and the use of the Service Industrial zone district improved the potential balance between jobs and housing at the buildout of this Plan. These land use changes increased the number of housing units on selected sites by about 900 units and reduced *theoretical* maximum employment in the community at buildout from about 24,000 new long term jobs to 20,000 new jobs, reducing theoretical housing demand by about 2800 units. However, even with these efforts, the buildout of the land use plan would still result in a potential shortage of housing for area workers of approximately 7,400 units (assuming 400 square feet per employee and 1.6 workers per household, per Forecast 89). These numbers reflect only the balance strictly within the boundaries of the Goleta Planning Area; no attempt was made to analyze the jobs-housing balance over a wider area such as the southcoast housing market (putting Goleta in with the City of Santa Barbara). There are a great number of Goleta workers who live in Santa Barbara and vice versa. Even though the jobs-housing balance was not exactly achieved within the GPA, the Community Plan does make major strides towards the provision of affordable housing, which was one of the issues most frequently cited by employers when discussing what was needed to keep and attract businesses. The economic effects of further reductions in the potential employment base combined with community concerns and environmental constraints were deemed to outweigh the benefits of attempting to improve this balance further during this update.

Even given these long term projections, it is likely that the most visible results of these programs will be the provision of substantial amounts of affordable housing on designated sites and the streamlining of the permit process for individual development applications.

## 2. POLICIES AND IMPLEMENTING STRATEGIES

**Policy LUI-GV-1:** In order to maintain the economic viability of the Community's industrial base and preserve jobs for local workers, the County shall continue to consider methods to assist business and industry.

**Action LUI-GV-1.1:** The Resource Management Environmental Health and Public Works Departments and the Air Pollution Control Districts shall work with

# GOLETA COMMUNITY PLAN

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the Economic Development Task Force to identify measures to reduce the costs of County related permits to local businesses.

**Action LUI-GV-1.2:** The County Public Works Department shall review the projected cost of capital improvements to the circulation network needed to attain and maintain acceptable levels of service on area roadways and methods to fund such improvements, while attempting to minimize or reduce costs associated with the offsite road improvement fee program.  
(amended by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95)

**Program LUI-GV-1.3:** The Resource Management Department shall review the above two Actions (LUI-1.1 and LUI-1.2) and prepare a report on how to assist local businesses and forward this report to the Board of Supervisors for action.

**Policy LUI-GV-2:** The County shall provide for and encourage a range of land uses in industrial areas that facilitate the development of industries which are innovative and provide for a sustainable society and economy.

## PARCEL SPECIFIC DEVELOPMENT STANDARDS

### Delco (#19)

The Delco Site (073-080-20) is comprised of 102 acres located at the southwest corner of the Hollister Avenue and Los Carneros Road (Figure 23). Delco is a major employer in the community with over one thousand workers engaged in research, development and manufacturing in fields ranging from automotive to aerospace. Delco's existing operations are currently concentrated in several buildings located on approximately 20 acres in the site's northwest corner. An additional building housing research/testing facilities is located in the southeast corner of the site. Surrounding land uses include Industrial Research Park to the north across Hollister Ave., a shopping center to the west and a residual wetland finger of the Goleta Slough, vacant land and student housing to the south.

Historically, much of the site was located within the Goleta Slough with the remainder being located on low bluffs and other upland areas adjacent to the Slough. Although most of the site has been extensively graded and historic topography significantly altered, a number of constraints associated with the Goleta Slough boundary remain. There are 6 archeological sites on the parcel, 4 of which have been severely damaged. These sites previously ringed this edge of the Slough. The eastern portion of the of the site-- containing fill graded from

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## GOLETA COMMUNITY PLAN

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areas of the site to the west-- is within the 100 year floodplain, is partially vegetated with relictual wetland species and portions may qualify as a wetland. The entire site is within the flight path of the Santa Barbara Airport, mostly in the Flight Approach Zone with a small section of the eastern portion of the site in the Clear Zone. The presence of the Approach and Clear Zones over much of the site substantially limit the intensity of development which can occur. The middle third of the site is exposed to 70 dBA or more and the remainder exposed to 65-69 dBA. The site's land use designations and development standards reflect both the site's importance to the region's economy and it's constraints.

### Development Standards

- Policy LUDS-GV-13:**      **The Delco Site (073-080-20) shall be designated and zoned Industrial Park and MRP on approximately 40 acres of the site and Light Industrial and M-S on the remainder of the parcel and shall comply with the following development standards for any proposed development on the site:**
- DevStd LUDS-GV-13.1:**      In order to minimize the adverse aesthetic impacts of the expansion of large industrial buildings on the site, and to coordinate with the landscape design of surrounding industrial parks, all new development in areas bounded by Hollister or Los Carneros Roads shall include a minimum 50 foot landscape buffer along these roadways. The buffer along Los Carneros shall be designed to respect and enhance any existing or potentially restored wetland in this area.
- DevStd LUDS-GV-13.2:**      A minimum 300 foot clear zone consisting of open space, landscaping and parking shall be maintained through the site and aligned to correspond to such clear zones on nearby properties to the west.
- DevStd LUDS-GV-13.3:**      If at some point in the future, Delco refines its plans for further development on the site and wishes to locate the additional M-RP uses on a portion of the site zoned M-S, a rezone of the property to switch land zoned M-RP for land zoned M-S would be consistent with this plan as long as the resulting configuration does not increase the amount of land zoned M-RP or create conflicts with the other development standards for this site.



**SITE #19  
DELCO**

-  Land Use/Zoning Boundary
-  300' Wide Airport Safety Approach Corridor

COROMAR DR

RD

AVE

HOLLISTER



0' 400'

RD

Buildings currently leased by Delco

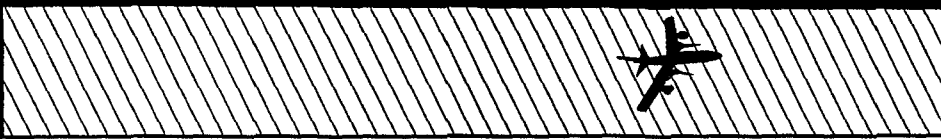
EXISTING DELCO FACILITIES  
INDUSTRIAL PARK/  
MRP  
(20.3 acres)

ADDITIONAL  
INDUSTRIAL PARK/  
MRP  
(21.4 acres)

CARNEROS

BOLLAY

AVE



LIGHT INDUSTRIAL/  
M-S  
(approx. 55 acres)

STORKE

LOS

EXISTING and ADDITIONAL  
INDUSTRIAL PARK/MRP  
(approx. 5 acres)

99

Figure 23

# GOLETA COMMUNITY PLAN

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## *F. Land Use--Agriculture and Rural Lands*

### **1. EXISTING SETTING AND ISSUES**

The Goleta Planning Area (GPA) contains diverse agricultural lands, both in the urban and rural areas, including an extensive reach of foothills and rugged rural mountainous lands. Approximately 23,000 acres of the planning area are located in the rural area. These lands play an important role in the Valley's economy through the contribution of agricultural production to the area's job and economic base. These lands are also central to the community's environment, providing the watershed which contributes run-off for a major portion of the area's water supply. This run-off contributes to recharge of the area's groundwater resources and to direct use via dams and stream diversions. The urban and rural agricultural lands, along with rural mountainous areas also provide important wildlife habitat and scenic open space greatly contributing to the Valley's beauty.

Agricultural Background: The GPA contains a variety of agricultural uses ranging from truck farms and greenhouses in the urbanized areas of the valley to extensive orchards of avocados and lemons in the foothills. Currently, the GPA contains approximately 846 acres of productive land (prime and non-prime agricultural soils in production) south of Cathedral Oaks and 4,000 acres north of Cathedral Oaks in the foothills area (approximately 12 percent of the Planning Area, Figure 24).

The Goleta Valley has traditionally played an important role in the agricultural economy of the South Coast and County. Substantial agricultural production is made possible by the presence of prime soils in the valley bottom, adaptable soils in the foothills, a year-round growing season, and generally adequate water supplies. While this agricultural land is considered valuable, the pressure of development of both urban and rural lands has been an ongoing source of controversy in the Valley.

The high value of irrigated crops typical of the Goleta area plays an important role in the local regional economy. In recent years, expansion of agricultural production in the Planning Area has generally continued to be tree crops, specifically avocados in the foothills, and to a lesser extent small truck farms in the urban area. Avocados are the third highest crop in total financial yield in the County with the GPA containing a substantial portion of the crops' acreage.

In general, agricultural activities can be divided between the more urban agriculture south of Cathedral Oaks Road and the more rural agriculture to the north.

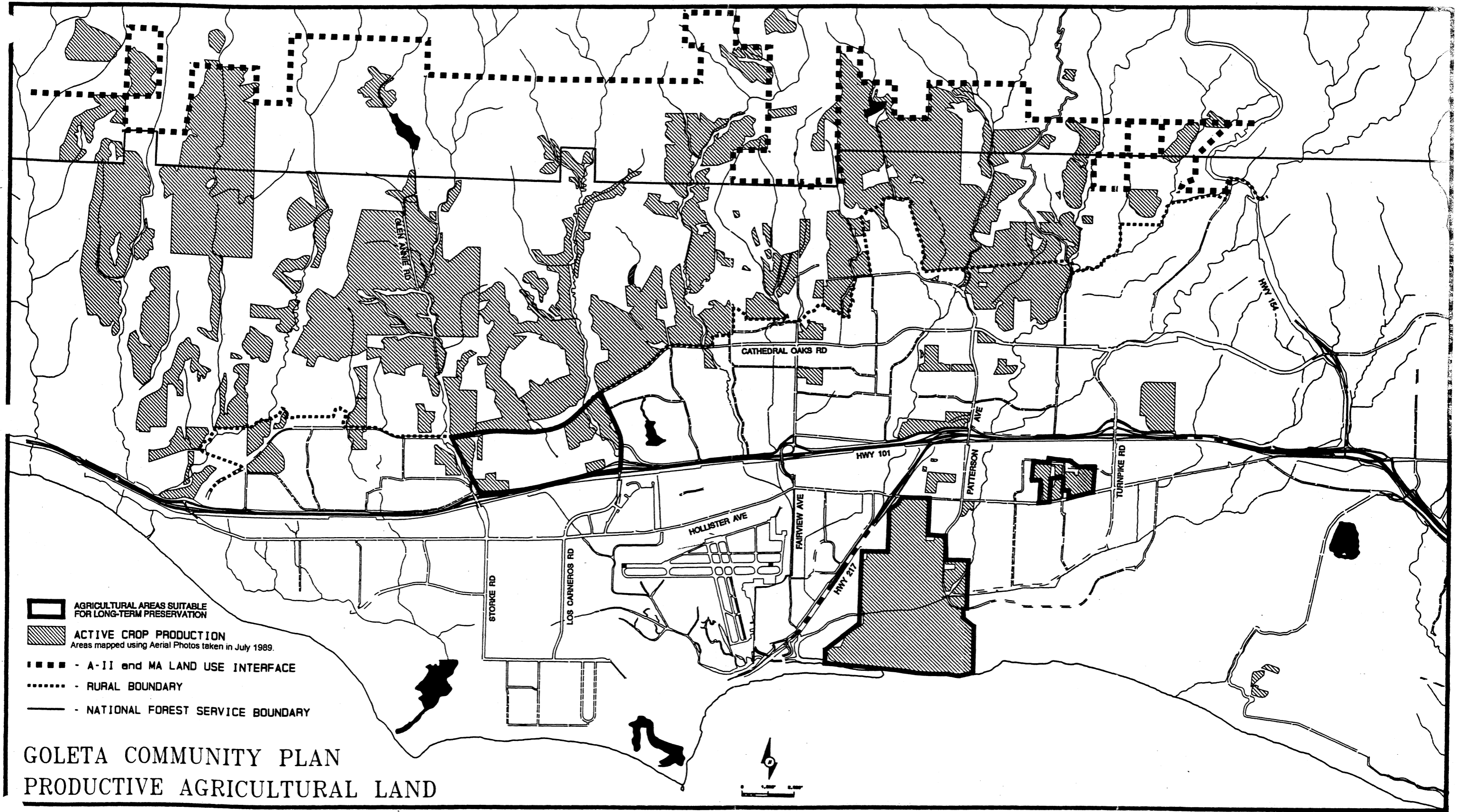


Figure 24

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# GOLETA COMMUNITY PLAN

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## Urban Agriculture

Three large blocks of agricultural land remain within the urban boundary of the planning area. These blocks of land are located south of Hollister Ave. along south Patterson Ave., northwest of the Old San Marcos/Hollister intersection and north of US Hwy 101 on the historic Bishop Ranch. These sites all have long histories of agricultural production or existing intensive crop production over most of their area (see Figure 24). The histories of production on these sites often mirror the changes in crop types over the history of the Goleta Valley. Further, these areas generally contain a wide variety of crops attesting to the diversity of these lands and the options available for such urban agriculture. Farming operations on these sites include organic truck farms, row crops, orchards, nurseries and greenhouses for cut flowers, house plants, etc. These wide range of crop types in continued, or in some cases expanded cultivation, are indicative of the area's continued suitability for agricultural production.

Because of their continued suitability for long term production, the inability of existing or potential infrastructure to accommodate additional growth in this area and the relatively large inventory of vacant residential lands provided for in this Plan, the parcels listed below are designated of long term agricultural production:

\* South Patterson:

This agricultural area consists of approximately 300 acres of land in production along both sides of south Patterson Avenue. This area consists of a large number of parcels and contains the second largest flower and nursery industry in the County, as well as extensive areas of truck or row crops.

\* San Marcos/Hollister

This site (APNs 65-080-08 to 11,24) consists of approximately 39 acres of prime soils with a long history of production. Much of the area is currently in production with greenhouses, a truck farm and nursery crops.

\* Bishop Ranch

This site consists of three parcels (APNs 77-020-33, 77-160-53 and 77-080-22) encompassing about 310 acres; approximately 150 acres contain prime soils. Currently, only the eastern and western ends of the site are under cultivation, with row crop and Christmas tree farms having been discontinued on the central parcel over the last several years.

In addition to these blocks of land which are suitable for long term production, a large number of scattered parcels throughout the valley are still in agricultural production.

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However, due to small size, poor soils or surrounding urban uses, the majority of these parcels are designated for urban uses. Of these sites, four scattered parcels are appropriate for production over the short to mid term (up to 10 years or longer) due to a combination of prime soils, active long standing crop production and the existence of only moderate levels of urban rural conflicts due to the presence of some buffers from surrounding residential uses. These sites include the following:

\* Christmas Tree Farm

These parcels contain prime soils in active production located east of Patterson Ave between Cathedral Oaks Rd. and Calle Real (APN 69-100-51,57; 17.63 Ac)

\* Couvillion

These parcels contain prime soils in avocado production located southeast of the intersection of Cathedral Oaks Rd. and Evergreen Dr. (APN 79-120-47,94; 12.55 Ac)

\* MTD

These parcels contain prime and non prime soils in row crop production located east of the Turnpike and Calle Real intersection (APN 59-140-04,05 and 06; 17.51 Ac)

\* Fairview Gardens

This parcel contains prime and non prime soils with orchards and row crops in production as one of Goleta's oldest urban organic farms, located just northeast of Fairview Ave. and Berkeley Rd. (APN 69-090-52; 12.23 Ac)

The development standards and land use designations contained in this Plan attempt to preserve the best and most viable of the Valley's urban agricultural lands. The Plan permits development of those parcels which, while containing prime soils and/or existing or historic cultivation, are not viable for continued cultivation.

### Rural Lands

The GPA contains approximately 23,532 acres of rural lands (i.e., outside the urban boundary) roughly framed by the boundaries of Camino Cielo to the north, State Scenic Highway 154 to the east, the Urban/Rural line to the south and Eagle Canyon to the west (see Figure 8 on page 26). Within this area, the physical and environmental backdrop varies widely from the gentle ridges and broad valleys of the lower foothills to the rugged peaks and steep canyons of the upper areas of the Santa Ynez mountain range. Elevations vary from approximately 50 to 500 feet in the lower foothills with only minor differences between ridge tops and valley bottoms, and between 500 and 2,800 feet in the upper reaches of the range, with deep canyons separating the peaks and ridges. The boundary of Los Padres

## GOLETA COMMUNITY PLAN

National Forest (LPNF) is located along the middle elevations across the entire planning area.

The mid and upper elevations of the Santa Ynez mountain range is characterized by steep rugged chaparral covered slopes with areas of oak woodland, and in many areas of higher elevations by exposed rock faces. The foothills and peaks of the Santa Ynez range are bisected by 10 major drainages, all with many tributaries. These creeks are often intermittent streams along the broad valleys of the lower foothills, where riparian vegetation along the stream is often bordered by existing groves, but frequently become perennial streams in the mid to upper elevations of the mountains with groves of alders, cottonwoods, sycamores and oaks lining the streams. These streams are vital to both agriculture and wildlife in the area as they provide water for continued and expanded agricultural activities, and drinking water, travel corridors and cover for wildlife.

In contrast to the rugged terrain of the upper elevations, conditions in the lower foothills generally reflect the area's more gentle topography and deeper soils, with a mosaic of open grasslands, avocado and lemon groves along hillsides and additional row crops and groves on alluvial plains along valley bottoms. Many of the streams in this area contain important riparian corridors, with the undeveloped hills and ridges containing scattered areas of oak woodland, coastal sage scrub and chaparral. Existing land uses consist predominately of ranchette, smaller parcel agriculture and some Existing Developed Rural Neighborhoods (EDRN) in the lower foothills changing to much larger agricultural operations in the middle reaches of the area.

Approximately 3,800 acres are cultivated with irrigated agriculture in the lower to mid elevations consisting mainly of avocados, and to a lesser extent lemons, with a scattering of row crops and such new crops as cherimoyas and macadamias (see Figure 24). Water sources to supply these agricultural activities include: the Goleta Water District, stream diversions, alluvial and hard rock wells and a number of reservoirs supplied by these sources. This portion of the GPA receives limited access by roads including State Scenic Highway 154, Old San Marcos Pass, Painted Cave, Camino Cielo, Fairview Ave. and Glen Annie Road.

**Rural Agriculture:** Although not as extensive a problem for urban agriculture, the continued viability of rural agriculture within the Planning Area is threatened by a number of problems. High land values, availability of water, increasing parcelization, and to some extent, urban-rural conflicts are increasing problems.

Approximately 10,800 acres of rural lands within the Community Plan boundaries are designated for agricultural use (see Figure 8 on page 26), about 3,800 of which are in active crop production with the majority in the lower foothills and some spilling over into the

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# GOLETA COMMUNITY PLAN

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higher elevations within the Los Padres National Forest (LPNF). The Plan's land use designations and policies address some of the problems facing rural foothill agriculture, while balancing the needs and rights of agriculture with the preservation of key habitats and public recreation. The land use designations generally provide for large parcel agriculture in the lower to mid foothills, with minimum parcel sizes ranging from 40 to 100 acres. These agricultural operations would fall under the protection of the County's Agricultural Element. The Plan also contains policies requiring buffers between agriculture and new urban growth. Finally, the biological resources and recreation sections of this Plan require the County to form working groups with agricultural representatives to identify incentive based methods for protection of habitats and to insure that agricultural viability is not adversely impacted by any new trails proposed in the foothills.

**Mountainous Areas:** As noted above, the mid to higher elevations of the Planning Area contain rugged terrain, and only scattered existing development primarily located within the EDRNs of Painted Cave and the Hainey Tract along West Camino Cielo. All of this land is located within the boundaries of LPNF, although only a portion of this land is actually owned by the Forest Service.

Approximately 12,800 acres are designated as Mountainous Area with Mountainous zoning (see Figure 8 on page 26). Minimum parcel size in this area ranges from 40 to 320 acres, with 5 to 20 acre ranchette zoning in the existing developed neighborhoods. These designations would allow some residential development and limited agricultural expansion in these areas as long as such development was consistent with the intent of this district regarding the protection of watershed qualities and erosion control. The goals and policies which assist in the protection of these values are contained in the resource and constraints section of this plan, and relate to minimizing erosion and protecting visual resources and critical habitats. The guidelines of the Mountainous Zone District also apply.

## 2. POLICIES AND IMPLEMENTING STRATEGIES

The following policies address such issues as the preservation of agricultural lands, the protection of agriculture from encroachment or negative effects of neighboring uses, methods for retaining lands in agricultural uses, and water conservation.

**Policy LUA-GV-1:** Land designated for agriculture within the urban boundary shall be preserved for agricultural use, unless the County makes findings that the land is no longer appropriate for agriculture or there is an overriding public need for conversion to other uses for which there is no other land available in the Goleta urban area.

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## GOLETA COMMUNITY PLAN

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- Action LUA-GV-1.1:** Parcels 79-120-47, 94 (Couvillion) shall have a land use designation of A-I-10. At such time as the Board of Supervisors authorizes the contract for the construction of Cathedral Oaks Road, the County shall initiate a General Plan amendment and rezone for a medium to low residential designation for this site consistent with surrounding land uses and should also consider it for inclusion in the County's Affordable Housing program.
- Action LUA-GV-1.2:** Parcels 65-040-41, 65-080-08, 09, 10, 11, 20, and 24 (San Marcos/Hollister NW) should have a land use designation of A-I-5 for the life of this Plan or for ten years from the adoption of this Plan, whichever occurs first. At that time, the County shall review these parcels to determine if the agricultural designation is still appropriate. If not, medium to low residential designations consistent with surrounding land uses should be considered for all of the 65-080- parcels and a mix of commercial and medium to high density residential should be considered for parcel 65-040-41. All of the residential parcels should also be considered for inclusion in the County's Affordable Housing program.
- Action LUA-GV-1.3:** Parcel 69-090-52 (Fairview Gardens) should have a land use designation of A-I-5 for the life of this Plan or for ten years, whichever occurs first. At that time, the County shall review this parcel to determine if the agricultural designation is still appropriate. If not, the County should consider a medium to low residential designation consistent with surrounding land uses for the site and should also consider it for inclusion in the County's Affordable Housing program.
- Action LUA-GV-1.4:** Parcels 59-140-04, 05, and 06 (MTD) shall have a land use designation of A-I for the life of this Plan or until MTD requests a § 65402.(c) general plan conformity report prior to construction of a transit center (offices and repair and maintenance facility) on this site. Once that report is released, the County shall review this parcel for redesignation to General Commercial and rezoning to C-1 (Limited Commercial) to be consistent with the proposed transit center use.
- Action LUA-GV-1.5:** Parcels 77-020-33, 77-080-22 and 77-160-53 (Bishop Ranch) shall have a land use designation of A-I for the life of this Plan



## GOLETA COMMUNITY PLAN

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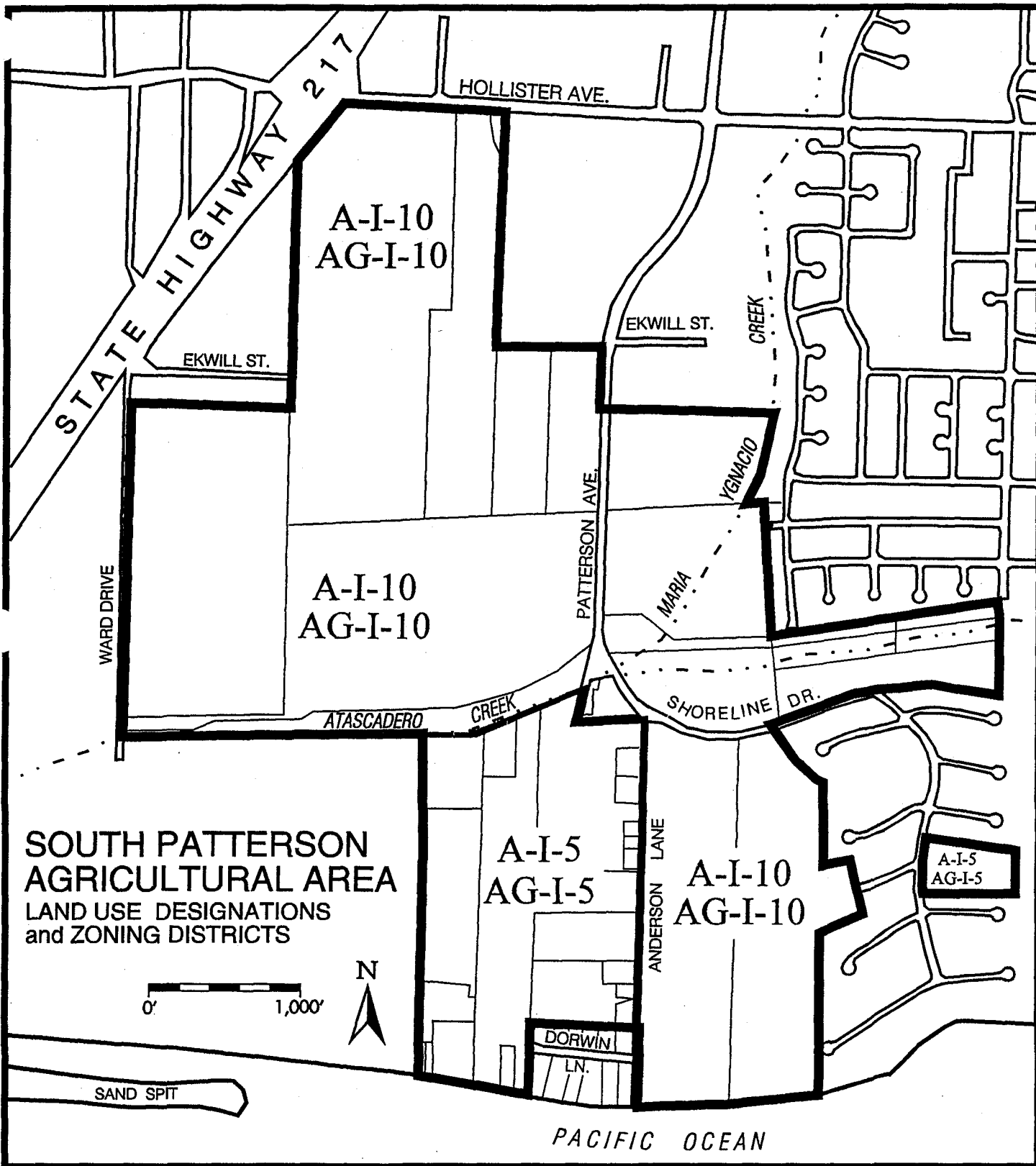
or for ten years from the adoption of this Plan, whichever occurs first. At that time, the County shall review this site to determine if the agricultural designation is still appropriate. If not, the County should consider the submittal of a Specific Plan for the eventual development of these parcels. This Action shall not preclude the identification of this site as a Transfer of Development Rights receiver site as part of the County's TDR study.

**Action LUA-GV-1.6:**

The parcels known as the South Patterson Agricultural Area, south of Hollister Avenue and west of Patterson Avenue (Figure 25) shall have a land use designation of A-I for the life of this Plan or for ten years from the adoption of this Plan, whichever occurs first. At that time, the County shall review this site to determine if the agricultural designation is still appropriate. If not, the County should consider the submittal of a Specific Plan for the eventual development of these parcels. This Action shall not preclude the identification of this site as a Transfer of Development Rights receiver site as part of the County's TDR study.

**Program LUA-GV-1.7:**

As part of Phase II of the Agricultural Element, the County shall prepare an agricultural protection program that utilizes such land use planning tools as agricultural planned development, transfer of development rights, purchase of development rights or open space easements, and land trusts.



7/20/93

Figure 25

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## GOLETA COMMUNITY PLAN

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**Policy LUA-GV-2:** New development adjacent to agriculturally zoned property shall include buffers to protect agricultural operations.

**DevStd LUA-GV-2.1:** Buffers composed of predominantly native and low water using species, or other appropriate perimeter screening, such as fences and walls, shall be required, the size of which will be determined by parcel specific review for all new development adjacent to agriculturally zoned property.

**Policy LUA-GV-3:** The County shall cooperate with farmers and the existing farmers market organizers to find and maintain a permanent location in the Goleta Valley for a farmers market.

**Policy LUA-GV-4:** In consideration of conversion any agricultural land within the urban boundary to urban uses, the County shall first consider smaller, more isolated parcels with greater urban/agricultural conflicts prior to larger blocks of agricultural land.

**Policy LUA-GV-5:** In the County's long-range planning efforts, the maintenance of agricultural and/or recreational uses should be protected along Atascadero and Maria Ygnacia Creeks to serve as a buffer between the creeks and adjacent commercial, industrial and residential uses.

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# GOLETA COMMUNITY PLAN

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## ***H. Growth Management***

### **1. EXISTING SETTING AND ISSUES**

Historical development patterns in Goleta over the last 20 years have shown that residential development was being far outpaced by commercial/industrial development, and thus the jobs-housing "balance" was not in balance. As a method of slowing growth somewhat while the Plan was in process and also as a way to help plan for regular, somewhat predictable growth, a Growth Management Ordinance was developed and adopted for the Goleta Valley. The Ordinance limits residential development to 200 units a year (traditionally, there are approximately 125 units built per year on average) and 80,000 square feet (sf) of commercial/industrial development a year (traditionally, there has been much more than 80,000 sf developed a year). These two limits work to bring jobs and housing more into balance with each other and also help those who have to provide infrastructure for Goleta to be able to plan for how much development will occur over the time of the Ordinance (10 years). The Goleta Growth Management Ordinance is considered an implementing tool of this Community Plan.

The Growth Management Ordinance was approved by the Board of Supervisors in December of 1989 and has been in effect since that time.

The policies of this Plan call for the Growth Management Ordinance to be amended to help achieve some of the goals of the Plan. These amendments call for extra incentives for development in the Old Town area, an adjustment to the square foot allocation system to recognize the lower-intensity uses on Service Industrial parcels, and finally, an extra allocation of commercial square footage for a regional mall in the Goleta area which will not diminish the allocation available to other projects.

### **2. POLICIES AND IMPLEMENTING STRATEGIES**

**Policy GM-GV-1:** The County shall amend the Goleta Growth Management Ordinance as deemed necessary to ensure that a strong and viable commercial/industrial base is maintained in Goleta.

**Action GM-GV-1.1:** The County should amend the GGMO to provide for additional "points" for Commercial and Industrial projects in the identified Old Town area (see Figure 20) to help revitalize the area.

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## GOLETA COMMUNITY PLAN

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**Action GM-GV-1.2:** The County should amend the GGMO to recognize the lower-intensity development allowed in the Service Industrial zone district and should factor development on these parcels at a rate reflective of the relative employee-density.

**Action GM-GV-1.3:** The County should amend the GGMO to allow a major regional shopping center on the Girsh parcel (APN 73-090-38, 55), to proceed in phases without reducing the GGMO allocation available to other C/I projects.

**Policy GM-GV-2:** The County shall amend the Goleta Growth Management Ordinance to extend it to the year 2002 or beyond if necessary to coincide with the life of this Community Plan.

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**GOLETA COMMUNITY PLAN**

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**PUBLIC FACILITIES**

**AND SERVICES**

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# GOLETA COMMUNITY PLAN

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## III. PUBLIC FACILITIES AND SERVICES SUPER ELEMENT

The Goleta Planning Area is the largest and most densely populated, or "urban", area of all of the unincorporated areas of the county. As such, the demand for urban services is high. These public services are provided by a number of different entities, all with different areas of responsibility and all independent from each other and the County.

Goleta has its own water district, two sanitary districts, its own elementary school district and it shares a junior high/high school district with the City of Santa Barbara. In addition, fire, police and recycling services are provided by the County, and the County maintains the roads and provides parks and other open space and recreational opportunities. Finally, the Airport, the City of Santa Barbara and UCSB's sometimes overlapping areas of interest further complicate this service provider picture (e.g. providing services to Isla Vista).

The policies of the Public Facilities and Services section recognize the autonomy of the independent service districts while also providing overall direction to County decision-makers as well as these districts in order to ensure that growth in the Goleta Valley is met with a corresponding increase in services necessary to provide for the health, safety and welfare of the citizens of Goleta.

**GOAL: Promote Improvements in Circulation, Parking and Other Public Facilities and Services for Commercial, Industrial and Residential Areas for the Benefit of the Entire Community.**

### *A. GENERAL*

**Policy G-GV-1:** All existing Countywide and Coastal Plan policies apply to the non-coastal and coastal areas, respectively, of the Goleta Planning Area in addition to those specific policies and action items identified below.

**Policy G-GV-2:** The development standards contained within this Plan shall be utilized to implement the policies of the Plan. Where appropriate, each of these standards shall be applied to the project under review unless the standard would be inapplicable or ineffective and/or other standards have been required which implement the policies.

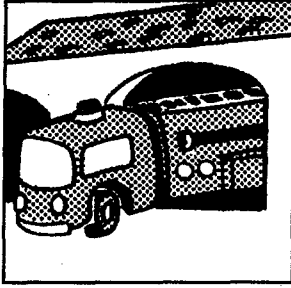
## GOLETA COMMUNITY PLAN

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- Action G-GV-2.1:** New public services and facilities, as outlined in the Capital Improvements Plan, shall be constructed and operational in advance of service and facility demand from new development.
- Action G-GV-2.2:** The Comprehensive Capital Improvements Plan shall be monitored and updated annually.
- Policy G-GV-3:** **The County shall encourage developers to use innovative measures such as but not limited to payment of development impact fees; direct public service facility improvements; creation of public service facility benefit assessment districts etc., to mitigate the public service impacts from their developments, in addition to standard in-lieu fees.**
- Action G-GV-3.1:** The County Administrator, in cooperation with affected County departments and service districts, shall prepare a comprehensive evaluation of service and infrastructure costs within the Goleta Planning Area, and possible ways to generate the revenues needed to cover such costs. The services and infrastructure needs examined shall include, but not necessarily be limited to, police and fire protection, parks and recreation, traffic and circulation, and public schools. This evaluation shall be completed, and presented for consideration and action by the Board of Supervisors, no later than December 31, 1996, unless the Board determines that financial or other limitations require a later completion date. (added by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95)
- Policy G-GV-4:** **UCSB and the Airport should fully mitigate their public service and facility impacts.**
- Action G-GV-4.1:** The County shall review UCSB and Airport projects to evaluate public service and facility impacts in light of this Community Plan.



# GOLETA COMMUNITY PLAN



## B. *Fire Protection*

### 1. EXISTING SETTING AND ISSUES

Population Served and Protection Standards The Santa Barbara County Fire Department currently serves an estimated population of 66,764 in the Goleta Planning area (RMD, 1990), and approximately 10,800,000 square feet of non-residential development, including commercial, industrial, and governmental structures (RMD, 1993).

The County Fire Department operates six stations within the Goleta Planning Area; a seventh station, located in Mission Canyon (Station 15), assists in responding to calls in the eastern portion of Goleta. The location and existing service characteristics of each station are shown in Table 4.

The standards which can be used to determine the fire protection service levels within Goleta are: (1) population served; (2) ratio of fire fighters to population; and (3) five minute response time from the fire station location.

The Fire Department uses a standard of one engine company/12,000 population assuming three fire fighters/station; or one engine company/20,000 population, assuming five fire fighters/station, as in the case of Fire Station 11. This standard represents the maximum population which can be adequately served. All of the fire stations with the exception of Fire Station 12 currently approach or exceed this standard. Fire Station 12 serves a high proportion of commercial/industrial square footage which swells with employees during the daytime.

Fire Station 17 provides service to the daytime population at UCSB (consisting of many students, faculty, and staff who commute from outside the locality) as well as the numerous local residents of Isla Vista and other areas surrounding the campus. It serves a high daytime and nighttime residential population in the Isla Vista area.

The second fire protection standard is the ratio of fire fighters to population served. The Fire Department uses a countywide level of service of one firefighter/4,000 population as an absolute maximum population which can be adequately served. All of the fire stations within Goleta approach or exceed this threshold (including Fire Station 12 at the airport, because of the high daytime population it serves).

## FIRE STATION SERVICE CHARACTERISTICS

Station	Location	Population Served <sup>1</sup>	Personnel <sup>2</sup>	Equipment <sup>3</sup>	Population per Fighter
11	Storke Road, south of Hollister 3,985	19,925	5	P,R,RP,BT	
12	Santa Barbara Airport	3,875	3	P	1,292
13	Hollister, east of Turnpike	12,434	3	P,R,RP	4,145
14	Los Carneros, north of Highway 101	11,719	3	P,RP	3,906
17	UCSB	11,219	3	P,RP	3,739
19	Cathedral Oaks Rd.	<u>12,500</u> 71,672	<u>3</u> 21	P, BT	<u>4,166</u> 3,584 (av.)

<sup>1</sup>Population as of 1/1/87

<sup>2</sup>Fire station personnel on duty for each shift, plus one chief officer not assigned to a particular station.

<sup>3</sup>P=Pumper, R=Rescue Truck, RP=Reserve Pumper, BT=Brush Truck

Sources: Santa Barbara County RMD, July 1987  
Santa Barbara County Fire Department, November 1987

More current data unavailable. These data still remain relevant.  
(Santa Barbara County Fire Department, July 1991 and April 24, 1992)

**Table 4**

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## GOLETA COMMUNITY PLAN

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The third measurement of fire service standards is the five-minute response time in urban areas. The subareas within Goleta which are not currently within a five-minute fire response zone from existing stations include the Cathedral Oaks Road/Patterson Avenue subarea, the More Mesa/South Patterson subarea, and the western portions of the Devereux and west Goleta subareas. The three most critically under-served areas are the far west end of Goleta near Winchester Canyon, the north-central area of Goleta north of Highway 101 between Fairview Avenue and Turnpike Road, and the South Patterson Road area between Ward Memorial Boulevard and Turnpike Road. There are also several non-through streets and cul-de-sacs which extend response times due to limited access.

### Fire Hazards in the Goleta Area

"High Fire Hazard" areas within Goleta include all areas north of Cathedral Oaks Road, some areas below Cathedral Oaks Road, and the community of Hope Ranch. The high fire hazard designation is due to limited access, topography, limited water available for fire protection, and the presence of flammable vegetation.

Wildland fire protection services are provided by the United States Forest Service (USFS). The USFS and the Santa Barbara County Fire Department have a Mutual Aid Agreement which states that the USFS will supply fire protection services within a specific area, termed the "Red Zone," when and if the fire poses a threat to the Los Padres National Forest lands. However, the Forest Service stations are not fully manned during the off-season, which is generally late October through early May. Therefore, the service agreement only applies during the high fire hazard season generally considered as running from mid-May to mid-October, or as determined by County, City and USFS fire protection personnel on an annual basis. It should be further noted that the USFS provides only wildland fire protection services. The USFS is prevented from protecting property by presidential executive order. It is not equipped to fight structural fires and also does not provide emergency medical services.

The following policies have been developed to improve and maintain adequate fire protection services for the community.

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# GOLETA COMMUNITY PLAN

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## 2. POLICIES AND IMPLEMENTING STRATEGIES

*Objective FIRE-GV: Fire protection services provided in the Goleta Planning Area shall work toward the goals and standards stated in the Fire Protection Master Plan.*

**Action FIRE-GV-1.1:** When funding for fire station relocation is available the County shall provide Fire Station 10 in western Goleta.

**Action FIRE-GV-1.2:** When funding for fire station relocation is available the County shall provide Fire Station 16 in north-central Goleta.

**DevStd FIRE-GV-1.3:** Two routes of ingress and egress shall be required for any discretionary new development or subdivision of land unless the Fire Department waives the requirement.

**Policy FIRE-GV-2:** All private roads which serve structures served by the Fire Department shall be constructed to Fire Department standards unless the Fire Department waives the standard.

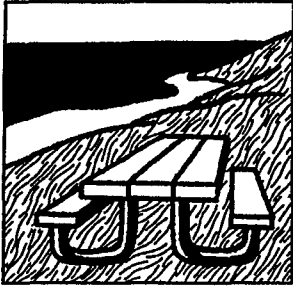
**Policy FIRE-GV-3:** All non-agricultural development in the foothills area shall include provisions for water storage tanks, connection to the Goleta Water District or other public purveyor.

**DevStd FIRE-GV-3.1:** Where feasible, water storage facilities shall be part of a large system or public supply which is reliably maintained, rather than individual ad hoc systems. The County shall require that all new development in "high-fire" classified areas pay fees to the Fire Department to fund annual inspections of these systems.

**Policy FIRE-GV-4:** Emergency access shall be a consideration in the siting and design of all new development.

**Action FIRE-GV-4.1:** The County shall investigate the possibility of replacing the roadblock with a Fire Department approved crash gate along Vieja Dr. east of its intersection with Puente Dr.

# GOLETA COMMUNITY PLAN



## C. *Parks, Recreation, and Trails/Open Space*

### 1. EXISTING SETTING AND ISSUES

Parks and Recreation Areas A recreation demand study based on the 1980 population of 63,000 was incorporated into the County's current Land Use Element; that study showed that recreation demand considerably outstripped supply in virtually every category of recreational activity. Little progress in increasing the supply of recreational facilities has been made since 1980, with the exception of acquisition of the Santa Barbara Shores site (County Parks parcel -- Figure 13) and the recently-completed indoor complex of the Goleta Valley Youth Sports Association. The County Parks Department's assessment is that there is still a lack of adequate indoor recreational facilities to serve the existing population within Goleta Valley. Given the population growth since 1980, and the relatively few facilities which have been acquired or developed, there is still a substantial deficit of all types of recreational facilities in Goleta.

Goleta Open Spaces. Open space dedications obtained as conditions of approval for residential subdivisions in Goleta have provided additional open spaces managed by the County Park Department. The open spaces, their location, size, and facilities (if any) are listed in Section 8 of the Goleta EIR (91-EIR-13). There are 59 locations listed, with a total of approximately 230 acres.

Equestrian Facilities There has been a marked decline in the availability of public horse boarding facilities in the Goleta area in recent years. The Olive Tree stables, owned by the County and leased to a private operator, were closed in early 1990. The Hidden Acres stables in the More Mesa area were closed in the fall of 1990. UCSB also plans to close its boarding facility on their West Campus site. The facility currently in operation at Santa Barbara Shores (Parks parcel) is expected to remain open.

Trails in the Goleta Area Currently Goleta does not possess a major system of dedicated public trails which offer access to the National Forest and the ocean. Among the trails which do exist are those in the area of San Antonio Canyon Park and leading through the Sierra Madre subdivision and Oak Grove Condominiums. The Arroyo Burro and Jesusita trails, located to the east of the Goleta Planning Area, are also used extensively by Goleta area residents. Trails currently existing or proposed in or adjacent to the GPA are:

- Coastal Trail from Goleta Beach to Gaviota
- Ridge trail from Gaviota to Refugio Road, then road shoulder trail along West Camino Cielo

## GOLETA COMMUNITY PLAN

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- Off-road canyon trails connecting Coastal Trail to ridge trail in San Onofre Canyon, Arroyo Hondo, and Las Varas Canyon (Gato Trail)
- Ellwood Canyon Trail (from end of Winchester Canyon Road to National Forest)
- Road shoulder trail along north Glen Annie to connect to U.S. Forest Service in Glen Annie Canyon, off-road along Glen Annie Creek south past Dos Pueblos High School and continuing south of US 101 to Hollister Avenue, then connect to road shoulder trail on Los Carneros.
- Off-road trail along Las Vegas Creek connecting Calle Real (just west of Fairview) to Cathedral Oaks Road (County open space)
- Off-road trail along San Jose Creek from Goleta Beach (along Ward Memorial Boulevard connecting north of US 101 beginning just east of Kellogg and connecting north to historic Fremont Trail (at end of Patterson Avenue)) to National Forest.
- Fremont Trail also connects easterly by on-road trail along Poinsettia Lane to Maria Ygnacia Creek (existing bikeway) and trail north along Old San Marcos Road.
- San Antonio Trail through Tucker's Grove Park and across Highway 154 onto Atelian's property, connecting easterly to Arroyo Burro Trail and northerly to National Forest.

The trails listed above are currently included on the adopted Park, Recreation and Trail PRT-1 and PRT-3 maps in the Land Use Element of the County's Comprehensive Plan. With the exception of the Tuckers Grove portion of the San Antonio Trail and occasional segments of other trails in County open space areas, *the planning area has virtually no off road hiking trails to serve the area's 70,000 or more people.* The existing bike trail system is somewhat more comprehensive, but has not had a significant addition in over 15 years. In order to address the serious deficiency in trails in the GPA and to provide some access to the National Forest, additional trails have been proposed by the County Park Department, the County Riding and Hiking Trail Advisory Committee (CRAHTAC) and the GPAC (Figure 26). In order to insure that some trails are provided in a timely manner, the following policies mandate the County to complete a trails implementation study to identify the appropriate location for trails and methods to initiate trail installation. This study will also propose methods to enhance coastal access and improve pedestrian access routes within the urban area. The feasibility and potential location of trail additions to the PRT maps will be studied by a working group of property owners, recreational groups and County planners,

## GOLETA COMMUNITY PLAN

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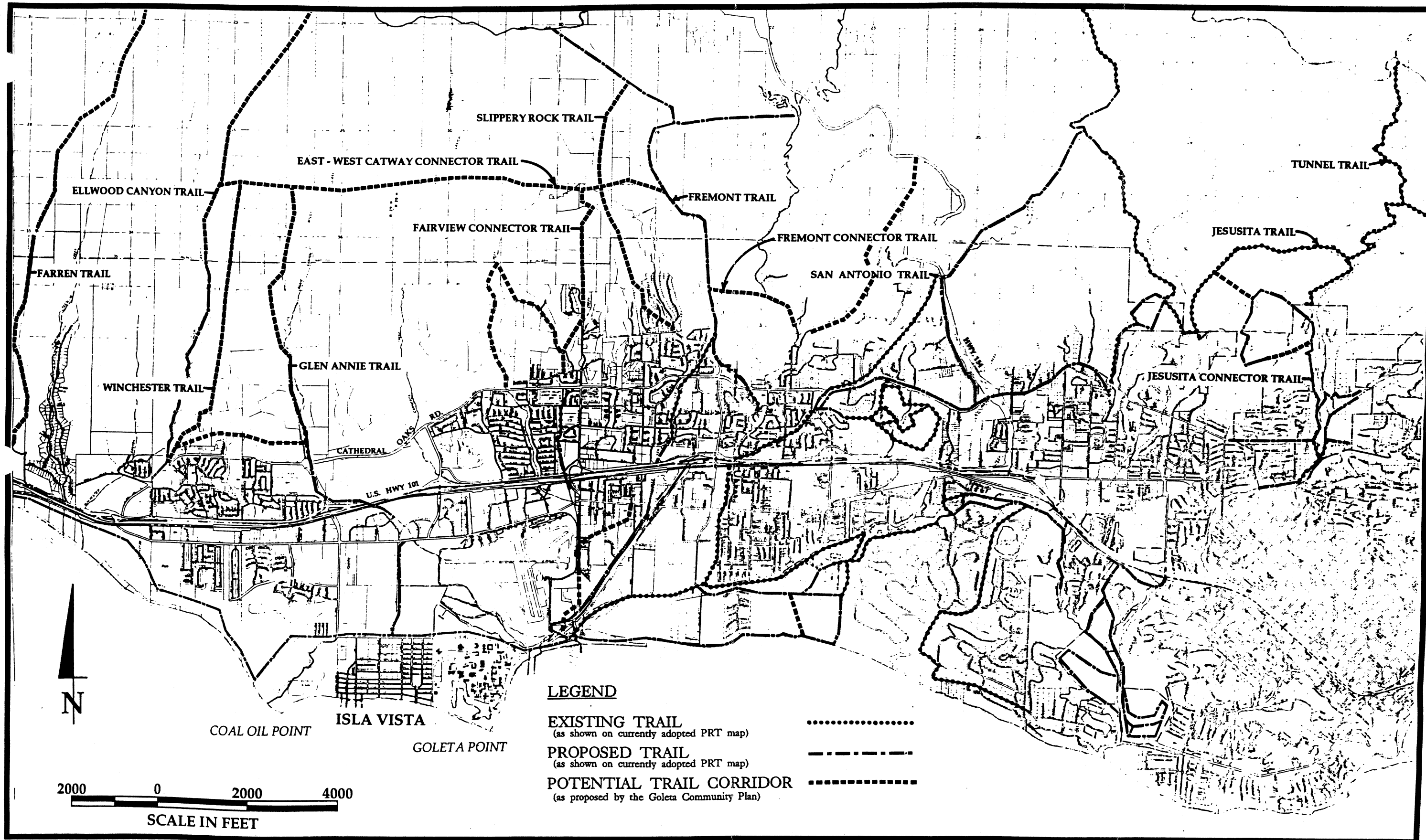
and their recommendations will be forwarded to the Planning Commission and Board of Supervisors.

Golf Courses Currently three public golf courses are located in Goleta. These are Sandpiper, Ocean Meadows, and Twin Lakes. Other golf courses accessible by a short drive (e.g. the Santa Barbara area) are also available to Goleta residents. Recently the Rancho San Marcos Golf Course was approved by the Board of Supervisors. This course will be located on Highway 154 just east of the Cachuma Lake Recreation Area in the Santa Ynez Valley. Additional courses recently approved include the Arco Dos Pueblos on the GPA's western boundary and the Dos Pueblos Partners at the northwest corner of Cathedral Oaks and Glen Annie Roads. It is most likely that future golf course development will be privately funded, as public funding for this purpose is not likely to be available.

Other Recreational Areas Recreational opportunities are also available outside of areas in Parks Department ownership and the other specific areas listed above, such as Goleta Union School yards after-hours and on week-ends, open space and facilities made available to the public by UCSB, and informal trails on private properties. Little League baseball and softball fields managed by the Goleta Valley Little League are also among the recreational opportunities available to the public in Goleta.

The indoor sports complex of the Goleta Valley Youth Sports Association is a major recent addition to recreational facilities in Goleta. The complex is approximately two full-size basketball courts in size. It is designed for youth sports during the day (including some San Marcos High School activities). Adult sports are accommodated from about 8 p.m. to midnight. Several different activities and programs are offered, including basketball, volleyball, wrestling, indoor soccer, and aerobics. Both the Santa Barbara Recreation Department and the Rehabilitation Institute have rented the complex. The facility can also be rented for private parties, wedding receptions and dinners.

Coastal Access The GPA includes approximately 15 miles of coastline. The California Constitution guarantees the public's right of access to all beach areas below the mean high tide line. However, public access is somewhat limited due to the presence of steep bluffs and limited vertical access in some areas. Vertical access points to the beach currently include More Mesa, the end of Dorwin/Anderson Lane, Goleta Beach County Park, UCSB, various beach stairways in Isla Vista, Coal Oil Point/Devereux, Santa Barbara Shores (from the ends of Canon Green Drive and Santa Barbara Shores Drive), and Haskell's Beach.



Santa Barbara County Comprehensive Plan (PRT-3) Parks, Recreation and Trails  
Goleta, Santa Barbara Area

Figure 26



# GOLETA COMMUNITY PLAN

The following Policies and Actions are focused on increasing the recreational opportunities for area residents, including formal and informal opportunities. In addition to those programs discussed above, the Plan contains two park overlays in neighborhoods which are deficient in park facilities, along with a centrally located, PD/PRD designated site on the Girsh property which will provide significant public open space at the time of its development.

## 2. POLICIES AND IMPLEMENTING STRATEGIES

**Policy PRT-GV-1:** Diverse outdoor and indoor recreational opportunities shall be encouraged to enhance Goleta's recreational resources and to ensure that current and future recreational needs of residents are met.

**Action PRT-GV-1.1:** The County Parks Department shall consider the feasibility of developing a recreational component, and implementing recreational programs for the Goleta planning area and shall report to the Board of Supervisors regarding the feasibility of such a program.

### Trails

**Policy PRT-GV-2:** In compliance with applicable requirements, all opportunities for public recreational trails within those general corridors adopted by the Board of Supervisors as part of the Parks, Recreation and Trails (PRT) maps of the County Comprehensive Plan (and this Community Plan) shall be protected, preserved and provided for during and upon the approval of any development, subdivision and/or permit requiring any discretionary review or approval, except as referenced in Agricultural Element Policy IA.

**Policy PRT-GV-2A:** The County Parks Department and other agencies or groups pursuing implementation of the trail system shall use the Goleta Trails Implementation Study and its trail siting and design guidelines to guide future trail development and implementation. (added by 94-GP-11, -15; Resol.s 95-152, -249, -250, -251; 4/4/95, 5/16/95)

**Policy PRT-GV-2B:** The County shall support efforts of private organizations to establish a Goleta Trails Foundation. County support may include, but not be limited to: coordinating volunteer efforts, acting as liaison between volunteer groups and County Park Department, provide information of grant opportunities, and facilitate communication between their organization and other trail organizations. (added by 94-GP-11, -15; Resol.s 95-152, -249, -250, -251; 4/4/95, 5/16/95)

# GOLETA COMMUNITY PLAN

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**Action PRT-GV-2B.1:** The County Park Department shall establish and publish procedures to administer the closure of recreational trails during periods when pesticide use on adjacent agricultural lands necessitates such closure. Such procedures shall include, but not be limited to, a notification of the Park Department by the affected landowner(s) and the posting of signs at the trailhead in advance of the trail closure, notifying trail users of the specific area closed and the reason for the closure. The Park Department procedures for trail closure shall not conflict with or supersede County Environmental Health Department regulations or with Federal, State or local laws controlling agricultural pesticide use. The Park Director shall have authority to determine whether closure is appropriate, and, if so, the duration and location of such closure. (added by 94-GP-11, -15; Resol.s 95-152, -249, -250, -251; 4/4/95, 5/16/95)

**Policy PRT-GV-2C:** For projects seeking general plan amendments and/or rezones, the county shall review the Goleta Trails Implementation Study to determine if a new trail corridor should be considered for the area/watershed in which the project is located, consistent with applicable Agricultural Element and resource protection policies. (added by 94-GP-11, -15; Resol.s 95-152, -249, -250, -251; 4/4/95, 5/16/95)

**Policy PRT-GV-2D:** Priority for future trail acquisition and implementation shall include, but not be limited to, the following trail categories expressed in descending order of priority: (added by 94-GP-11, -15; Resol.s 95-152, -249, -250, -251; 4/4/95, 5/16/95)

**Category 1:** Fremont\Slippery Rock Trail

**Category 2:** Urban Trails not likely to be acquired through the discretionary permit process

**Category 3:** San Marcos Pass Trail

**Category 4:** Farren Trail

**Policy PRT-GV-3:** Any trail easements acquired along trail corridors that are subsequently abandoned by the County upon completion of a final PRT map shall be returned to the landowner upon adoption of the final PRT map. (amended by 94-GP-11, -15; Resol.s 95-152, -249, -250, -251; 4/4/95, 5/16/95)

**Policy PRT-GV-4:** Trail corridors formally designated on the PRT maps shall be kept clear from encroachment by new uses or development, to the extent reasonably feasible.

# GOLETA COMMUNITY PLAN

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**Policy PRT-GV-5:** The County shall actively pursue acquisition of interconnecting useable public trails within designated trail corridors through negotiation with property owners for purchase; through exchange for surplus County property as available; or through acceptance of gifts and other voluntary dedications of easements.

**Program PRT-GV-5.1:** When funding becomes available, the County shall design a program which provides for phasing and the setting of priorities for the acquisition and/or development of each trail identified on the PRT maps. The County shall pursue protection of such recreational trails network and expansion to meet goals of this plan to achieve desirable additional recreational and open space through:

- a. Expansion of the County Capital Improvement Plan for acquisition of additional recreational and trail properties;
- b. Pursuit and protection of title to properties that are in the public domain through past use or development; and
- c. Acquisition of desirable property and/or property necessary to expand such trails networks; to provide key interconnections; and to meet the most pressing public demands, through negotiated acquisition and/or acquisition through eminent domain proceedings, as approved, from time to time, by the County Board of Supervisors.

**Policy PRT-GV-6:** In the siting of trail corridors, primary consideration shall be given to publicly-owned lands.

**Program PRT-GV-6.1:** The County shall study the potential for combining flood control easements with potential trail easements and the preservation of wildlife corridors and greenbelt buffer zones.

**Policy PRT-GV-7:** In developing and maintaining the trail system, provision shall be made for the following:

- a. appropriate trail signage at all major trail heads and signs or markers on public recreational trails;
- b. the maintenance of the trail system in Goleta;
- c. adequate trailhead parking;
- d. consideration should be given to the use of Old San Marcos Pass Road for trail heads; and
- e. minimization of erosion on trails, particularly those located near creeks and riparian corridors.

# GOLETA COMMUNITY PLAN

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**Policy PRT-GV-8:** New trails shall be limited to non-motorized vehicle use. Trails shall be designed to keep hikers, bikes and equestrians on the cleared pathways, and shall be designed to minimize impacts to the maximum extent feasible to any sensitive habitat area. Trails shall be sited to avoid significant environmental constraints and to minimize user conflicts and conflicts with surrounding land uses, to the maximum extent feasible.

**Policy PRT-GV-9:** The County Parks Department shall be responsible for reviewing trail easement requirements, location, and design on a case-by-case basis. In addition, they shall be responsible for obtaining appropriate permits and environmental review prior to trail construction on publicly owned land.

**Policy PRT-GV-10:** All trails developed by and/or dedicated to the County shall be multi-use.

**Program PRT-GV-10.1:** The County shall work with the National Forest Service and the cycling community to develop bicycle safety regulations for trails, and mechanisms for effective enforcement.

## Parks

**Policy PRT-GV-11:** Acquisition and development of lands for neighborhood and community parks should utilize vacant lands near or adjacent to school sites for this purpose wherever possible.

**Policy PRT-GV-12:** Acquisition of neighborhood parks in Goleta shall be based upon the following geographic priorities:

1. Southeast Goleta (Patterson-Hope Ranch annex north of Atascadero Creek)
2. Downtown Goleta area
3. El Encanto Heights area

**Policy PRT-GV-13:** Properties with the potential for maximum community use shall be considered a high priority in park acquisition decisions. This includes parcels which are highly visible (e.g., open space lot on heavily used traffic corridor) or are accessible to many people (e.g., park along bike path or at trailhead), or serve people in ways beyond accessibility (e.g., parcel which supports a produce stand).

**Action PRT-GV-13.1:** The County shall explore the feasibility of entering into Joint Use Agreements with schools for public use of school recreation facilities when school is not in session.

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# GOLETA COMMUNITY PLAN

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**Action PRT-GV-13.2:** The County shall initiate a master plan process for the Santa Barbara Shores Park parcel.

## Open Space

**Policy PRT-GV-14:** Acquisition of open space and passive recreational opportunities shall be based upon the following factors (not listed in order of importance):

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

**Program PRT-GV-14.1:** The County shall develop a Comprehensive Open Space Implementation Program, which will coordinate the acquisition and development of open space, trails and park facilities, both involving passive and active forms of recreation, in addition to the resource preservation measures.

**Action PRT-GV-14.2:** The County shall pursue the purchase of vacant properties for potential use as parks or open space, where the purchase would serve as buffer zones for residential or commercial development, provide usable recreation space, or preserve wildlife habitats and migration corridors or sensitive biological resources.

**Action PRT-GV-14.3:** The County shall seek funding sources for the acquisition of More Mesa in order to preserve the natural resources and passive recreational opportunities which exist on that site.

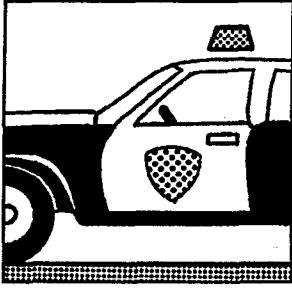
**Action PRT-GV-14.4:** The County shall review existing Offers to Dedicate Coastal Access for feasibility of accepting any or all such offers and shall identify additional vertical access points and coastal parcels which should be acquired to preserve and provide for adequate public access to coastal resources

**Policy PRT-GV-15:** There shall be no motorized off-road recreational vehicle sites within the Goleta Planning Area.

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# GOLETA COMMUNITY PLAN

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## ***D. Police Protection***

### **1. EXISTING SETTING AND ISSUES**

Police protection services to the GPA are provided by the Santa Barbara County Sheriff's Department, which dispatches sworn patrol officers from a main station located at 4434 Calle Real in Goleta. The service area for the Sheriff's Department extends from Gaviota to the north, to the Ventura County line to the south. The main station has a staff of 65 sworn peace officers. Additional support in the form of back-up deputies, criminal investigators and clerical and dispatch staff are also located at this office.

The Sheriff's Department attempts to maintain an officer-to-population ratio of 1 to 1,200. However, due to budget restrictions, the Sheriff's Department currently has an officer-to-population ratio of 1 to 1,400. At this time, the Sheriff's Department is not considering hiring additional personnel, expanding existing facilities, or building new facilities.

### **2. POLICIES AND IMPLEMENTING STRATEGIES**

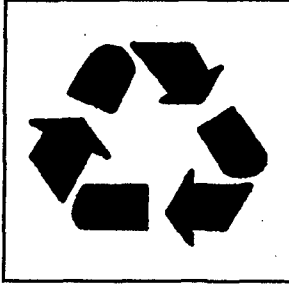
*Objective GV: The County shall provide adequate police protection service to the Goleta Planning Area.*

**Policy POL-GV-1:** As funding becomes available, the hiring of additional staff shall be phased with the additional population growth to strive to provide a ratio of at least 1 officer to 1,200 persons. The County shall strive to add an additional 15 police officers to the County Sheriff's Department at full buildout of the project.

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# GOLETA COMMUNITY PLAN

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## *E. Resource Recovery*

### **1. EXISTING SETTING AND CONDITIONS**

The Goleta Valley is, and will continue to be, served by the Tajiguas Landfill located 25 miles west of central Goleta at 14470 Calle Real. It is owned and operated by the Santa Barbara County Public Works Department. The landfill disposes of approximately 300,000 tons of waste per year. This waste is distributed as follows: 28 percent from the City of Santa Barbara, 10 percent from the City of Carpinteria, and 62 percent from unincorporated areas on the South Coast. The landfill is expected to be able to continue operating until 2020. In addition to Tajiguas Landfill, the South Coast Transfer Station is an integral part of waste disposal operations in Goleta and the South Coast. The facility is a destination point for residential collection vehicles where the waste is hauled from the station in large trucks to Tajiguas Landfill. The transfer station serves to reduce the number of direct trips to the landfill and improve transportation cost efficiency.

The following policies have been developed to reduce the amount of waste going to the landfill and to increase and upgrade the recycling programs in Goleta.

### **2. POLICIES AND IMPLEMENTING STRATEGIES**

**Policy RRC-GV-1:** Opportunities for community wide resource recovery and conservation shall be provided.

**Action RRC-GV-1.1:** The County shall continue to implement and increase a curbside recycling program in the residential areas of the Goleta Planning Area. Curbside recycling shall be required for all new development and encouraged in current housing as determined appropriate by the County Public Works Department.

**Action RRC-GV-1.2:** As funding becomes available, the County shall pursue an aggressive residential, commercial, and industrial recycling program throughout the Goleta Planning Area. All new residential, commercial, and industrial development as well as current housing shall be required to participate in these efforts as determined by the County Department of Public Works.

**Policy RRC-GV-2:** All new residential development in the Urban area and, where feasible, outside the Urban area shall participate in yard waste collection

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## GOLETA COMMUNITY PLAN

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programs as may be provided by the County of Santa Barbara. Such programs may include yard waste accumulation bins, curbside pickups and backyard composting.

**Action RRC-GV-2.1:** As funding becomes available, the County Solid Waste Division shall actively pursue the development of a yard waste collection program or siting of accumulation bins within existing neighborhoods.

**Policy RRC-GV-3:** Recycling bins shall be provided at all construction sites to minimize construction-generated waste which goes to the landfill.



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# GOLETA COMMUNITY PLAN

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## *F. Schools*

### **1. EXISTING SETTING AND ISSUES**

There are two school districts which stand to be affected by the Goleta Community Plan. The Goleta Union School District (GUSD) operates the eight public elementary schools in Goleta, and the Santa Barbara High School District (SBHSD) has responsibility for the two high schools and two junior high schools in the Goleta area (Figure 27 and Table 5).

#### Goleta Union School District

The GUSD provides kindergarten through sixth grade (K-6) instruction for the Goleta Valley. The distribution of elementary age children in Goleta has historically shown more kindergarten students than any other age category. As students get older, a net out-migration occurs, resulting in a 25 percent reduction in student population between kindergarten and sixth grade enrollments.

Out of a total of ten elementary school campuses, eight are currently in full operation. Seven of the eight have full K-6 programs. One of the facilities, Isla Vista School, has no kindergarten program of its own. To accommodate the "overflow" of kindergarten students from Isla Vista and to accommodate other needed programs (e.g. special education), Brandon Elementary School (located in El Encanto Heights) is in service as an Early Childhood Education Center (ECEC) operated by GUSD. As a possible solution to overcrowding, Brandon could be reopened as a full service elementary school sometime in the future. El Camino School, located near Hollister and Turnpike, has been closed by GUSD and is currently leased to the Santa Barbara Christian School. It is also a candidate for reopening to alleviate overcrowding.

Overall, the district is at 101 percent of capacity (capacity being the eight open schools), for 1992-93 with currently 4,038 students enrolled. The individual utilization rates vary from a low of 79 percent at Isla Vista to 108 percent at Hollister.

The overall figure of 101 percent utilization, along with the individual school utilization rates, indicate that the Goleta Union School District is currently at capacity. Its ability to absorb increased enrollment is very limited without the provision of additional funds to re-open closed facilities.

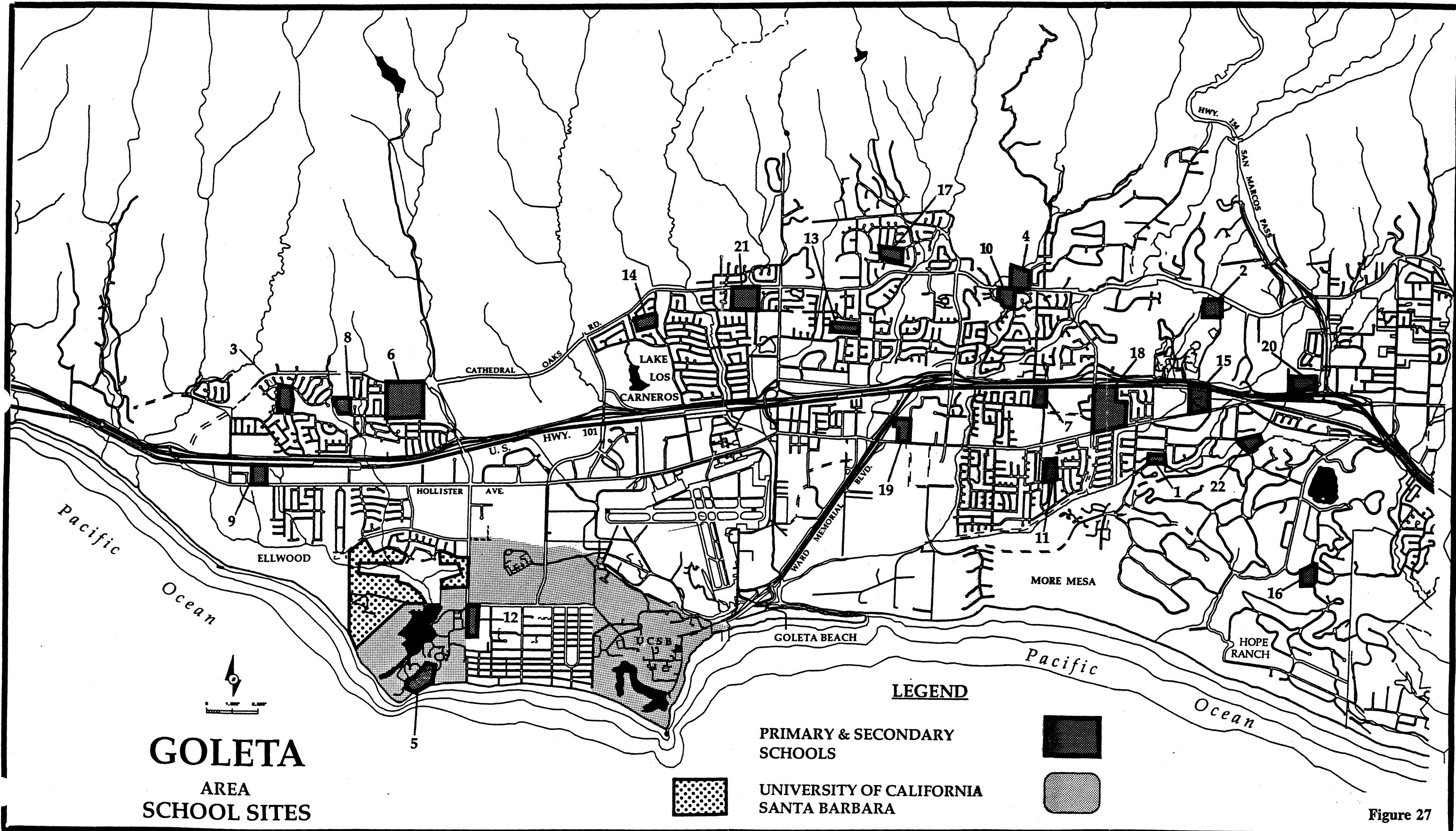


Figure 27

# GOLETA COMMUNITY PLAN

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Table 5

## GOLETA AREA SCHOOLS

Figure #	School Name
1	Adventist School
2	Alpha School
3	Brandon School
4	Community Christian School
5	Devereux School
6	Dos Pueblos High School
7	El Camino School
8	El Rancho School
9	Ellwood School
10	Foothill School
11	Hollister School
12	Isla Vista School
13	Kellogg School
14	La Patera School
15	La Posada School
16	Laguna Blanca School
17	Mountain View School
18	San Marcos High School
19	St. Raphael School
20	St. Vincent School
21	Goleta Valley Junior High School
22	Vieja Valley School

### Santa Barbara High School District

The Santa Barbara High School District operates Goleta Valley Junior High (GVJH) and La Colina Junior High (LCJH) as well as Dos Pueblos High School (DPHS) in western Goleta and San Marcos High School (SMHS) in central Goleta.

Overcrowding is currently not a problem at any of the four schools listed above, according to data provided by SBHSD. In fact, the excess capacity among the two high schools prompted the district in the late 1980s to propose the closure of DPHS. The enrollment at

# GOLETA COMMUNITY PLAN

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DPHS in September 1990 was 1,228, compared with a capacity of 2,563 (about 50 percent utilization). SMHS was similarly under-enrolled with 1,559 students relative to a capacity of 2,346 (about 65 percent utilization). GVJH has 619 students and has room for 1,475, resulting in a use of about 40 percent of available capacity. LCJH also enrolls about 40 percent of its capacity (560 students of a possible 1,424). The figures indicate that the current physical facilities are not over-utilized and could be expanded to meet additional demand for educational services as long as funding is available for expansion.

## 2. POLICIES AND IMPLEMENTING STRATEGIES

**Policy SCH-GV-1:** The maximum allowable school facility fees shall be levied on all new residential, commercial, and industrial projects within the Goleta Planning Area.

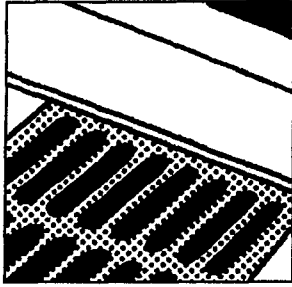
**Policy SCH-GV-2:** The County shall encourage the Goleta Union School District and the Santa Barbara High School District to identify and pursue options to provide additional facilities as needed and/or other remedies to alleviate overcrowding.

**Action SCH-GV-2.1:** If the GUSD determines that additional school sites are needed, the County shall assist in whatever capacity it can to facilitate finding appropriate locations.

**Action SCH-GV-2.2:** The County shall cooperate with and assist the school district(s) in the formation of a Mello-Roos Community Facilities District(s), if and as economically and legally feasible, to provide the incremental funds needed to pace school facility development with the needs created by new development approved by the County. If such a District(s) is formed, the County shall require new discretionary development to participate in the District's funding mechanism(s). (added by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95)

**Action SCH-GV-2.3:** The County shall provide appropriate assistance to the school district(s) in securing the voters' approval of local bond measures for school facilities. (added by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95)

# GOLETA COMMUNITY PLAN



## G. Sewer and Storm-Drainage Systems

### 1. EXISTING SETTING AND ISSUES

Sewage treatment in the Goleta area is carried out by the Goleta Sanitary District (GSD) and the Goleta West Sanitary District (GWSD). The GSD operates a treatment plant which also serves the GWSD, UCSB, and the Santa Barbara Municipal Airport (SBMA). The GWSD also serves the Embarcadero Municipal Improvement District through agreement (see Figure 4 for Sewer District boundaries). Wastewater generated from western Goleta flows to the GWSD pumping station, which has a pumping capacity in excess of 10,000 gallons per minute, and discharges into the Goleta wastewater treatment plant (GWWTP). The UCSB wastewater collection system collects flows from the main campus to the UCSB pumping station, which discharges into the GWWTP.

The original sewer system of the SBMA dates back to the 1940s. Wastewater flows from this area are conveyed by pump stations to the GWWTP. It should also be noted that some of the buildings within the SBMA are currently utilizing septic systems.

All wastewater is generated through indoor uses; storm water runoff is not routed to the plant. GSD maintains an ocean outfall/diffusion system for the disposal of treated effluent. This outfall is 5,800 feet long and terminates in the Santa Barbara Channel in approximately 92 feet of water. The GSD collection system operates by way of gravity flow to the GSD pumping station, which discharges into the Goleta Wastewater Treatment Plant, with the exception of three lift stations which boost the flow for short distances. All pump stations are in excellent condition and are operating under capacity. There are no capacity problems with the system's collection lines.

The current GWWTP is designed to operate at 9.7 million gallons per day (mgd) capacity. The GSD operates under a flow capacity permit administered by the California Regional Water Quality Control Board (RWQCB) and the United States Environmental Protection Agency (EPA). The District's National Pollution Discharge Elimination System (NPDES) permit was issued jointly by RWQCB and EPA in 1989 and allows for treatment of 7.9 mgd. The permit is evaluated for adequate capacity on a five-year basis. A request to increase the permitted capacity of 8.3 mgd has been made to RWQCB for the 1996 time period.

Sewer & Drainage According to figures provided by the GSD, current demand is approximately 4.22 mgd. With an existing permitted capacity of 7.9 mgd and an anticipated permit capacity of 8.3 mgd, GSD feels there is more than sufficient capacity at their plant to serve the projected buildout of the Goleta Community Plan.

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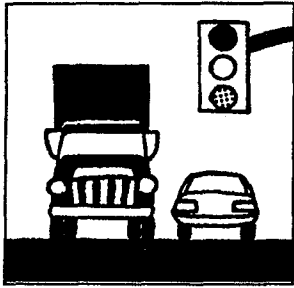
## 2. POLICIES AND IMPLEMENTING STRATEGIES

- Policy SD-GV-1:** The County, in coordination with sewer districts and other applicable regulatory agencies, shall maintain and regularly update sewer generation and capacity figures for the Goleta/Goleta West Sanitary District plant.
- Program SD-GV-1.2:** Upon mutual agreement, the Goleta area sanitary districts shall hold periodic public meetings with the County (e.g., Planning Commission) to discuss issues regarding wastewater treatment and quality.
- Policy SD-GV-2:** The County shall work with the sewer districts to acquire grants and other funding to relocate untreated effluent lines out of Environmentally Sensitive Habitat and riparian areas.
- Policy SD-GV-3** The County shall develop additional development standards to implement the Good Housekeeping Requirements and the Best Management Practices procedures as applicable and identified in the Federal Clean Water Act and Section 6217 of the Coastal Zone Act Reauthorization Amendments.

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# GOLETA COMMUNITY PLAN

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## *H. Traffic, Circulation and Parking*

This section briefly describes circulation planning issues in the Goleta Planning Area. For a more complete description, see the Final Environmental Impact Report (91-EIR-013).

### 1. EXISTING SETTING AND ISSUES

#### a. Regional and GPA Setting

##### Goleta Area Roadway Circulation System

The urban portion of the GPA is a linear-shaped valley approximately nine miles in length and two miles in width. U.S. Highway (US) 101 traverses the central spine of the entire east-west length of the study area, with two other arterial streets (Hollister Avenue and Cathedral Oaks Road) running parallel to US 101 throughout the study area. North-south circulation across the width of the valley corridor is provided by seven US 101 freeway crossings.

**U.S. Highway 101:** US 101 is a four- to six-lane freeway serving the coastal area located between Los Angeles and San Francisco. It is the principal route between the community of Goleta and the cities of Santa Barbara, Carpinteria and Ventura and one of the principal roadways in Goleta. Due to a limited number of overpasses, this limited-access facility combined with the adjacent Southern Pacific Railroad (S.P.R.R.) tracks creates a circulation barrier for north-south traffic. There are seven crossing locations, all which serve both as crossings and interchanges with US 101.

**State Route 217:** State Route (SR) 217 (Ward Memorial Boulevard) is a four-lane freeway extending on a northeast to southwest diagonal alignment between US 101 and the University of California at Santa Barbara (UCSB). South of Hollister Avenue, SR 217 has an ADT of approximately 18,000 vehicles, which increases to approximately 26,000 ADT between Hollister Avenue and US 101.

**State Route 154:** SR 154 is primarily a two-lane expressway which forms the approximate eastern boundary of the study area. SR 154 extends northward from the Hollister Avenue/State Street intersection through the San Marcos Pass. The ADT factor on SR 154 is 10,000 vehicles north of Cathedral Oaks Road and 13,900 vehicles between Cathedral Oaks Road and Calle Real.

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**Hollister Avenue:** Hollister Avenue is the only continuous local east-west street serving the entire length of the Goleta area. Hollister Avenue runs parallel to, and is located just south of, US 101. It is a four-lane street throughout the Goleta area, except for short segments on both the eastern and western end. The segment of Hollister Avenue between Turnpike Road and Patterson Avenue has an ADT of 21,670 vehicles, while the ADT between Fairview Avenue and SR 217 is 22,500. The ADT on the western end of the corridor is 6,190, while the eastern end near SR 154 is 21,800.

The area-wide importance of Hollister Avenue is indicated by the fact that 14 of the 35 intersections analyzed in the study are located along this route. Of these 14, all but two are signalized.

**Calle Real:** Calle Real serves as a discontinuous frontage road along several segments north of US 101. The four-lane segment carries an ADT of approximately 17,460 vehicles. ADT is 6,200 at the eastern end near SR 154 and 10,270 on the western end. The two gaps near the road's western end lead to the rerouting of some traffic to other east-west corridors (e.g., Hollister Avenue).

**Cathedral Oaks Road:** Cathedral Oaks Road provides a continuous east-west linkage throughout the northern portion of the study area except for a short segment west of Glen Annie Road. Cathedral Oaks Road has an ADT between 10,900 and 12,200 vehicles.

**Storke/Glen Annie Roads:** These two roads combine to provide the western most north-south road in the study area. ADT on Storke Road ranges from approximately 14,100 south of Hollister Avenue to 19,800 between Hollister Avenue and US 101. The ADT on Glen Annie Road is 5,900 vehicles. Its unsignalized intersection with the US 101 ramps and its two-lane overpass are presently major points of congestion.

**Los Carneros Road:** Los Carneros Road, which crosses US 101 one mile east of Storke Road, is also primarily a two-lane road; however, four through-traffic lanes are provided between US 101 and Hollister Avenue. Los Carneros Road provides the most direct access to US 101 for a number of major employers located in the study area. ADT on Los Carneros Road is approximately 14,800 south of Hollister Avenue and 19,500 north of Hollister Avenue.

**Fairview Avenue:** Fairview Avenue is an important north-south connector providing access to central Goleta and to the Santa Barbara Municipal Airport (SBMA). Fairview Avenue between Hollister Avenue and Calle Real is currently a location of major congestion due to the unusual configuration of US 101 interchange and substantial traffic attractors in this area. This segment has an ADT of approximately 32,956 vehicles (June 13, 1991).



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**Patterson Avenue:** Patterson Avenue is a two- to four-lane north-south arterial which extends north of Cathedral Oaks Road and south of Hollister Avenue. Patterson Avenue is controlled by traffic signals at Hollister Avenue, Calle Real, US 101 northbound ramps and Cathedral Oaks Road. ADT on Patterson is 10,560 north of US 101 and 15,600 south of US 101.

**Turnpike Road:** Turnpike Road is a four-lane arterial street and that provides access to US 101 via a diamond interchange. ADT on Turnpike Road is approximately 20,000 south of US 101, and 9,160 north of US 101.

**El Colegio:** El Colegio is a two-lane street that provides major access to Isla Vista and the UCSB campus. A four-lane segment currently exists between Storke Road to the west of Los Carneros Road. ADT on El Colegio varies from 14,800 to 20,600. Existing ADTs are estimated at 19,637 ADT on El Colegio, east of Los Carneros Road (3/5/91).

## Existing Traffic Operation in Terms of Intersection Level of Service

In an urban setting, the primary factor influencing the overall efficiency of operation of a roadway system is the adequacy of intersection design and operation. The primary assessment of intersection operation is called design capacity analysis. Design capacity is typically defined as the maximum number of vehicles that can be expected to travel through an intersection or over a roadway segment under prevailing roadway and traffic conditions. Operating conditions are described by a measurement called level-of-service (LOS), which is derived by comparing traffic volumes with roadway capacity. LOS A represents the best traffic operation, while LOS F represents the worst. Generally, LOS C is considered the minimal level desired. The six LOS categories are described in Table 6.

As shown in Table 7, most of the 28 major signalized intersections operate at an acceptable LOS (i.e., LOS C or better) during the p.m. peak hour, with the exception of the intersection of Hollister Avenue and Fairview Avenue, where the existing LOS ranges from "D" to "E". However, a number of unsignalized intersections that provide access to US 101 are problem locations. The two unsignalized intersections at the interchange of Storke Road/Glen Annie Road and US 101 operate near capacity during the p.m. peak hour (LOS "F"). At some locations, such as Turnpike Hollister and the northbound Los Carneros off ramps at US Hwy 101 (both LOS "D"), traffic operation is worse during the a.m. peak hour than during the p.m. peak hour.

**LEVEL-OF-SERVICE  
(SIGNALIZED INTERSECTIONS)**

Level of Service	Volume/ Capacity	Quality of Traffic Operation
A	0-.60	Free flow, minimal delay due to random arrival during red traffic signal indication.
B	.61-.70	Queues develop occasionally that may not be delivered during the first green light indication (i.e., wait through a red light).
C	.71-.80	Stable flow (typical design level); approximately 30 percent of the green indications fail to deliver queues forming. Backups may develop behind turning vehicles.
D	.81-.90	Approaching unstable flow; approximately 7 percent of the green indications fail to deliver the waiting queues. Delay may be substantial (waiting through two cycles of the traffic signal), but the queues occasionally clear during peak hour.
E	.91-1.00	Unstable flow, roadway is operating at capacity with long queues during the entire peak hour.
F	1.01 or greater	Forced flow, jammed intersection, long delays are expected with drivers having to wait through more than two cycles of the traffic signals.

*Source:* Highway Research Board, National Academy of Sciences - National Research Council, *Highway Capacity Manual, 1965* (Washington, D.C.: Highway Research Board, Division of Engineering and Industrial Research, 1965), 80, 81, 131.

**Table 6**

## EXISTING INTERSECTION LEVEL-OF-SERVICE PM PEAK HOUR

Location	Control	Volume/ Capacity Ratio	Level of Service	Source/Year
1. Calle Real-Hollister	Stop	N/A	A	SB 91
2. 101 NB-Hollister	Stop	N/A	A	SB 91
3. 101 SB-Hollister	Stop	N/A	A	SB 91
4. Calle Real-Glen Annie	Stop	N/A	A	PB 91
5. 101 NB-Glen Annie	Stop	N/A	E/F	PB 91
6. 101 SB-Storke	Stop	N/A	E	PB 91
7. Hollister-Storke	Signal	0.70	B	SB 92
8. Hollister-Los Carneros	Signal	0.69	B	SB 92
9. 101 NB-Los Carneros <sup>1</sup>	Signal	0.48	A	SB 92
10. 101 SB-Los Carneros	Signal	0.76	C	SB 92
11. Hollister-Los Carneros Way	Signal	0.52	A	SB 92
12. Calle Real-Fairview	Signal	0.81	D	SB 92
13. 101 NB-Fairview	Signal	0.58	B	SB 92
14. 101 SB-Fairview	Signal	0.90	D	SB 92
15. Hollister-Fairview	Signal	0.93	E	SB 92
16. Hollister-Kellogg	Signal	0.65	B	WS 87
17. Hollister-Ward SB	Signal	0.76	C	SB 92
18. Hollister-Ward NB	Signal	0.74	C	SB 92
19. Calle Real-Patterson	U/C	---	---	---
20. 101 NB-Patterson	U/C	---	---	---
21. 101 SB-Patterson	U/C	---	---	---
22. Hollister-Patterson	Signal	0.65	B	SB 92
23. Cathedral Oaks-Turnpike	Signal	0.62	B	SB 92
24. Calle Real-Turnpike	Signal	0.35	A	SB 92
25. 101 NB-Turnpike	Signal	0.63	B	SB 91
26. 101 SB-Turnpike	Signal	0.67	B	SB 91
27. Hollister-Turnpike <sup>1</sup>	Signal	0.77	C	SB 92
28. Hollister-Puente	Signal	0.61	B	SB 92
29. Hollister-Modoc	Signal	0.55	A	SB 92
30. Calle Real-SR-154	Signal	0.69	B	SB 92
31. State Street-SR-154	Signal	0.87	D	SB 92
32. Fairview-Cathedral Oaks	Signal	0.39	A	SB 91
33. Patterson-Cathedral Oaks	Signal	0.28	A	SB 92
34. Los Carneros-El Colegio	Signal	0.69	B	ATE 92
35. 101 SB-State Street	Signal	0.33	A	SB 91

N/A = Not Applicable. Level-of-Service calculations for unsignalized intersections do not result in a volume capacity ratio. Level-of-Service is determined based upon reserve capacity of side street and left turn movement.

U/C = Under construction

SB = Santa Barbara County (updated based on 1992 counts)

WS = Wilbur Smith (These counts were adjusted based upon derived growth factors.)

PB = Parsons, Brinckerhoff, Quade & Douglas

ATE = Associated Transportation Engineers

<sup>1</sup>These two intersections are known to operate at lower LOS during the a.m. peak hours; LOS B (0.61; 91-EIR-3) and LOS C (0.80; 90-EIR-6) respectively.

**Table 7**

# GOLETA COMMUNITY PLAN

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## Existing and Proposed Bikeway System:

The existing bikeway system in the GPA provides only limited Class I facilities in most of the community with the main length of the existing system coming from Class II bikeways along major east-west and north-south roads in the Valley. The existing system does not currently provide an adequate level of access for most commuter oriented bicycle traffic in the Valley, with the exception of the generally adequate Class I system serving the University and adjacent neighborhoods, and along the Atascadero Creek east-west bikeway in the south-central portion of the GPA. As with roadway circulation, US Hwy 101 and the SPRR serve as major barriers to north-south bicycle circulation with only one bicycle only connection at the Maria Ygnacia Creek underpass as an alternative to the increasingly inhospitable and congested freeway overpasses. While the overall goal of the bikeways plan and policies for the Goleta Planning Area is to provide the most complete interconnecting system possible to serve both bicycle commuters and recreational riders, additional review and updating of both existing and proposed links, as well as a comprehensive implementation program will be necessary if this system is to meet this goal (See Figure 28). The major problems confronting any additions to this system is the lack of such an implementation program and of any dedicated long term funding sources.

Dedicated bikepaths in the Goleta Valley fall into three categories:

Class I bikepaths are completely separate from other roadways, are designed for exclusive use by bicyclists, and have limited cross-flow by motor vehicles as constructed per State of California standards.

Class II bikepaths provide a right-of-way for bicyclists alongside roadways. These paths are separated by signage or some sort of physical barrier between the bike lane and the roadway as constructed per State of California standards.

Class III bikepaths are similar to Class II lanes, but do not have exclusive use of the lane. This classification shares the right-of-way with pedestrians and motor vehicles as constructed per State of California standards.

As noted above, the primary Class I bikeway arterial in the Goleta Valley is the Atascadero Creek Bikeway System, which consists of a bikeway leading from Goleta Beach to near the intersection of Hollister Avenue and Modoc Road. A major spur route leads from the intersection of Patterson Avenue and Shoreline Drive, underneath Hollister Avenue and U.S. 101, to northeastern Goleta.

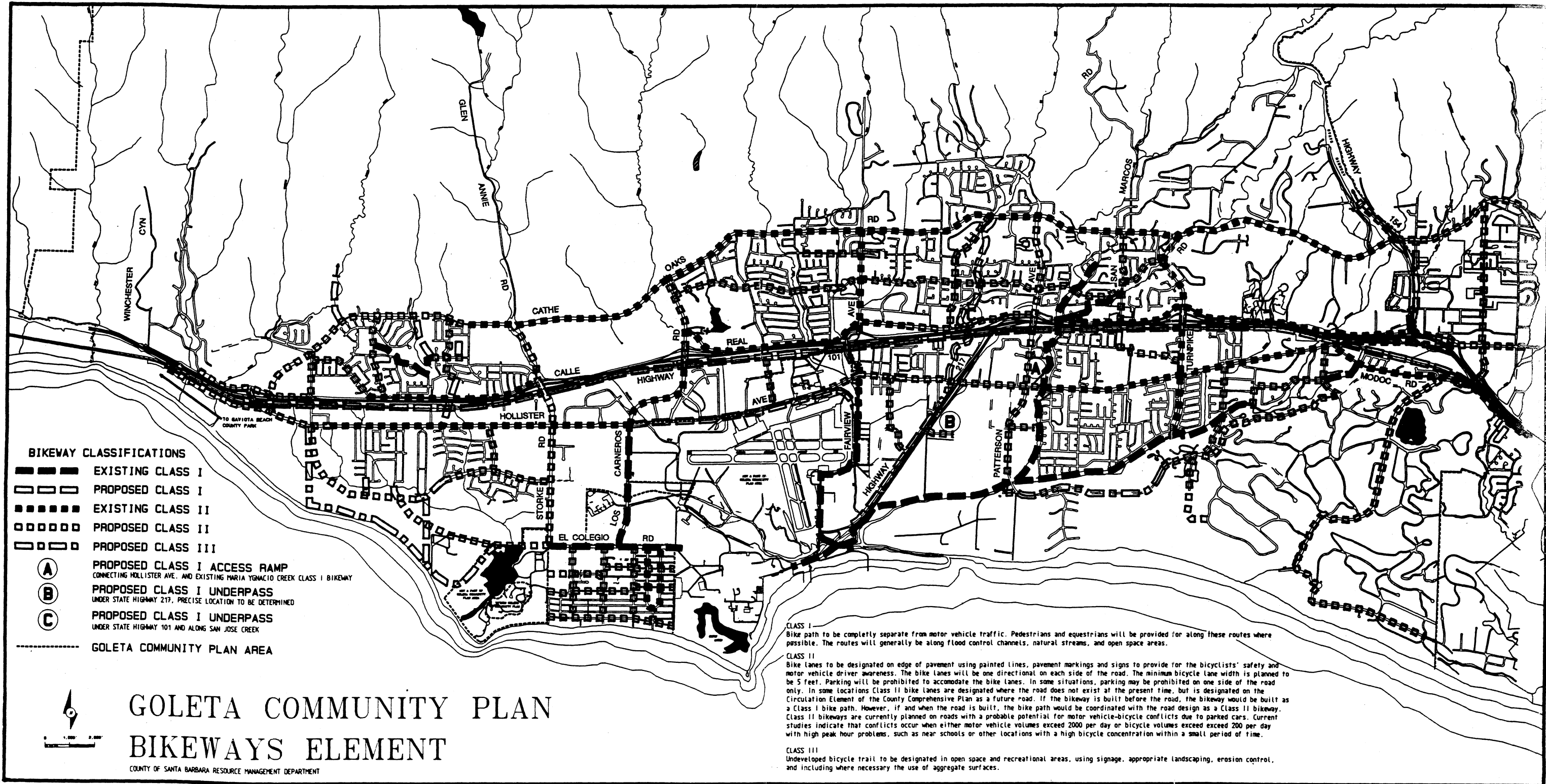


Figure 28

# GOLETA COMMUNITY PLAN

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The proposed additions to the bikeways master plan are designed to address the major deficiencies in area bicycle circulation. As noted above, the proposed plan is in need of additional review regarding both potential routes and implementation. The two major deficiencies are:

- \* The serious lack of a major east-west Class I system throughout the length of the valley, especially in close proximity to the main employment centers and shopping facilities along the Hollister corridor. *The proposed Hollister Class I facility between Los Carneros Road and Fairview Avenue and the proposed Class I along the US Hwy 101/SPRR corridor are intended to address this problem over the long term.*
  
- \* The lack of safe north-south access across US Hwy 101 and the SPRR throughout most of the Valley. *The proposed new undercrossing at San Jose Creek, the recommended Class I facilities at overpasses and the overcrossing at El Encanto Heights along with Action 2.3 (requires the County to design all roadway improvements to encourage pedestrian and bicycle use) are intended to address these problems over the long term.*

## Alternative Transportation:

The current system of "alternative transportation" methods available to Valley residents is centered upon transit service provided by MTD, the area's bikeway system, and for out of town destinations, Amtrack service available out of the City of Santa Barbara. The existing options available do not provide an adequate range of services for those wishing to commute or shop using means other than the automobile. To address this, alternative transportation measures in the Plan involve promotion of bicycle use through completion of bike paths, increased transit ridership through use of a free electric shuttle and the identification of an appropriate Goleta location for a rail station as recommended by the Association of Governments and Amtrack at the Los Carneros Community site. In addition, the Policies mandate that all new development be sited and designed to provide access for and encourage use by pedestrians and cyclists. Finally, the completion of the trail implementation study (Parks, Recreation and Trails Section) and the update of the Bikeways master Plan should further enhance the viability of these options.

## Existing Road Network Circulation Deficiencies:

The existing circulation network in Goleta is incomplete and/or underdeveloped along a number of links (see Figure 29 for the Circulation Element Map). These gaps in the network

## GOLETA COMMUNITY PLAN

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or underdeveloped segments can increase overall traffic congestion by causing drivers to divert to other routes thus overburdening those road segments or where underbuilt by providing insufficient travel or turning lanes to accommodate existing or projected traffic volumes. Many of these gaps are apparent to the average motorist in Goleta and are outlined below.

**Hollister Avenue:** Puente to east of the Railroad bridge, This segment is developed to only two lanes rather than the four indicated in the Circulation Element; and is the site of major congestion.

**Hollister Avenue:** Santa Barbara Shores Dr. to US Hwy 101, developed in two lanes instead of the four designated by the Circulation Element; minor congestion

**Cathedral Oaks:** Incomplete segments west of Glen Annie to proposed terminus at Calle Real. Lack of a through east-west route north of US Hwy 101 causes trip diversions onto Calle Real and other roads, thereby increasing congestion, especially at the Calle Real/ US Glen Annie intersection.

**Calle Real:** Between Turnpike and Patterson; lack of a through route due to the lack of bridges across Maria Ygnacia and San Antonio Creeks increases traffic on Hollister and Cathedral Oaks, but due to the lack of existing traffic attractors, is not a cause of major congestion.

**Calle Real:** Storke Rd. to Los Carneros Rd.; the lack of this segment creates some increased congestion on east-west routes (e.g. US Hwy 101, etc.), but is not considered an important link unless the Bishop Ranch develops, and is therefore not proposed for installation as part of the Community Plan.

**Los Carneros Rd.:** Hollister Avenue to El Colegio; developed in two lanes rather than the four designated by Circulation Element. Creates some minor existing congestion, but is more a long range problem.

**Storke Rd.:** Hollister to El Colegio; developed in two lanes part of this segment rather than four designated by Circulation Element. Creates some minor congestion, but is more a long range problem.

**El Colegio:** Camino Corto east to UCSB West Gate; Developed in two rather than four lanes designated by Circulation Element. Deficiency causes substantial congestion and turning movement problems; may be addressed by UCSB expansion.

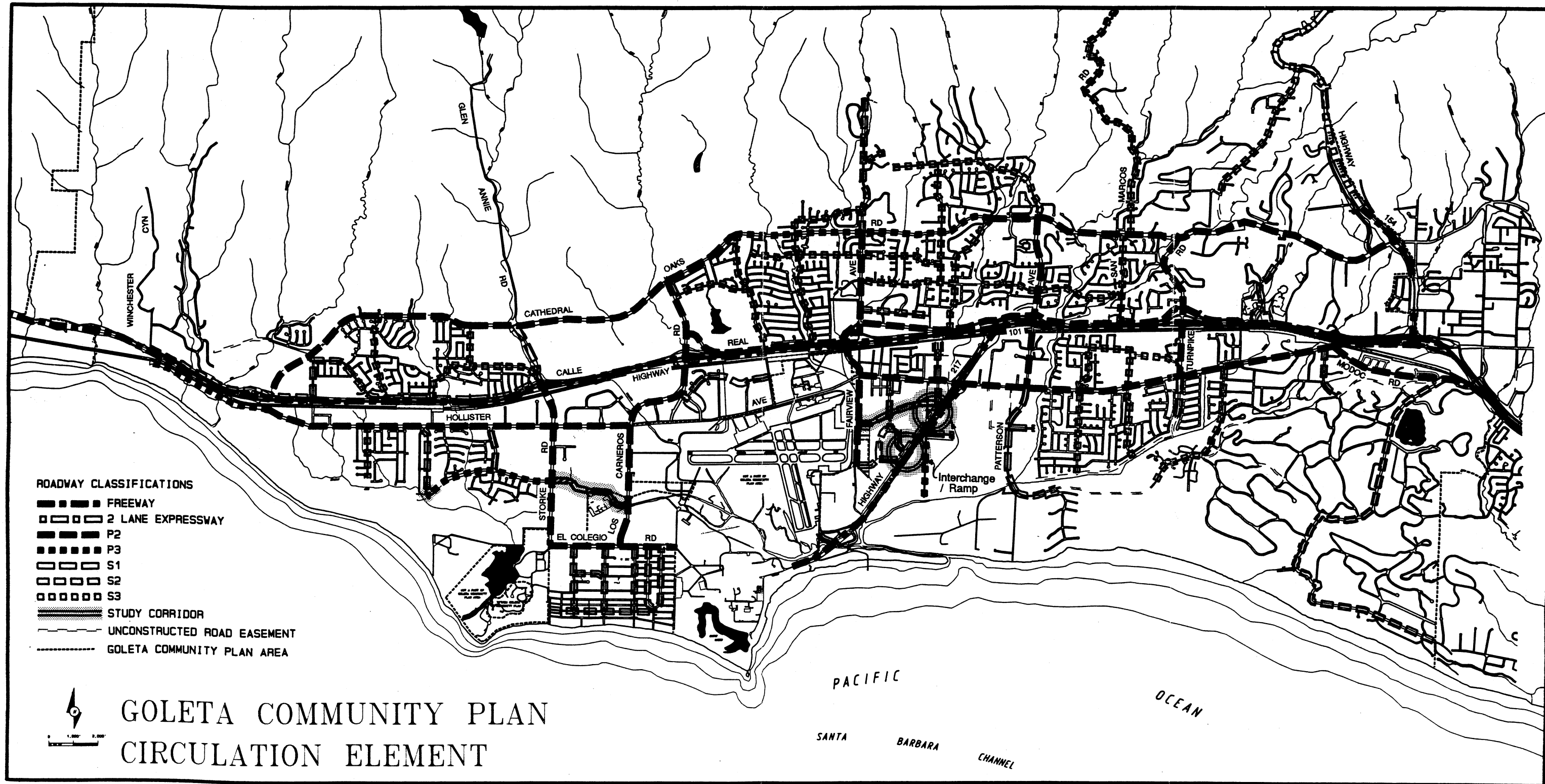


Figure 29



# GOLETA COMMUNITY PLAN

## Road Network Circulation Constraints:

While the capital improvements detailed below address gaps or deficiencies in the existing network, they will only partially solve the major circulation problems in Goleta: the lack of through east-west circulation, the deficiency of additional local routes across US Hwy 101, the wide separation of land use types (e.g., residential vs. commercial), and an inadequate alternative transportation system. These issues are addressed below and in the goals, policies and actions of this Plan.

**East- West circulation:** For most of the length of the valley, Hollister Avenue is the only east-west route south of US Hwy 101 which provides access to the most urbanized portions of the planning area. This lack of east-west circulation south of US Hwy 101 increases congestion along Hollister and presents significant problems for maintaining acceptable levels of service along Hollister with projected future traffic volumes. Aside from improving the roadways listed above to accommodate full capacity and associated intersection improvements, the Plan contains a number of programs to address east-west circulation.

The concept of an east-west roadway south of Hollister has been discussed for a number of years. Currently, two limited segments of an east-west road, servicing only local neighborhoods exist along a short segment of Ekwil in east Goleta and a slightly longer segment along Phelps Rd. in west Goleta. In review of the Circulation Element, traffic circulation modeling has been prepared to assess the effects of extending Phelps and/ or Ekwil, and even of providing such a bypass along Atascadero Creek. Potential extensions of Ekwil and an Atascadero bypass are not included because traffic modeling indicates that, while land uses in these areas remain in agriculture, such roadways would serve only very limited traffic at a high cost due to a lack of traffic generators and attractors in the area. Further, the issue of a major southern bypass through the airport or Goleta Slough has been rejected due to the high economic and environmental costs.

To further address the east-west circulation issue, the Circulation Element calls for the completion of Phelps Road between Storke and Los Carneros Roads, which, when combined with the realignment of roads in UCSB, would provide for the western end of this bypass. This is considered a high priority improvement. The local circulation and potential emergency access needs of the extension of Phelps Road through Santa Barbara Shores are left to the Specific Plan for that property. The potential extension of Ekwil or a bypass along Atascadero Creek is deferred until when or if the agricultural land uses of the south Patterson area are ever changed to urban uses.

Other methods for reducing congestion along the Hollister corridor include the possible installation of an offramp from Hwy 217 directly into Old Town south of Hollister, , continuation of Transportation Demand Management (TDM) Ordinance, and the provision

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## GOLETA COMMUNITY PLAN

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of free electric shuttle service along Hollister. Of these, the highest priority are electric shuttle service and the new ramps off of Hwy 217. Taken together with the limited extension of Phelps Road, additional bike paths and other area wide road improvements, these measures will minimize, but not prevent increasing congestion along Hollister Avenue as the Planning Area builds out.

**North- South Circulation:** In order to decrease congestion on US Hwy 101 overpasses, or at least minimize increases in congestion, the Plan contains a Transportation Improvement Plan which provides the widening of deficient overpasses, recommends provision of pedestrian bicycle over and underpasses, and land use designations provide for a number of commercial centers north of US Hwy 101 to serve existing and future residential areas.

**Land Use Pattern:** The Plan contains a number of land use provisions to decrease traffic generation including commercial centers north of US Hwy 101, mixed use developments along Hollister and Calle Real, medium to high density affordable housing sites along Hollister and Calle Real in close proximity to jobs, shopping and transit and the provision for second residential units in selected commercial districts.

### Planned Roadway Improvements

The County Public Works Department has developed a seven-year Capital Improvement Plan (CIP) for roads. The CIP depicts the Public Works Department's proposed project schedule over the next seven years, project costs, funding sources and additional funding required to complete the proposed list of projects (see Table 8).

The CIP was developed to list and prioritize capital improvement projects and to match the needed roadway rehabilitation projects with anticipated future revenues from all available sources. The CIP addresses roadway needs in two categories: surface rehabilitation and major projects. These projects are then divided into two additional categories - **funded projects** for which specific revenues have been identified and committed, and **unfunded projects** for which potential sources have been identified, but no commitments have been made.

As of September, 1991, there are currently six funded projects and five unfunded projects located in the Goleta area which are included in the CIP. The two funded projects that would have the most significant impact on traffic operations are intersection improvements at Fairview Avenue/Hollister Avenue and the widening of the Storke Road overpass and interchanges. Unfunded projects which would improve traffic operations include widening Los Carneros Road to four lanes, completion of the two segments of Cathedral Oaks Road,

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## GOLETA COMMUNITY PLAN

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intersection improvements at Hollister Avenue/Patterson Avenue, and widening Hollister Avenue to four lanes.

In addition to the existing CIP, the Goleta Valley Traffic Model has projected future traffic volumes for roadways and turning movements at intersections for the year 2002 and at buildout of the plan. Based upon these future levels of traffic, the FEIR for this Community Plan (91-EIR-13) contains an extensive list of additional improvements to roads and intersections designed to maintain acceptable levels of service on most of the roads and intersections of the circulation network. These recommended road system improvements are estimated to cost approximately \$27,000,000 and would maintain acceptable levels of service at most, but not all of the area's intersections. During this projected timeframe, road fees set at existing levels would generate an estimated \$16,000,000, leaving a **potential** funding shortfall of \$11,000,000 needed to improve area roads. It is likely that some, but not all of this shortfall could be made up by road construction projects offered by approved projects (e.g. Arroyo Vista, UCSB expansion, etc.), and by additional Federal, State or possibly Measure D funds over and above existing CIP funding which may become available between 1998 and 2002. *The priority of projects, the needed revenues and possible funding shortfalls and an improved allocation of funds for alternative transportation will all need to be addressed in the new TIP.*

**SEVEN-YEAR CAPITAL IMPROVEMENTS PROGRAM - ROADS  
MARCH 1991**

Project	Location	Description	Project Cost	Estimated Year Anticipated
<i>Funded Projects:</i>				
Los Carneros	At SPRR tracks	Bridge replacement	\$ 325,000	1991
Calle Real	Glen Annie to Rochester Pkwy	Bike path	\$ 195,000	1991
Fairview/Hollister		Intersection improvement	\$ 4,000,000	1994-5
Fairview/Hollister		Right turn lane	\$ 100,000	1991
Calle Real	At Transfer Station Rd	Turning lanes, widening	\$ 255,000	1991-2
Storke/Glen Annie	Highway 101	Interchange	<u>\$12,000,000</u>	1994-5
			\$16,875,000	
<i>Unfunded Projects:</i>				
Cathedral Oaks	Northgate Drive to Place Drive; Brandon Drive to Winchester Canyon to Calle Real	New roadway	\$ 2,000,000*	1994-5
Los Carneros	El Colegio to Hollister	Widen roadway and intersection improvement at El Colegio	\$ 1,000,000	1995-6
Storke	Hollister to El Colegio	Widen roadway	\$ 780,000	1994-5
Hollister/Patterson	Intersection improvements	\$ 650,000	1993-4	
Hollister	SR 154 to San Antonio Road	Widen to four lanes	<u>\$ 9,750,000</u>	1996-7
	<b>SUBTOTAL</b>		\$14,180,000	
	<b>TOTAL</b>		\$31,065,000	

\*Does not include right-of-way and engineering fees.

Source: Seven-Year Capital Improvements Plan - Roads, March 1991; Transportation Division Staff.

**Table 8**

# GOLETA COMMUNITY PLAN

## Roadway Classifications and Project Consistency Standards

The Santa Barbara County Comprehensive Plan Circulation Element Policy A states that:

"The roadway classifications, intersection levels of service, and capacity levels adopted in this Element shall apply to all roadways and intersections within the unincorporated area of the County, with the exception of those roadways and intersections located within an area included in an adopted community or area plan. Roadway classifications, intersection levels of service, and capacity levels adopted as part of any community or area plan subsequent to the adoption of this Element shall supersede any standards included as part of this Element."

This section of the Plan is intended to update the roadway classifications and project consistency standards of the Santa Barbara County Comprehensive Plan's Circulation Element for the community of Goleta. In so doing, this Community Plan proposes a new system of roadway classifications and project consistency standards which are intended to fully supersede the classifications and standards used in the current Circulation Element.

### **DEFINITIONS**

Acceptable Capacity: The maximum number of Average Daily Trips (ADTs) that are acceptable for the normal operation of a given roadway. As defined by this Community Plan, the Acceptable Capacity for a given roadway is based upon its roadway classification and the acceptable level of service for that roadway. The acceptable level of service for roadways in the Goleta Planning Area is Level of Service C.

Estimated Future Level of Service: For a given intersection, the County-accepted level of service (LOS) is based on projections from the Goleta Valley Traffic Model or on existing traffic levels combined with traffic to be generated by approved but not yet occupied projects as referenced by the public draft environmental documents for the development project under review. The Estimated Future Level of Service must consider all funded but not yet constructed improvements that are planned for completion prior to the project's occupancy. This includes mitigations from projects that have been approved by the Planning Commission or Board of Supervisors but have not yet been constructed.

Estimated Future Volume: For a given roadway segment, the most recent County-accepted projections based upon the Goleta Traffic Model or a count of Average Daily Trips (ADTs) plus any ADTs associated with approved projects that are not yet occupied as referenced in the public draft environmental document for the development project under review.

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# GOLETA COMMUNITY PLAN

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Design Capacity: The maximum number of ADTs that a given roadway can accommodate, based upon roadway design as determined by the County Public Works Department. Design Capacity usually equates to Level of Service (LOS) E/F.

Remaining Capacity: For a given roadway, the difference between the Acceptable Capacity and the Estimated Future Volume in ADTs.

## **Roadway Classification System**

The following roadway classification system is divided into two main designations: Primary and Secondary roadways. Each of these main designations is further subdivided into three subclasses, dependent upon roadway size, function and surrounding uses. Primary roadways serve mainly as principal access routes to major shopping areas, employment and community centers, etc., and often carry a large percentage of through traffic. This Circulation Element for the community does not designate any roadways within the community as primaries. As discussed in more detail below, a number of roadways in the community would be designated as Secondary. Secondary roadways are two lane roads designed to provide principal access to residential areas or to connect streets of higher classifications to permit adequate traffic circulation. Such roadway may be fronted by a mixture of uses and generally carry a lower percentage of through traffic than primaries.

# GOLETA COMMUNITY PLAN

Table 9

## ROADWAY CLASSIFICATION SYSTEM

Roadway Classification	Purpose & Design Factors	Design Capacity		Level of Service C	
		2 Lane	4 Lane	2 Lane	4 Lane
Primary 1 (P-1)	Roadways designed to serve primarily non-residential development. Roadways would have a minimum of 12-foot wide lanes with shoulders and few curb cuts. Signals would be spaced at one mile or more.	19,900	47,760	15,900	38,200
Primary 2 (P-2)	Roadways which serve a high proportion on non-residential development with some residential lots and few or no driveway curb cuts. Lane widths are a minimum of 12 feet wide and well spaced curb cuts. Signal intervals at a minimum 0.5 mile intervals.	17,900	42,480	14,300	34,000
Primary 3 (P-3)	Roadways designed to serve non-residential development and residential development. More frequent driveways are acceptable. Potential signal intervals of 0.50-0.25 mile.	15,700	37,680	12,500	30,100

# GOLETA COMMUNITY PLAN

Table 9 (cont.)

## ROADWAY CLASSIFICATION SYSTEM

Roadway Classification	Purpose & Design Factors	Capacity*			
		Design Capacity	LOS D	LOS C	LOS B
Secondary 1 (S-1)	Roadways designed to serve moderate to high non-residential use with moderate number of driveways or large residential lots with large setbacks and well spaced driveways. Roadways have two lanes, infrequent curb cuts, and signalized intersections with primary roadways.	11,600	10,440	9,280	8,120
Secondary 2 (S-2)	Roadways serve a mix of residential and non-residential uses. Designed with two lanes and close to moderately close driveways.	9,100	8,190	7,280	6,370
Secondary 3 (S-3)	Roadways with primarily residential frontage, and small to medium lots. Designed with 2 lanes and more frequent driveways.	7,900	7,110	6,320	5,530

\* Capacity shown in Average Daily Trips or ADTs.



# GOLETA COMMUNITY PLAN

**Table 10**

## CLASSIFICATIONS FOR GOLETA ROADS

**Class P-1:** Roadways designed to serve primarily non-residential development. Roadways would have a minimum of 12 foot wide lanes with shoulders and few curb cuts, signals spaced at one mile or more intervals. No roadways in Goleta are suggested for this classification.

Design Capacity		Acceptable Capacity	
2 lane	4 lane	2 lane	4 lane
19,900	47,760	N/A to Goleta	N/A

**Class P-2:** Roadways which serve a high proportion of non-residential development with some residential lots and few or no driveway curb cuts. Lane widths are a minimum of 12 feet wide with well spaced curb cuts. Signal intervals at about 0.5 mile intervals. Most roadways in Goleta presently classified "arterial" would be seen as qualifying for re-classification to this proposed class. This includes the following roadways:

- Hollister Avenue (entire length, except "Old Town"), 2 and 4 lane
- Cathedral Oaks (except area from La Patera-Kellogg), 2 and 4 lane
- Storke/Glen Annie (Calle Real- El Colegio), 2 and 4 lane
- Los Carneros (Cathedral Oaks-southerly terminus), 2 and 4 lane
- Fairview (Cathedral Oaks-Hollister), 2 and 4 lane
- Patterson (Cathedral Oaks-Hollister), 2 and 4 lane
- Turnpike (Cathedral Oaks-Hollister), 2 and 4 lane
- Calle Real (east of Los Carneros), 2 and 4 lane

Design Capacity		Acceptable Capacity	
2 lane	4 lane	2 lane	4 lane
17,900	42,460	14,300	34,000

**Class P-3:** Roadways designed to serve non-residential development and residential development. More frequent curb cuts are acceptable. Potential signal intervals of 0.5 mile or less.

- Cathedral Oaks (La Patera-Kellogg), 4 lane
- Phelps Road, 2 lane
- Hollister Avenue (Kellogg-Fairview), 4 lane

Design Capacity		Acceptable Capacity	
2 lane	4 lane	2 lane	4 lane
15,700	37,680	12,500	30,100

# GOLETA COMMUNITY PLAN

**Table 10**

(Page 2 of 3)

**Class S-1:** Roadways designed to primarily serve non-residential development and large lot residential development with well-spaced driveways. Roadways would be two lanes with infrequent curb cuts. They are often signalized at intersections with primary roads. Several roadways presently designated "major road" or "collector" are suggested as appropriate for this class.

- Calle Real (Glen Annie-Brandon), 2 lane
- Glen Annie (Calle Real-Cathedral Oaks), 2 lane
- Pacific Oaks Road (Hollister-Phelps), 4 lane
- South Kellogg (U.S. 101-southerly terminus), 2 and 4 lane
- Ekwill (entire length), 2 lane
- South Patterson (Hollister-Shoreline), 2 and 4 lane
- South Turnpike (Hollister-southerly terminus), 2 and 4 lane
- Camino Del Remedio (Calle Real to northerly terminus/Cathedral Oaks), 2 lane

Design Capacity		Acceptable Capacity	
2 lane	4 lane	2 lane	4 lane
11,600	N/A	9,300	N/A

**Class S-2:** Roadways designed to serve residential and non-residential land uses. Roadways would be two lanes with close to moderately spaced driveways.

- Winchester Canyon (Calle Real-Calle Real), 2 lane
- Ellwood Beach Drive, 2 lane
- Calle Real (Farren-Brandon), 2 lane
- Embarcadero Del Norte/Sur, 2 lane
- Sabado Tarde, 2 lane
- Camino Del Sur, 2 lane
- Camino Corto, 2 lane
- Fairview (Cathedral Oaks-northerly terminus), 2 lane
- Encina Road, 2 lane
- Shoreline Drive (east-west portion), 2 lane
- Las Palmas, 2 lane
- Nogal, 2 lane
- Puente (Hollister-More Mesa Rd.), 2 lane

Design Capacity		Acceptable Capacity	
2 lane	4 lane	2 lane	4 lane
9,100	N/A	7,300	N/A

# GOLETA COMMUNITY PLAN

**Table 10 (cont.)**

(Page 3 of 3)

**Class S-3:** Roadways designed to primarily serve residential with small to medium lots. Roadways are two lanes with more frequent driveways.

- Brandon, 2 lane
- Santa Barbara Shores, 2 lane
- Del Norte, 2 lane
- Covington (Los Carneros-La Patera), 2 lane
- Stow Canyon, 2 lane
- Berkeley-University, 2 lane
- Cambridge (Berkeley-N. Patterson), 2 lane
- N. Kellogg Ave, 2 lane
- Patterson (Cathedral Oaks-northerly terminus), 2 lane
- N. San Marcos (Calle Real to Cathedral Oaks), 2 lane
- S. San Marcos, 2 lane
- Walnut, 2 lane
- San Simeon, 2 lane
- Puente (More Mesa Rd.-Vieja), 2 lane
- Vieja, 2 lane
- San Antonio Creek Road, 2 lane

Design Capacity		Acceptable Capacity	
2 lane	4 lane	2 lane	4 lane
7,900	N/A	6,300	N/A

Acceptable Capacity defined as 71% to 80% of Design Capacity

Source: Santa Barbara County Public Works, Transportation Division, 1991

# GOLETA COMMUNITY PLAN

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## Roadway and Intersection Standards for Determination of Project Consistency

- A. Purpose: This section defines how the acceptable capacity levels that are identified for the classified roadways will be applied in making findings of project consistency with this Community Plan. This section also defines intersection standards in terms of level of service and provides methodology for determining project consistency with these standards. The intent of this section is to ensure that roadways and intersections in the community plan study area continue to operate at acceptable levels and to ensure that the intent of Circulation Policies is reflected in the determination of project consistency. The standards prescribed in this section shall also serve as a basis for circulation capital improvement planning and funding.
- B. Roadway Standards: A project's consistency with this section shall be determined as follows: (amended by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95)
- a. For roadways where the Estimated Future Volume does not exceed the acceptable capacity, a project would be considered consistent with this section of the community plan if the number of ADTs contributed by the project would not cause an exceedance of acceptable capacity.
  - b. For roadways where the Estimated Future Volume exceeds the acceptable capacity but does not exceed Design Capacity, a project would be considered consistent with this section of the community plan only if:
    - 1) the number of ADTs contributed by the project to the roadway does not exceed 150 ADTs, or
    - 2) if the project provides a substantial contribution to a high priority alternative transportation project (or projects) as identified in the GTIP that:
      - a) substantially improves the alternative transportation network,
      - b) has a reasonable relationship to the project, and
      - c) is proportional to the size and extent of the project's impact on Goleta's transportation system.
  - c. For roadways where the Estimated Future Volume exceeds the Design Capacity, a project would be considered consistent with this section of the community plan only if:
    - 1) the number of ADTs contributed by the project to the roadway does not exceed 50 ADTs, or

# GOLETA COMMUNITY PLAN

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2) if the project constructs or funds operation of a high priority alternative transportation project (or projects) as identified in the GTIP that:

- a) substantially improves the alternative transportation network,
- b) has a reasonable relationship to the project, and
- c) is proportional to the size and extent of the project's impact on Goleta's transportation system.

C. Intersection Standards: (amended by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95)

Intersection capacity is stated in the terms of the proportion of the volume of traffic carried (V) to its design capacity (C); with a volume to capacity ratio (V/C) of 1.00 equal to gridlock, a V/C ratio of .90 equal to LOS E, on down to a V/C ratio of .70 equal to LOS C and a V/C ratio of .50 equal to LOS A.

- a. Projects contributing Peak Hour Trips to intersections that operate at a Estimated Future Level of Service A shall be found consistent with this section of the Community Plan unless the project results in a change in V/C ratio greater than 0.20.
  - o For intersections operating at a estimated future Level of Service B, no project shall result in a change in V/C ratio greater than 0.15.
  - o For intersections operating at a estimated future Level of Service C, no project shall result in a change of V/C ratio greater than 0.10.
  - o For intersections operating at a estimated future Level of Service D, no project shall result in a change of V/C ratio greater than 0.03.
  - o For intersections operating at a estimated future Level of Service E, no project shall result in a change of V/C ratio greater than 0.02.
  - o For intersections operating at a estimated future level of Service F, no project shall result in a change of V/C ratio greater than 0.01.
- b. Notwithstanding the standards in subdivision a, above, projects that send fewer than 15 peak hour trips to an intersection shall be considered consistent with the Community Plan.
- c. In order to make a finding of consistency with the Community Plan where a project's traffic contribution does result in a measurable change in V/C ratio and also results in a finding of inconsistency with the above intersection standards, the project shall be required to either:

# GOLETA COMMUNITY PLAN

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- 1) construct intersection improvements that are sufficient to offset the project-associated change in V/C ratio, in excess of the applicable intersection standards above,
  - 2) if the project constructs or funds operation of a high priority alternative transportation project (or projects) as identified in the GTIP that:
    - a) substantially improves the alternative transportation network,
    - b) has a reasonable relationship to the project, and
    - c) is proportional to the size and extent of the project's impact on Goleta's transportation system.
  - 3) provide for a County-approved combination of the above.
- d. These intersection standards shall also apply to projects which generate Peak Hour Trips to intersections within incorporated cities that are operating at levels of service worse than those allowed by the city's Circulation Element.
- D. Special Standards for Projects which include Comprehensive Plan Amendments to Land Use Designations: (amended by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95)
- a. Comprehensive Plan Amendments submitted by private applicants that propose changes in land use designation on any given parcel in the planning area shall be required to demonstrate that the proposed change in land use would not potentially result in traffic levels higher than those anticipated for that parcel by the Community Plan, its associated environmental documents and as identified by the ten year traffic model or future updated traffic models. If higher traffic levels could potentially result from such an amendment, then in order to approve the amendment, at least one of the following findings must be made by the Board of Supervisors:
    - i. The increase in traffic is not large enough to cause the affected roadways and/or intersections to exceed their designated acceptable capacity levels at buildout of the Community Plan, or
    - ii. Road improvements included as part of the project description are consistent with the GTIP and are adequate to fully offset the identified potential increase in traffic, or
    - iii. Alternative transportation improvements are included as part of the project description that are consistent with the Community Plan, have a reasonable relationship to the project, and substantially enhance the alternative transportation system consistent with the GTIP.

# GOLETA COMMUNITY PLAN

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- E. Exemptions -- Roadway and Intersection standards stated above shall not apply to:
- a. Land use permits and coastal development permits if the Zoning Administrator/Planning Commission/Board of Supervisors has taken final action on a valid prerequisite discretionary approval (e.g. FDP, CUP) and a finding of Comprehensive Plan consistency was made at the time of approval, and no substantial change has occurred in the project.
  - b. Projects deemed complete prior to the adoption of this community plan which are designed to serve as a mitigation measure for, and were expressly embodied as a condition of approval of a previously approved project.
  - c. Development Agreements for projects for which a Final Development Plan was approved prior to the adoption of this Community Plan and for which a Settlement Agreement expressly contemplates the County will enter into a Development Agreement for such projects in order to conclude the settlement.
  - d. Projects for which a settlement agreement between the property owner and the County was entered into prior to the adoption of this Community Plan.
  - e. Affordable Housing Overlay sites and special need facilities as defined in the Housing Element. (amended by 94-GP-7; Resol.s 95-82, -107; 2/21/95, 3/7/95)
  - f. The accessory use portion of mixed-use projects. This exemption shall apply to a project where the accessory use portion is no greater than 5,000 square feet in size and where the mixed use accommodates alternative transportation and is likely to substantially reduce single-occupancy vehicle trips. (added by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95)

# GOLETA COMMUNITY PLAN

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## 2. POLICIES AND IMPLEMENTING STRATEGIES

**Goal CIRC-GV: The County Shall Allow Reasonable Development of Parcels Within the Community of Goleta Based Upon the Policies and Land Use Designations Adopted in this Community Plan, While Maintaining Safe Roadways and Intersections.** (amended by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95)

*Objective CIRC-GV: The Circulation Element and implementing Transportation Improvement Program shall include long-term improvements to roadways and alternative transportation facilities targeted to provide for Level of Service (LOS) C or better on roadways and intersections within the community at buildout of this Plan. However, over the next ten years a number of roadway segments and intersections will periodically operate at LOS D or below. The roadway and intersection standards shall allow moderate levels of traffic growth while protecting overall operation of the circulation system and the quality of life within the community.*

**Action CIRC-GV-1.2:** RMD shall request that the Association of Governments update and maintain the existing Transportation Demand Management Ordinance (TDM) in Goleta. This ordinance shall coordinate with any similar TDM ordinances in other South Coast jurisdictions.

**Action CIRC-GV-1.3:** The County Public Works Department and RMD shall form a working group with UCSB in order to determine the appropriate alignment and mitigations necessary to connect Phelps Road between Los Carneros and Storke Roads utilizing existing roads where feasible, while minimizing impacts to existing residents and any wetlands.

**Policy CIRC-GV-2:** The County shall develop and maintain a Transportation Improvement Plan which includes roadway, intersection, transit and alternative transportation mode (eg: bike ways and pedestrian paths) improvements, with priority given to improvements that will ease congestion on the most constrained roadways and intersections in the planning area. The priority assigned to these improvements shall account for priorities identified in Community Plan, shall be based upon the most recent available traffic data and shall take into account maintenance requirements of existing improvements. The Transportation Improvement Plan shall be an integrated Plan for maintenance and capital improvements of roads and intersections as



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## GOLETA COMMUNITY PLAN

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well as alternative transportation facilities. The Transportation Improvement Plan shall be updated by the Public Works Department and presented to the Planning Commission and the Board of Supervisors for review on an annual basis. The Plan shall contain a list of transportation projects to be undertaken, ranked in relative priority order, and include estimated cost, and if known, delivery year for each project including both funded and unfunded improvements.

- Action CIRC-GV-2.1:** As part of the revised Transportation Improvement Plan and in coordination with the Association of Governments and APCD, the County Public Works Department shall reevaluate all existing and projected transportation and air quality improvement funding sources, and prepare a report for the Board of Supervisors. This report shall address analyze methods to divert an increased level of funding toward alternative transportation methods, including the funding of a free electric shuttle or other "clean-air" service along Hollister Avenue and other appropriate corridors, improved bike routes, etc. A goal of such a study would be to divert approximately 10% or more of available funds toward feasible alternative transportation improvements, and/or more aggressively seek state and federal grants.
- Program CIRC-GV-2.2:** RMD shall coordinate with the County Public Works Department to form a working group with MTD, the Association of Governments, the Airport and UCSB to study the potential for the creation and joint funding of free electric or other "clean-air" shuttle service and if feasible implement such a system along major travel corridors in the Goleta valley, especially Hollister Avenue as well as to Isla Vista.
- Action CIRC-GV-2.3:** The County shall include as a priority bicycle and pedestrian uses in the planning process of transportation corridors in accordance with the Transportation Improvement Plan process. When feasible, roadway improvements, including overpasses, shall be sited and designed to encourage and accommodate pedestrian and bicycle use. On street parking and vehicle lanes may be removed where bikepaths and pedestrian access would be enhanced. Where feasible, all new overpasses should provide for separated Class I pedestrian\bicycle ways.

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## GOLETA COMMUNITY PLAN

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- Program CIRC-GV-2.4:** The County shall submit current traffic count and intersection level of service data to the Planning Commission and Board of Supervisors with the annual Transportation Improvement Plan.
- Program CIRC-GV-2.5:** The County Public Works Department shall continue to develop programs that encourage the use of alternative modes of transportation including, but not limited to, an updated bicycle plan, park and ride facilities, and an update of the transportation demand management ordinance.
- Action CIRC-GV-2.6:** The Santa Barbara County Planning Commission and Board of Supervisors supports the concept of placing a train station in Goleta. The priority sites for the station, in order, are the Los Carneros Community site (site #4 Figure 21) and the La Patera site, if such a station is to be located on land under County jurisdiction.
- Action CIRC-GV-2.7:** The County shall work with the Goleta Valley Southern Pacific Railroad Museum to assist in the relocation of the Museum to the new train station site once the site is determined.
- Action CIRC-GV-2.8:** The County shall work with MTD to develop the road improvements necessary for bus access to the south Ward Drive area.
- Program CIRC-GV-2.9:** The Transportation Improvement Plan shall include an implementation program for expansion of the bikeways system including the prioritization, timing and funding for these improvements. If feasible, this program shall include the allocation of up to \$500,000 from County funds for maintenance and expansion of bikeways, as well as an active and defined program for the identification and acquisition of funds from available grant programs.
- Action CIRC-GV-2.10:** When funding becomes available, the County shall develop and promote a public relations campaign to raise public awareness of cycling safety, commuting and recreational issues, opportunities, and to educate the cycling community regarding its responsibilities to obey laws and promote safety.

# GOLETA COMMUNITY PLAN

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**Action CIRC-GV-2.11:** As part of the Transportation Improvement Plan the Public Works Department should develop a site plan, and participate in design review in the development of a pedestrian/bicycle overpass from El Encanto Heights to Santa Barbara Shores if the latter property is ever developed as a County park.

**Action CIRC-GV-2.12:** As part of the Transportation Improvement Plan the County shall explore the potential for locating bike paths under U.S. 101 utilizing existing creek channel tunnels. If such paths are deemed feasible, the County shall construct them while also protecting the flow and habitats of the creeks.

**Action CIRC-GV-2.13:** The following roadway and intersection improvements should be prioritized in the Transportation Improvement Plan for the next ten years (1990-2000):

Roadways:

Hollister Avenue: 4 lanes from San Antonio to Highway 154.

Los Carneros: 4 lanes from El Colegio to Hollister.

Fairview Ave: 4 lanes from Hollister to Airport

Calle Real: 4 lanes from Patterson to Kellogg.

Cathedral Oaks: construction of the western extension.

Calle Real: construction of gap between Turnpike and Patterson.

El Colegio: 4 lanes from Los Carneros to the east of Camino Corto (necessity of this improvement may be dependent upon UCSB plans).

Storke Road: Widen to 4 lanes south of Phelps

Intersections:

Patterson/Hollister improvements.

Highway 154/Highway 101 improvements. (note: not under direct County jurisdiction)

Ward Memorial SB/Hollister improvements.

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**Action CIRC-GV-2.14:** RMD and Public Works, with coordination from the Association of Governments, representatives of the Airport and interested property owners, shall form a working group to identify the potential for and make recommendations on the following improvements in the Transportation Improvement Plan:

- \* the most feasible and useful roadway corridors located to provide additional access to the Airport, between south Kellogg and Fairview.
- \* the priority location for either new ramps (eg: slip ramps) or an interchange off Hwy 217 which should be designed to provide more direct access for traffic to south Fairview Avenue. The recommendation should include the location and possible configuration of either a ramp or interchange.
- \* the feasibility of and need for an underpass under Hwy 217 to allow bikes and possibly cars to travel from south Ward Drive to south Kellogg Avenue without having to travel up to Hollister Avenue.
- \* the need for and feasibility of a free right turn lane from east-bound Hollister Avenue onto south-bound Fairview Avenue.

**Action CIRC-GV-2.15:** The County Public Works Department and RMD shall study the feasibility of rerouting the potential southern extension of Ellwood Beach Drive in order to avoid impacts to Devereux Creek and the Ellwood Monarch Butterfly grove.

**Action CIRC-GV-2.16:** The County shall prioritize and perform the following needed repairs to the existing bikeway system as funding becomes available:

- a. Improve hazardous storm drain grate and repair damaged surrounding pavement on east bound Foothill Road west of State Highway 154;
- b. Improve hazardous storm drain at intersection of Hollister Avenue and Fairview Avenue;

## GOLETA COMMUNITY PLAN

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- c. Trim hedges at intersection of Atascadero Bikeway and Patterson Avenue to provide visibility of the intersection;
- d. Provide a more stable surface on wooden bridges along Atascadero Bikeway;
- e. Stripe segment of west bound El Colegio Road bike lane from Camino Corto to Storke Road;
- f. Repair/replace damaged/missing portions of Fairview Avenue bike-lane from Calle Real to approximately 1/4 mile south of Hollister Avenue;
- g. Repair/replace damaged/missing portions of Los Carneros bike-lane from Cathedral Oaks to Hollister Avenue.

**Action CIRC-GV-2.17:** The County shall study the extension of Phelps Road westward to Strehle Lane or Ellwood Beach Drive to serve the higher density area around Santa Barbara Shores Drive and Ellwood Beach Drive.

**Policy CIRC-GV-3:** A determination of project consistency with the standards and policies of this Community Plan Circulation Section shall constitute a determination of consistency with Local Coastal Plan Policy #2-6 and LUDP #4 with regard to roadway and intersection capacity.

**Policy CIRC-GV-4:** New development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation, including well designed walkways, paths and trails between new residential development and adjacent and nearby commercial uses and employment centers.

**Policy CIRC-GV-5:** The County shall facilitate the use of the bicycle as an alternate mode of transportation and shall provide adequate, safe bike-routes in the Goleta Area to meet the transportation and recreation needs of Goleta cyclists.

**Action CIRC-GV-5.1:** The County shall update the bikeways master plan and include a safety survey of existing and proposed Goleta bikeways and bikeway design standards within this update.

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- Action CIRC-GV-5.2:** The County shall work with and encourage the City of Santa Barbara to locate an east/west bike path on Airport property with the goal of diverting bicyclists off Hollister Avenue to the greatest extent possible.
- Policy CIRC-GV-6:** In its long range land use planning efforts, the County shall seek to provide access to retail, commercial, recreational, and educational facilities via transit lines, bikeways and pedestrian trails.
- Action CIRC-GV-6.1:** The County include pedestrian/bicycle overpasses across US 101 in the Transportation Improvement Plan.
- Policy CIRC-GV-7:** Commercial uses shall be encouraged within major employment centers to provide basic food and shopping amenities to employees in close proximity to their workplace.
- Policy CIRC-GV-8:** Developers shall be encouraged to pursue innovative measures to fully mitigate the transportation impacts associated with their projects.
- Action CIRC-GV-8.1:** The County Public Works Department and RMD shall work with members of the development community and interested agencies to identify incentives which encourage the use of innovative measures to reduce project related traffic impacts. Such measures to be considered should include but not be limited to reductions in fees, tax incentives, design flexibility, etc.
- Policy CIRC-GV-9:** Development of a landscaped parking area on each side of the Southern Pacific Railroad track to serve businesses in the Outer State Street area should be encouraged.
- Policy CIRC-GV-10:** The County shall pursue the purchase of vacant properties for potential use as parking, or bus turnout areas, where the purchase would help to alleviate traffic congestion, better serve commercial development, etc.

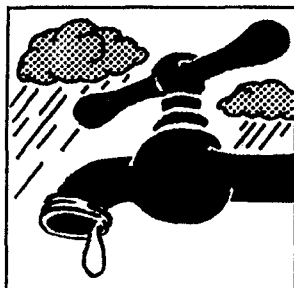
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## GOLETA COMMUNITY PLAN

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- Policy CIRC-GV-11:** As part of development on the site known as Ellwood Station Road (APN 77-130-06), the County shall give consideration to, and require if deemed needed, the completion of Puerto Drive through to Calle Real.
- Policy CIRC-GV-12:** To the maximum extent feasible, roadway maintenance, widenings or new construction shall be designed to accommodate restoration and preservation of the Goleta Slough, ESH and riparian areas.
- Policy CIRC-GV-13:** The Department of Public Works shall work with the Association of Governments to pursue a light rail transit system for the Goleta Valley.

# GOLETA COMMUNITY PLAN



## I. WATER

### 1. EXISTING SETTING AND ISSUES

*Statistics on the current physical status of the GGWB and the present supply/demand balance of the Goleta area have been compiled by RMD (Baca, 1991) from the final report of the TAC (GWD, 1988), the Goleta Growth Management Plan EIR (The Planning Collaborative, Inc., 1989), and various unpublished county letters and reports. Additional information used in this section was derived from the UCSB Long-Range Development Plan (UCSB, 1990) and the Water Supply Management Plan (GWD, 1990).*

#### a. Regional and GPA Setting

The Goleta Water District services approximately 14,000 accounts and is the primary water purveyor in the Goleta area. GWD-supplied water is used for residential, commercial, industrial, public, and agricultural purposes. The district obtains its water primarily from two sources: the Cachuma project and the Goleta Groundwater Basin (GGWB). Because the district encompasses the basin and holds the Cachuma entitlement, the supply/demand balance of the GWD service area is equivalent to that of the Goleta Planning Area.

The private La Cumbre Mutual Water Company serves about 1,300 connections in the Hope Ranch area and is the only other large purveyor in the planning area. It obtains its water from three sources: 1) a 300-acre-foot/year (AFY) allocation from the GWD as a customer; 2) pumpage from the GGWB; and 3) pumpage from the Foothill basin. In the following analysis, LCMWC is accounted for in the figure for total GWD metered demand and as a private pumper.

The current (1992) long-term supply/demand balance for the Goleta area is shown in Table 11. A long-term supply deficit of 2,297 AFY is estimated.

Current Water Supplies The GPA receives its current water supply from 2 main sources (Lake Cachuma and the GGWB) as well as a number of more minor sources (Glen Annie Reservoir, El Capitan Mutual Water Company, the Mc Coy Diversion, injection wells and bedrock wells).

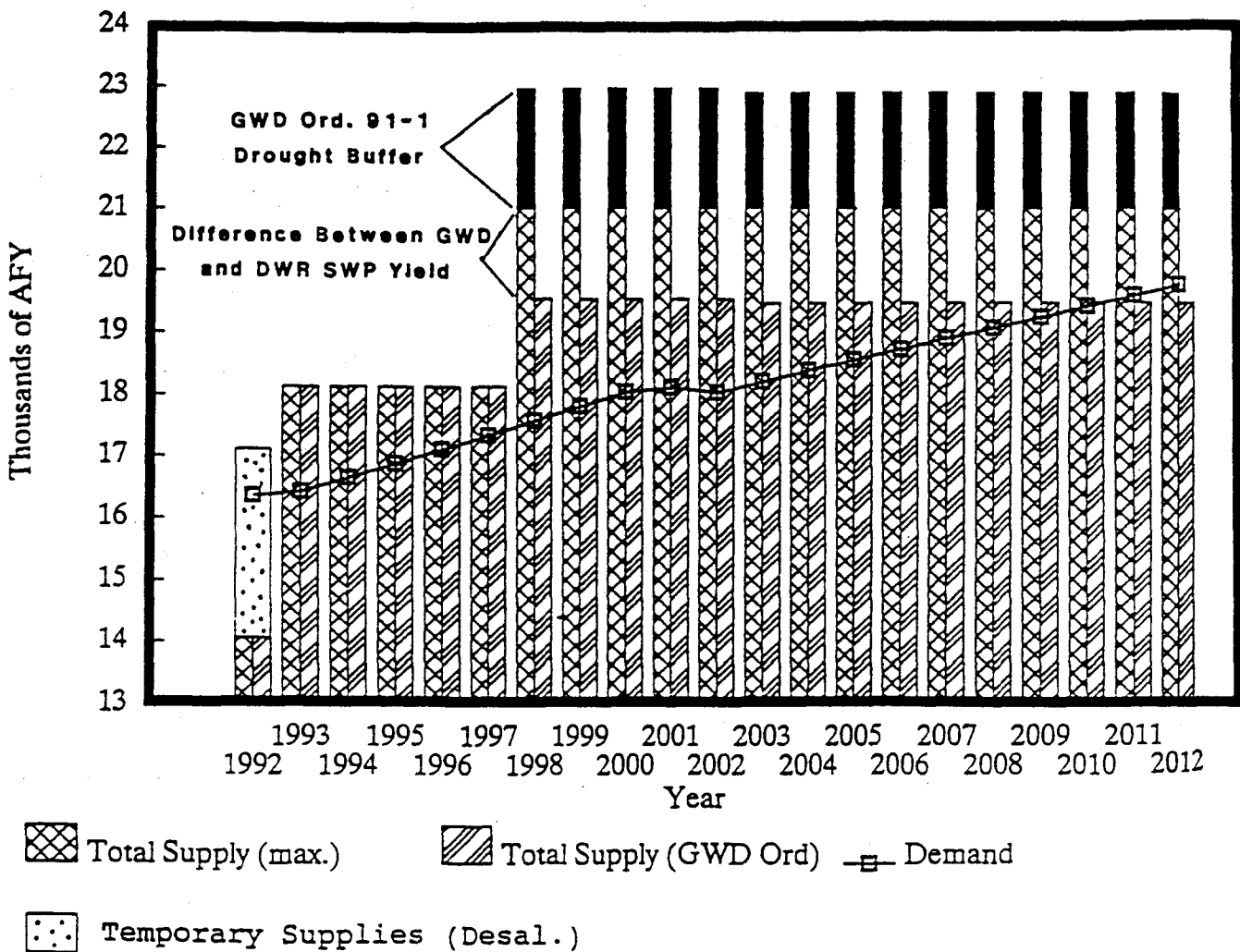
Lake Cachuma's original "safe yield" was determined to be 32,000 AFY (acre feet per year). Annual production from the lake was scheduled to rise to this figure in the last of seven 5-year periods (1991-1995). Recent lake draft had been set at 29,100 AFY with 35% or 10,200 AFY received by the GWD. However, due to siltation in the lake and requirements to protect downstream water rights, the "safe yield" has been revised downward to 25,715 AFY.



# GOLETA PLANNING AREA

## 20 Year Forecast of Long-term Supply and Long-term Demand

### GOLETA SUPPLY/DEMAND FORECAST



Source: County Water Agency

## GOLETA COMMUNITY PLAN

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This figure has been recommended to the United States Bureau of Reclamation by the six Cachuma Project member agencies as the new operational mode. GWD's entitlement under this mode is 9,322 AFY.

The Goleta Groundwater Basin (GGWB) is comprised of 3 sub-basins: the North, Central, and West. Although the sub-basins are physically separated, they are considered as a single hydrologic unit for planning purposes. Current estimates place the total available storage of the GGWB at 28,000 AF (acre feet). A safe yield figure for the GGWB of 4,100 AFY has been established.

Over the last decade, average annual pumpage by both the GWD and private owners has exceeded safe yield by 1,335 AFY. This level of overdraft is less than the total long-term supply deficit due to GWD purchases of surplus water available from other agencies in the past. Surplus water is not currently available.

The use and subsequent overdrafting of the GGWB has resulted in legal ramifications for the GWD. In 1973, several landowners whose properties overlie the GGWB filed a lawsuit designed to limit the GWD's right to exploit this resource (*Wright vs. GWD*). Final judgment in the case was entered in June 1989. The terms of this judgment require the GWD to eliminate the overdraft and return the basin to hydrologic balance by 1998. Specifically, the judgment provides for a "Physical Solution" by which the GWD can avoid the payment of damages and an injunction requiring a cutback of pumping in the North-Central sub-basin by agreeing to provide a court-supervised supply of water to the private landowners (County Counsel, 1989). The "Physical Solution" is defined as the court-decreed method of managing the waters of the GGWB so as to achieve the maximum utilization of the GGWB and its water supply, consistent with the rights declared in the judgment.

The court required the development of a Water Plan to detail how the GWD will reduce the amount which it extracts from the GGWB and/or supply additional water in amounts adequate to achieve "hydrologic balance" and provide water to the parties as specified in the judgment. Implementation of the Water Supply Management Plan is intended to eliminate the overdraft and return the GGWB to hydrologic balance by December 31, 1998.

The judgment also requires that the GWD provide immediate service to holders of "quantified rights" and produce 500 AFY of augmented water supply no later than June 15, 1992 for use by parties specified in the judgment. LCMWC is entitled under the judgment to 1,000 AFY from the basin.

Glen Annie Reservoir. This reservoir serves as storage for Cachuma spill water and other smaller sources. For water supply planning purposes, the expected yield to the GWD is 50 AFY.

# GOLETA COMMUNITY PLAN

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## LOCAL SOURCES

- El Capitan Mutual Water Company. The GWD maintains a detachment agreement whereby the El Capitan Mutual Water Company is to supply the GWD with 200 AFY from the El Capitan Ranch groundwater resources. However, the El Capitan Mutual Water Company has been unable to fulfill its contractual obligations and has been delivering only approximately 100 AFY. For planning purposes, only 130 AFY has been included for water supply.
- McCoy Diversion. The McCoy Creek Project was designed by the University Exchange Corporation (UEC) to serve a proposed development. The project, approved by the County Board of Supervisors in 1984, consists of three wells (known as the Sierra wells) located outside of the GGWB, two diversion weirs on McCoy Creek, and a storage reservoir for the diverted stream water.

Total yield of the McCoy Project was estimated to be 368 AFY. In exchange for water service, the GWD is entitled to receive a minimum of 25 percent of project yield or any water produced in excess of the additional 122 AFY demand created by the proposed development. It is estimated that 120 AFY will ultimately be made available to the GWD.
- Injection Wells. During wet periods, the GWD injects available Cachuma spill water into the GGWB. This artificial recharge is estimated by the County Water Agency to increase the yield of the basin by about 350 AFY over the long term.
- Bedrock Aquifer Wells. The southern slopes of the Santa Ynez Mountains north of the Goleta area are composed of consolidated sedimentary rocks, generally referred to as bedrock. A primary aquifer within this bedrock occurs within the Coldwater sandstone.

In 1981, the GWD began to investigate the bedrock aquifer as a potential source of additional water supplies. Several wells, including the Bedrock Test Well (BRTW) and the Royal Well, were completed and tested with minimal success at producing a significant amount of water. In addition, there appear to be legal obstacles preventing an appropriator from obtaining permanent rights to extract groundwater from the area.

Given the relatively low potential safe yield of the bedrock aquifers, the minimal success of the test wells, and the legal implications of obtaining groundwater from this area, water from this source is not considered here as part of the existing long-term dependable water supply.

# GOLETA COMMUNITY PLAN

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## ESTIMATED LONG-TERM WATER DEMAND

- GWD customers. A technical advisory committee appointed by the Board of Supervisors in 1987 to address water issues, estimated that GWD customer demand was approximately 14,500 AFY based on a five-year average (1983-87) of deliveries.
- Growth. Additional demand associated with discretionary and ministerial projects approved in the last few years was not included in the demand figures compiled in the TAC report. However, RMD recently compiled a cumulative list of approved discretionary projects which accounted for 122 AFY in demand. Ministerial projects (e.g., room additions, etc.) over the same period were estimated to represent an additional 75 AFY. Thus, recent projects add 197 AFY of commitment to the demand total.
- Wright Suit quantified rights and private overlying owners service obligations. Under the terms of the Wright Judgment, filed June 16, 1989, "quantified rights" parcels have right to approximately 350 AFY, which includes about 150 AFY in net new use. In addition, the GWD is required to obtain 500 AFY in new water supplies by June 15, 1992. The total commitment by the district resulting from the Wright Judgment is, therefore, approximately 650 AFY. (A more complete discussion of the terms of the Wright Judgment is presented in Section IV.A-3 of the Final EIR).
- La Cumbre Mutual Water Company. The LCMWC derives a portion of its water supply through pumping of the North-Central subbasin. Under the terms of the Wright Judgment, the LCMWC is entitled to extract 1,000 AFY.
- Private wells. Private pumpage was analyzed by RMD in support of the TAC. It is currently estimated to total 873 AFY.

## LONG TERM SUPPLY

Future supplies available to the GWD will be affected by several planned and approved water projects. The timing, yield, and full cost of some of these projects have not been fully resolved. Short-term supplies are not considered appropriate to serve new development. New development would be supported by the long-term sources of supply once they become assured of construction.

- Reclaimed Wastewater. Necessary permits to construct a reclamation facility were obtained in 1991 by the GWD and the Goleta Sanitary District. The proposed facility

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would provide water for turf irrigation at various existing sites, thereby saving an estimated 1,000 AFY of potable water.

State Water Project. On June 4, 1991, voters approved the issuance of revenue bonds for the importation of water to the GWD through the State Water Project (SWP). Average annual municipal and industrial deliveries by the SWP in the year 2000 without major system improvements will be 87 percent of entitlement according to DWR (Coastal Branch, Phase II EIR, Page 24, May 1991). If planned major improvements are ultimately permitted and built, average annual deliveries would be 94 percent of entitlement on the year 2010. Based on entitlement of 4,500 AFY and existing facilities, average annual yield to the GWD would be 3,915 AFY (4,500 x .87). It is estimated in the forecast that SWP water will arrive in 1998. Note that the timing and amount of State Water delivered may be affected by a lack of local storage facilities to accept the water, the terms under which the USBR allows the use of Cachuma and Tecolote Tunnel to deliver SWP water and ongoing environmental challenges to the SWP based on impacts to the San Francisco Bay and Delta region. Legal actions may delay, or perhaps even prevent construction of the Coastal Branch Aqueduct.

Desalination. On February 25, 1991, District Ordinance 91-2 was passed, authorizing construction of a desalination plant which would provide the GWD with 3,069 to 4,500 AFY of water. The plant is expected to come on-line no sooner than 1995. The ordinance provides for the option of a regional plant, which would be shared by several South Coast entities. The long-term forecast assumes that GWD will build, or participate in, a permanent desalination facility by 1993 such that 3069 AFY would be made available to the district. GWD has contracted for desalinated water from the City of Santa Barbara on a temporary basis.

Long-term Cachuma Yield. GWD's estimated yield of 9,322 AFY from the Cachuma project is based on lake safe yield under current conditions. Several future changes in circumstances could take place during the 20-year planning period which would reduce the safe yield and, hence, GWD's supply from this source. These changes could include:

1. Urban growth in Santa Ynez, Solvang and Buellton which could result in additional required releases from Cachuma to replenish depleted riparian basin storage.
2. Increased agricultural demand by downstream farmers.
3. Decisions by the state to reestablish anadromous fish.

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4. Loss of about 8000 AF of lake storage due to siltation.

According to analysis performed by the County Water Agency these changes represent a possible loss of 74 AFY of yield to the GWD. This loss has been incorporated into the forecast in the Goleta Plan EIR.

## SHORT-TERM SUPPLY

The recent water shortage caused by drought was addressed by GWD through several measures. Because of the current full state of Lake Cachuma and other surface reservoirs along the Santa Ynez River, emergency supply projects are on stand-by. Similarly, emergency mandatory conservation measures have been suspended. The following measures are those pursued by the GWD during the recent drought.

- Desalination. The GWD has contracted for delivery of 3,069 AFY of water for five years from the City of Santa Barbara's temporary desalination facility.
- Emergency State Water. GWD contracted for delivery of 1,500 AF of water in 1992 from the SWP through the emergency facilities bringing the water to the Carpinteria area.
- Conservation and Rationing. Conservation by individuals in response to the current emergency situation is estimated to be saving about 3,500 AFY (GWD, 1990). Formal rationing programs have been in effect in Goleta since 1989. The stated program goal is 2,300 AFY in savings (GWD, 1990). Note that 1050 AFY in permanent conservation is included in Table 11.

## 2. POLICIES AND IMPLEMENTING STRATEGIES

*Objective WAT-GV: To maintain an adequate, safe water supply and protect groundwater basins from overdraft and quality degradation.*

**Policy WAT-GV-1: For discretionary projects which would result in a net increase in water use, there shall be a sufficient supply of water to serve known existing commitments plus the proposed project. This policy shall be implemented consistent with the direction of policy WAT-GV-2.**

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- Action WAT-GV-1.1:** Only those water services and resources which are considered "adequate" and "available" per the County's interpretation of LUDP #4 in force at the time of development project review shall be considered in granting a use permit. This policy shall be implemented consistent with the direction of policy WAT-GV-2.
- Action WAT-GV-1.2:** Standard water demand factors for average water use for various land uses, which recognize adopted water conservation policies, shall be developed, maintained, and used in the review of the project.
- Policy WAT-GV-2:** The County, in its land use planning decisions, shall consider the water resources analysis as contained in the Goleta Water Plan, as adopted by the Goleta Water District.
- Action: WAT-GV-2.1:** The County shall work cooperatively with the Goleta Water District in the review of development proposals.
- Action WAT-GV-2.2:** The County shall contact Goleta water purveyors to hold periodic meetings with the County (e.g., Planning Commission, staff Technical Advisory Committee) to discuss issues of water planning.
- Action WAT-GV-2.3:** The County shall work with the Goleta Water District to identify methods of securing water resources for all identified affordable housing sites. Such methods could include the prioritizing of new water meters to affordable housing sites and modifications to the moratorium or other County and/or GWD policies.
- Policy WAT-GV-3:** The County shall continue to support efforts to use fully permitted supplemental surface water sources to replenish groundwater storage or to supplant groundwater use, considering environmental constraints and relevant County and Goleta Water District policies.
- Policy WAT-GV-4:** The County should use reclaimed water for all County roadway landscaping projects if reclaimed water is available from the Goleta Sanitary District/Goleta Water District.

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**Policy WAT-GV-5:** Where physically and financially feasible, all new discretionary development shall utilize reclaimed wastewater for exterior landscaping consistent with State and County standards.

**Action WAT-GV-5.1:** In areas where reclaimed water is available by pipeline, new development shall include dual plumbing systems for the use of reclaimed water unless infeasible due to the nature/scale of the development.

**Program WAT-GV-5.2:** The County Environmental Health Services Department shall study the use of reclaimed water for tree crops and non-edible ornamental plants in order to conserve existing water supplies. If permitted, ESH shall require that reclaimed water irrigation systems meet California Regional Water Quality Control Board requirements for waste water discharge.

**Policy WAT-GV-6:** In order to minimize water use to the maximum extent possible all new development shall utilize water-conserving landscaping and low-flow irrigation.

**Action WAT-GV-6.1:** The County, in coordination with water purveyors, shall bi-annually update its "Acceptable Drought Tolerant Landscape Species" list. This list shall be available to the public and serve as a criterion of review by staff and the County Board of Architectural Review.

**Policy WAT-GV-7:** The County, in coordination with water purveyors and sanitary districts, shall maintain and periodically update specific standards for low-water use plumbing fixtures. The County shall encourage the water purveyors to continue their efforts to retrofit old fixtures with more efficient designs (eg. low-flow toilets and showerheads).

**Policy WAT-GV-8:** The County shall actively support any purveyor effort to comprehensively monitor private wells.

**Policy WAT-GV-9:** Groundwater recharge areas shall be protected from the adverse effects of urban and non-urban land uses.

**Action WAT-GV-9.1:** New urban development in recharge areas shall maximize the use of recharge measures within the project design where technically feasible based upon site-specific geologic conditions.



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Recharge measures can include, active recharge facilities, pervious pavements, onsite retention basins, maintaining naturalized swales and creekways, and other County-accepted methods.

**Policy WAT-GV-10: Creek channelization which reduces groundwater recharge shall be discouraged.**

**Policy WAT-GV-11: The County shall grant discretionary permits only if long-term supplies, excluding a drought buffer, are available to support new development. Proposed projects shall be reviewed based upon the supply/demand balance recognized, and the drought-buffer program in effect, at the time of application for a discretionary permit. This policy shall be implemented consistent with the direction of policy WAT-GV-2. In the case of the 50% affordable housing overlay projects, they shall be reviewed based upon the supply/demand balance recognized and the drought buffer program in effect at the time of final discretionary permit approval.**

**Policy WAT-GV-12: On-site retrofits with water-conserving plumbing devices shall be a condition of approval of all County discretionary approvals of facility expansions or additions except for non-profit projects. For non-profit projects, on-site retrofits shall be required to the maximum extent economically feasible.**

**Policy WAT-GV-13: The County may grant discretionary permits for development projects using desalinated water only if the source of desalination is from an established public water purveyor. Desalinated water from private sources designed to serve a single project or geographic area within service boundaries of established public water purveyors shall not be a source of water for approvable development projects.**

**RESOURCES AND**

**CONSTRAINTS**

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# GOLETA COMMUNITY PLAN

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## IV. RESOURCES AND CONSTRAINTS SUPER ELEMENT

The physical and "environmental" makeup of the Goleta Valley has an important effect not only on the "look" of the Valley, but on the quality of life enjoyed by the residents, and the area's attractiveness for new residents and businesses. The sweep of the Santa Ynez mountains not only provides a scenic visual backdrop to the community, but also the watershed which provides Goleta with water, habitat for numerous species of plant and animal life, along with hazards to residents and structures such as the potential for mudslides, flooding and fires. Likewise, the coastal bluffs of Goleta provide visual beauty and views of the ocean while also posing hazards due to erosion and bluff retreat. This contrary nature of the Valley's beauties and dangers reflect the quality of all life.

The policies of the Resources and Constraints section are intended to guide development in such a way as to avoid these hazards to the greatest degree possible while also protecting the sensitive and vital habitat areas which endow Goleta with much of its beauty and diversity. The policies of this section also aim to protect residents from man-made hazards such as noise from cars and planes, hazardous spills and leaks, electromagnetic radiation and "visual pollution" from unsightly and/or inappropriate structures and other development.

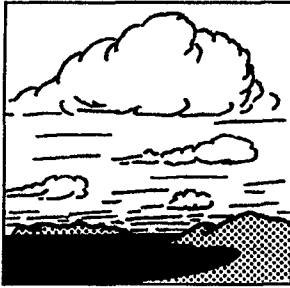
**GOAL: Protect and Enhance The Community's Natural Resources and Respect the Environmental Constraints in the Planning, Construction and Operation of New Development.**

### ***A. GENERAL***

**Policy G-GV-1:** All existing Countywide and Coastal Plan Policies apply to the non-coastal and coastal areas, respectively, of the Goleta Planning Area in addition to those specific policies and action items identified below.

**Policy G-GV-2:** The Development Standards contained within this Plan shall be utilized to implement the policies of the Plan. Where appropriate, each of these standards shall be applied to the project under review unless the standard would be inapplicable or ineffective and/or other standards have been required which implement the policies.

# GOLETA COMMUNITY PLAN



## **B. AIR QUALITY**

### **1. EXISTING SETTING AND ISSUES**

#### **a. Regional and GPA Setting**

The Goleta Valley is located west of the City of Santa Barbara and is within the South Central Coast Air Basin (SCCAB). The basin includes all of San Luis Obispo, Santa Barbara and Ventura counties. The climate of Goleta Valley and all of the SCCAB is strongly influenced by the Pacific Ocean. One of the main determinants of the climatology is the location of the semi-permanent high pressure area in the north eastern Pacific Ocean. With a Mediterranean-type climate, Goleta Valley is characterized by warm, dry summers and cool, damp winters with occasional rainy periods.

California lies in the path of the prevailing northwesterly winds that predominate most of the year. The Goleta Valley area is characterized by a diurnal wind variation where sea breezes predominate during daytime hours and milder land breezes predominate during the night and early morning hours. Wind speeds are usually light to moderate. This alternating cycle can produce a "sloshing" effect, where pollutants are swept offshore during the night only to be carried back onshore during the day. This effect is exacerbated during periods when wind speeds are low for both land and sea breezes.

#### Ambient Air Quality Standards

Ambient Air Quality Standards (AAQS) represent the maximum levels of background pollution considered safe, with an adequate margin of safety, to protect the public health and welfare. The five primary pollutants of concern for which standards have been established are ozone ( $O_3$ ), sulfur dioxide ( $SO_2$ ), carbon monoxide (CO), nitrogen dioxide ( $NO_2$ ), and suspended particulate matter less than 10 microns in diameter ( $PM_{10}$ ). In 1979, the Environmental Protection Agency (EPA) required each state to prepare a State Implementation Plan (SIP). An SIP is a compilation of goals, strategies, schedules and enforcement actions that will lead the state (including the SCCAB) into compliance with all federal air quality standards. Every change in a compliance schedule or plan must be incorporated into the SIP. The SIP outlines the measures by which the state could attain the National AAQS (NAAQS) for  $O_3$ , CO,  $NO_2$ ,  $SO_2$ , and  $PM_{10}$ . These federal standards are not to be exceeded more than once per year. The California Air Resource Board's (CARB) policy for determining violation of a state standard is a "not to be exceeded" policy for  $O_3$ , CO,  $SO_2$ ,  $NO_2$ , and  $PM_{10}$ .

The NAAQS were targeted to be achieved in each air basin by 1982; however, extensions to 1987 were granted to many air basins that incorporated available emission control tactics

# GOLETA COMMUNITY PLAN

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but could not attain some standards by 1982. Tasked with meeting federal air quality standards in California, the CARB required each air basin to develop its own strategy for achieving standards. The Santa Barbara County Air Pollution Control District (SBCAPCD) was responsible for preparing the Air Quality Attainment Plan (AQAP) for inclusion in the California SIP. In addition to the 1989 AQAP, which is a federal attainment plan, the 1988 California Clean Air Act (CCAA) requires all nonattainment air basins in the state to develop new attainment plans to meet federal and state air quality standards. In order to meet this CCAA requirement, the SBCAPCD has recently completed a 1991 AQAP.

The 1989 and 1991 AQAPs have incorporated the growth projections from the Santa Barbara County Area Planning Council's Report Forecast '89 and motor vehicle estimates from the CARB. The growth forecast projects population, employment, housing, land use patterns, and transportation system and travel behavior in the South County region. According to Forecast '89, between the years 1985 and 2000, population within the South County Region is expected to grow from 176,768 to 197,377 (16 percent); the number of housing units are expected to increase from 71,050 to 79,497 (17 percent); the employment rate for retail is expected to increase from 15,568 to 21,330 (42.1 percent); the employment rate for non-retail is expected to increase from 71,210 to 94,098 (27.8 percent); and the daily vehicle miles travelled (VMT) is expected to increase from 3,612,240 to 4,776,822 (32.2 percent). Forecast '89 assumed buildout for Goleta per the Draft Goleta Growth Management Plan.

The California Clean Air Act of 1988 required local air pollution control districts to prepare plans to meet state air quality standards. Several amendments to the California Clean Air Act were made in 1992. Under both the original and amended California Clean Air Act, planning requirements are based on air quality classifications. These classifications are: "moderate", "serious" and "severe". The amendments added another classification called "extreme" for the highly polluted Los Angeles area. These classifications are important because emission control requirements become progressively more stringent going from moderate to extreme. Originally, Santa Barbara County was classified as severe. Under the amended act, it is expected that the California Air Resources Board will classify Santa Barbara County as a moderate ozone nonattainment area.

## Air Quality Trends

Air quality is affected by urban and industrial developments (stationary sources) and motor vehicles (mobile sources). Hence, increases in population and urbanization also affect air quality. Air quality at a given location is a function of several factors, including the amount and type of pollutants being emitted into the air, both locally and regionally, and the dispersion rates of pollutants within the region. The major factors affecting pollutant

# GOLETA COMMUNITY PLAN

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dispersion are wind speed and direction, atmospheric stability, temperature, the presence or absence of inversions and the topographic and geographic features of the region.

As in most urban areas, high short-term concentrations of CO, known as "hot spots," can be a problem in Goleta Valley. Hot spots typically occur in areas of high motor vehicle use, such as in parking lots, at intersections, and along freeways. Since CO build-up typically occurs at locations where traffic is congested, CO concentrations are often correlated with levels of service at intersections. Significant concentrations of CO sometimes occur (depending on temperature, wind speed, and other variables) where an intersection's level of service (LOS) is D or worse.

## Health Effects of Air Pollutants

Air pollutants are recognized to have a variety of health effects on humans. Effects range from eye irritation to respiratory diseases such as emphysema. Carbon monoxide, O<sub>3</sub>, and NO<sub>x</sub>, when absorbed into the bloodstream, reduce the oxygen-carrying ability of hemoglobin. Suspended particulate matter, SO<sub>2</sub>, NO<sub>2</sub> and O<sub>3</sub> can trigger respiratory diseases such as asthma, bronchitis, and lung cancer.

## 2. POLICIES AND IMPLEMENTING STRATEGIES

**Policy AQ-GV-1: The County shall impose appropriate restrictions and control measures upon construction activities associated with each future development project, in order to avoid significant deterioration of air quality.**

**DevStd AQ-GV-1.1:** Future project construction should follow all requirements of the SBCAPCD, and should institute Best Available Control Technology (BACT) where necessary to reduce emissions below APCD threshold levels.

**DevStd AQ-GV-1.2:** Project construction shall minimize the generation of pollution and fugitive dust during construction.

**Policy AQ-GV-2: The County shall strive to maintain the consistency of all land use planning with the Air Quality Attainment Plan.** (amended by 95-GP-4, -5; Resol.s 95-389, -390; 8/22/95)

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- Policy AQ-GV-3:** The County shall implement those land use patterns and transportation programs which will serve to reduce vehicle trips and total vehicle miles traveled.
- Policy AQ-GV-4:** The County shall make mixed use development, which would encourage less commuting, a priority of land use planning.
- Policy AQ-GV-5:** The County shall require the use of techniques designed to conserve energy and minimize pollution.
- DevStd AQ-GV-5.1:** The County shall consider the following energy-conserving techniques to implement Policy AQ-GV-5:
- a. the installation of low-NO<sub>x</sub> residential and commercial water heaters and space heaters per specifications in the 1991 SBCAPCD Air Quality Attainment Plan.
  - b. the installation of heat transfer modules in furnaces;
  - c. the use of light colored water based paint and roofing materials;
  - d. the installation of solar panels for residential water heating systems and other facilities and/or the use of water heaters that heat water only on demand;
  - e. the use of passive solar cooling/heating;
  - f. the use of natural lighting;
  - g. use of concrete or other non-pollutant materials for parking lots instead of asphalt;
  - h. installation of energy efficient appliances;
  - i. installation of energy efficient lighting;
  - j. use of landscaping to shade buildings and parking lots;
  - k. installation of sidewalks and bikepaths;
  - l. installation of covered bus stops to encourage use of mass transportation.

# GOLETA COMMUNITY PLAN



## C. BIOLOGIC HABITATS

### 1. EXISTING SETTING AND ISSUES

#### a. Regional and GPA Setting

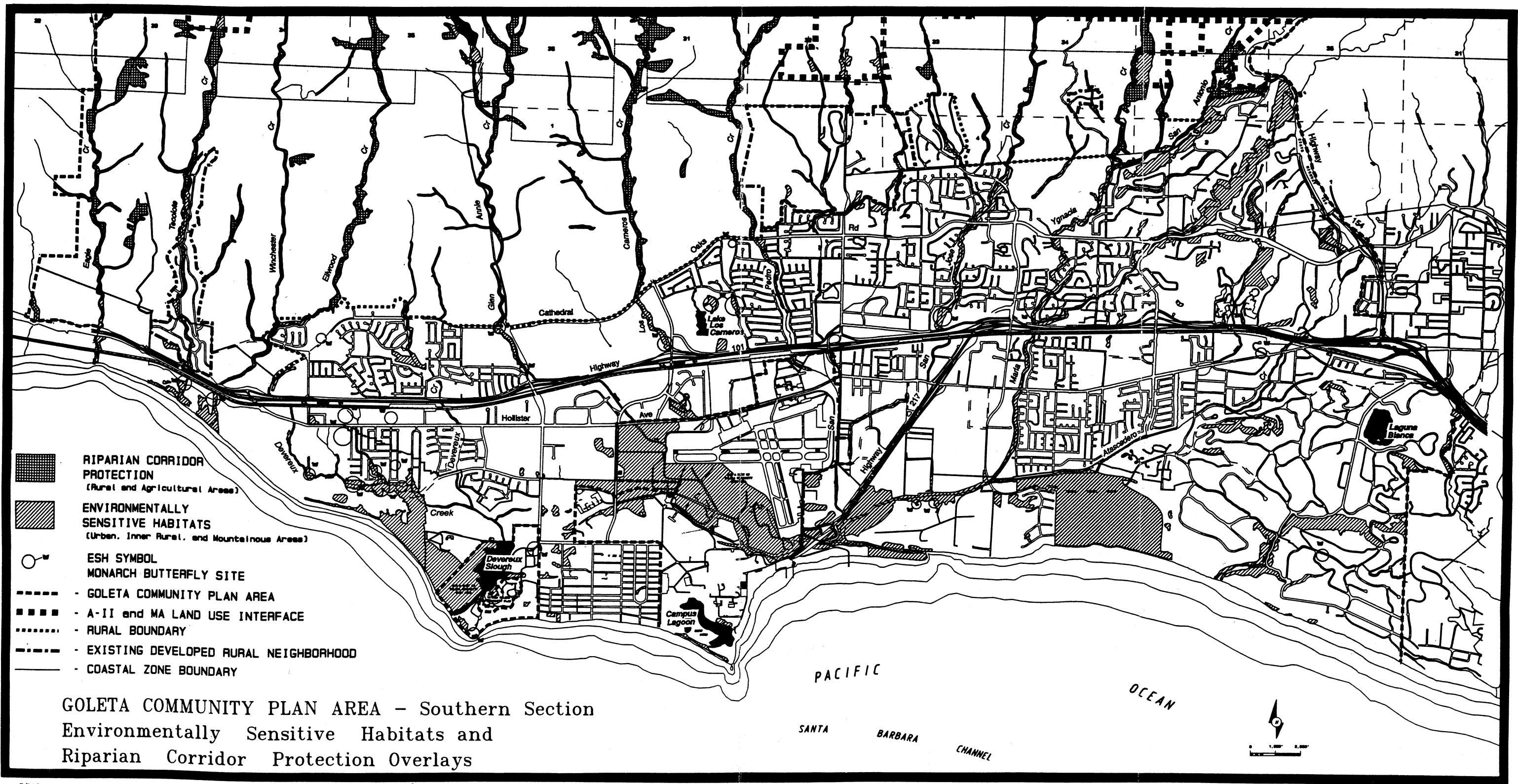
The Goleta Planning Area contains a diverse array of distinct but inter-related habitats. Examples include the offshore marine environment, coastal strand, coastal dune, coastal estuaries, various kinds of scrub and woodland habitats, and freshwater streams. It is important to recognize the relationships between, as well as within, these communities when planning and regulating urban and agricultural development.

Coastal sloughs are an excellent example of habitat interdependence. Estuaries are influenced predominantly by tidal inundation but are nurtured by the influx of freshwater streams. Wetlands require adequate vegetative buffers to maintain their biotic integrity. Many species of wildlife rely on a continuum of habitats for forage and breeding. Habitat diversity in turn sustains species diversity and this is the most widely accepted measure of biological value.

The Conservation Element of the Comprehensive Plan identifies a number of ecological systems for the Goleta Planning Area. This document further defines "Species and Ecological Communities of Particular Value". The County's Local Coastal Plan (LCP) designates certain biotic communities as "Environmentally Sensitive Habitat" (ESH). ESH-designated areas are afforded specific protections detailed in the County's land use planning policies, as set forth in the Comprehensive Plan and LCP. This Community Plan contains additional ESH overlay areas and associated habitat protections in the urban and mountainous areas of the Community (Figures 30 & 31), as well as protection for riparian corridors in the rural agricultural districts under the Riparian Corridor Overlay District .

Among the communities with ESH designation are coastal dunes, wetlands, native woodlands, native grasslands, vernal pools, butterfly trees, marine mammal hauling grounds, black shouldered kite habitat, subtidal reefs, rocky points and intertidal areas, kelp beds, seabird roosting areas, native plants, and streams. Examples of each of these are found within the Goleta Planning Area. These planning documents make reference to specific ESH locales and offer policies and general recommendations for their protection.





7/26/93

Figure 30

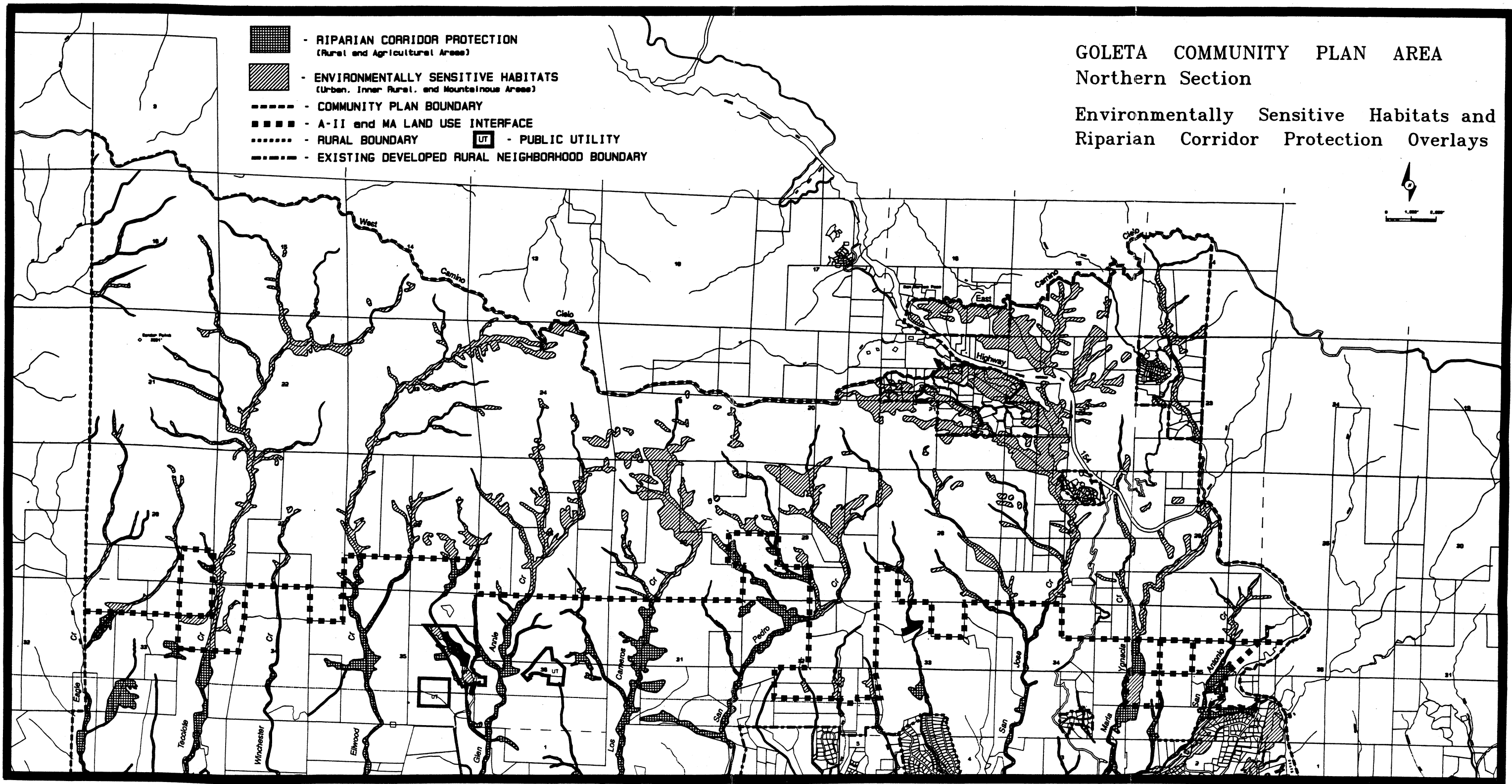


Figure 31

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## Important Habitat Clusters

The planning area has many small, disjointed habitats within and adjacent to the urban boundary. Examples of these are oak and eucalyptus groves, freshwater ponds, and willow stands. Even more specifically, there are locations that are critical roosting and nest sites, wildlife dispersal corridors, and rare plant habitats. Seventy-eight individual resource locations have been identified by a collaboration of local biologists; these are depicted on the Goleta Biological Resource Map and described in an attachment to that map based upon information compiled in the working draft Master Environmental Assessment (MEA). These documents are available for review at the Resource Management Department. These habitats range in size and significance from relatively small, discontinuous occurrences of plants and wildlife to the larger habitat assemblages discussed below. Although many of these habitats fall within the regional systems described for the planning area, others are scattered among less biologically valuable lands. While disjointed habitats may not support the extent and diversity of wildlife found along stream corridors or in the regional systems, they are nonetheless important for the plants and animals who rely on these more restricted habitat occurrences.

## Major Habitat Types

The northern reaches of the planning area support the most intact stands of undeveloped habitat. Corridors of woodland vegetation follow many of the major drainages, penetrating the urban landscape. There are enclaves of scrub, woodland, and grassland that are surrounded by residential and commercial development. Coastal strand and rocky intertidal habitats follow the coastline. These are focal points for recreational use.

A dense, evergreen blanket of chaparral scrub predominates the south-facing slopes of the Santa Ynez Mountains. This habitat type is both susceptible to and dependent on periodic wildfires to maintain its ecological productivity. At lower elevations, the chaparral blends with the more uniform coastal sage scrub vegetation. Annual grassland covers some portions of the terrace, but there are few remaining tracts of unbroken grassland within the urban boundary. Tracts of annual and native perennial grassland are found west of San Antonio Creek Road and east of Highway 154 north of Foothill Road, at the northern limits of the urban boundary. The More and Ellwood mesas support large expanses of both annual and native perennial grassland that are surrounded by residential and other development. Such unbroken tracts of grassland are important not only for the native plants they support, but as wildlife habitat such as raptor foraging grounds. It is also recognized that, particularly in the chaparral and coastal sage habitats, fire hazard in dense habitats can become extreme if sound management practices are not applied to control fuel load. These practices can

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include controlled burns and other measures appropriate to reducing the hazard while also enhancing and preserving the habitat.

Coast live oak woodland occurs in many forms, from individual or scattered trees in more open woodlands to the densely ranked oak forest. Oaks flank most of the riparian corridors that traverse the planning area and are often an integral part of the riparian community, with no clear boundary between many oak woodlands and riparian habitats. Exemplary groves of live oaks are found in association with Ellwood, Maria Ygnacia, San Antonio, and Hospital creeks. Oaks occur extensively throughout Hope Ranch. Contiguous stands of oak woodland are also found on the UCSB campus, west of El Sueno Road and on More Mesa. Other large groves of oaks occur higher in the foothills, typically on north-facing slopes and along drainages and stream corridors.

Riparian woodland occurs along almost all of the blue line and intermittent streams depicted on the USGS quadrangle maps, as well as along many unnamed tributary canyons, unless it has been subject to urban, flood control or agricultural clearing. This community varies in form and complexity from scattered willows or sycamores mixed with lower brushy species (eg mule fat) to uniform willow-riparian, to the more developed woodland vegetation (containing alders, sycamores, and poplars) typical of the larger perennial and intermittent streams. Often this community intergrades gradually with adjacent Oak Woodlands or chaparral habitats resulting in wide bands of habitats which could be termed riparian corridors. All of the major foothill streams and many tributaries support such habitats, with the notable examples of Ellwood, San Jose, Maria Ygnacia, and San Antonio creeks which exhibit some of the best examples of mixed riparian woodland along the South Coast of Santa Barbara County. A segment of San Jose Creek (above the U.S.G.S. gauging station at about 100 foot elevation) is recommended for preservation as a scientific study area in the Conservation Element. Preservation of riparian habitat must be consistent with legitimate flood control practices.

Coastal dunes and coastal estuaries are among the most limited habitat types in the planning area. Relictual dunes are found in the vicinity of Devereux Slough, within and adjacent to the University owned and managed Coal Oil Point Ecological Preserve. The Devereux and Goleta sloughs are two of the three remaining examples of coastal salt marsh on the South Coast.

Wetlands are found in the form of vernal pools and freshwater ponds, in addition to the coastal salt marsh and riparian zones. There are approximately 28 vernal pools on Ellwood Mesa, with additional pools scattered around Isla Vista and portions of University-owned property. Freshwater marsh habitats are similarly limited in distribution and deserve protection where encountered. Natural ponds and man-made impoundments are located near Devereux Slough, at Lake Los Carneros, near the Goleta Sanitation District, and at

# GOLETA COMMUNITY PLAN

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Laguna Blanca. Agricultural impoundments on the Bishop Ranch and near the Ellwood, Los Carneros, and San Pedro Creek drainages support some freshwater marsh habitat that is especially attractive to waterfowl. Wetlands are protected by State and Federal laws and are considered environmentally sensitive in the County's planning documents.

Non-native woodlands are located throughout the planning area, often consisting of windrows or located along sections of creeks. Significant non-native woodlands are located on the Santa Barbara Shores-Ellwood Mesa, Bishop Ranch, the north side of More Mesa, and within Hope Ranch. These "non-native" woodlands in Hope Ranch often contain a significant component of native trees, especially coast live oak, but have been mapped as non-native in order to protect the accuracy of the ESH overlay mapping. Non-native woodlands provide significant wildlife habitat, including turkey vulture and monarch butterfly roosts and resting-roosting sites for raptors and other birds. The majority of these woodlands consist of species of eucalyptus, but are interspersed with other non-natives, often pines and cypress, as well as native oaks in the Hope Ranch area.

## Regional Systems

In addition to the major habitat types, there are four more extensive ecological systems. These are the most intact multiple resource assemblages remaining in the Goleta Planning Area. Devereux Slough, Goleta Slough, More Mesa, and Lower Atascadero and Maria Ygnacia creeks and surrounding open lands comprise such "regional systems." The foothills are also a "regional system." All, or portions of each of these areas have ESH designation as defined in the Local Coastal and Community Plans. These systems are described in detail on pages V.A-5 -7 and depicted graphically in Figure V.A-1 (page V.A-4) of Volume 1 of the Final EIR. The regional importance of these ecosystems is based upon several unique habitat types or values, such as the major coastal salt marshes present in the Goleta and Devereux Sloughs and upon the presence of a diverse assemblage of relatively intact habitats located within blocks of open space which provide sufficient space, forage and cover to support diverse wildlife populations. The continued functioning of these "regional systems" is dependent upon the preservation of a sufficient amount and diversity of habitat to sustain such populations.

The land use designations and policies of this plan are structured to maintain the ecological continuity of habitats that comprise these multiple resource systems to the maximum extent feasible. The Biological Resource policies are designed to both provide direct protection to the key features of the habitats as well as maintain important linkages between systems.

# GOLETA COMMUNITY PLAN

## b. Parcel-Specific Setting

Many of the individual parcels selected for land use changes as a part of the Goleta Community Plan have not yet been surveyed. However, enough general biological information is known about the parcels to know that they contain sensitive biological resources. This information can be reviewed in the final EIR and on the County's Environmentally Sensitive Habitat/ Riparian Corridor Protection Overlay Maps and the Goleta Biological Resource Map. Additional supporting information is found in the working draft of the MEA.

The Conner/Knill site (APN# 79-210-12,17,18), Hollister/ Las Armas site (APN# 79-210-49), Southwest Diversified site (APN# 79-210-13 to 15, 19, 24, 51), and the West Devereux site (APN# 073-090-10,13,50) are transected by Devereux Creek or its tributaries. The Southwest Diversified site, University Exchange site, Theimer/Storke site (APN# 73-120-09) and the Texaco site (APN# 75-010-21), contain biological resources associated with Devereux Slough while the Los Carneros site (APN# 73-060-31 to 51, 73-070-25 to 32), San Jose Creek Drive-In site (APN# 71-170-73, 71-190-34,35), Ekwill Ag. Parcels site (APN 071-140-64,72, 071-190-04), Parker Wetland (APN 071-190-29,37,38), contain biological resources associated with Goleta Slough. Vernal pools are located on Parcels the Theimer/Storke site, Texaco site, Southwest Diversified site, University Exchange site, and More Mesa site (APN# 65-320-01,02,04,07 to 10).

The San Jose Creek Drive-In site, Mission Industries site (APN# 71-130-23), Hollister and Kellogg site (APN# 71-090-36,37,63,77,78,80, 71-340-01 to 07) and the Kellogg Ready Mix site (APN# 71-090-74), are bordered by San Jose Creek; the Hollipat site (APN# 65-090-28) is bordered by Maria Ygnacia Creek; Old San Marcos North site (APN# 67-010-06,07,08,11,12, 67-020-02,03,04,05,06,09,10,11,15,16, 67-030-05,17,26,29,37,54, 67-040-02,04,05,41,43, 69-020-06,07,08) is bordered by both Maria Ygnacia and San Jose creeks; St. Vincents/Cathedral Oaks site (APN# 59-130-14,15) is transected by Atascadero Creek; and Ekwill Ag. Parcels are part of both the Maria Ygnacia and Atascadero Creek drainages. Pebble Hill West (APN# 67-200-08,09) is located at the confluence of San Jose and San Antonio creeks.

Some parcels also contain significant wildlife habitat such as habitat for black-shouldered kites (Los Carneros Community, Southwest Diversified, Mission Industries, Ekwill Ag. Parcels, and More Mesa), proximity to roosting sites for turkey vultures or other raptors (Koart [APN# 79-120-67,68] and Bradley [APN# 79-120-54], Southwest Diversified, and University Exchange), or monarch butterfly roosts (Southwest Diversified and University Exchange). Oak woodland is present on More Mesa, while coastal sage scrub is present on Parcel St. Vincents/Cathedral Oaks, and native grasslands exist on San Antonio Creek Rd. (APN# 59-010-05,66,72,73,76).

# GOLETA COMMUNITY PLAN

The following goals and policies have been developed to protect only the significant biological resources of the Goleta Planning Area. Thus, the ESH and RC overlays are focused only upon the most significant habitat areas in both the urban and rural areas. The Plan attempts to strike a balance between the needs of people and the needs of other living organisms.

## 2. POLICIES AND IMPLEMENTING STRATEGIES

*Objective BIO-GV: Through the adoption of this Plan the County shall adhere to and incorporate the following priorities for the protection of biological resources:*

1. *Preservation and/or enhancement of existing resource values;*
2. *Maintenance of habitat continuity and habitat inter-relationships;*
3. *Long-term protection of regional ecosystems;*
4. *Establishment and enlargement of ecological preserves;*
5. *Protection and/or enhancement of critical habitats for endangered, threatened, and sensitive biota;*
6. *Enhancement or restoration of degraded habitats;*
7. *Active management of preserves, open space and/or conservation easements; and*
8. *Active management of appropriate natural habitat areas in order to reduce fire hazard through management of fuel loads or other appropriate measures to reduce fire hazards consistent with long-term habitat values.*

**A. GENERAL ENVIRONMENTALLY SENSITIVE HABITAT (ESH) AND RIPARIAN CORRIDOR (RC) POLICIES:** The following policies, actions and development standards are intended to apply to areas mapped as environmentally sensitive habitats or riparian corridors on the County's approved ESH/RC maps.

**Policy BIO-GV-1:** The County shall designate and provide protection to important or sensitive environmental resources and habitats in the Goleta Planning Area.

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## GOLETA COMMUNITY PLAN

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**Action BIO-GV-1.1:** The Article III Zoning Ordinance shall be amended to provide an Environmentally Sensitive Habitat (ESH) Area overlay district. Locations of known biological resources/habitat areas shall be depicted on ESH/Riparian Corridor overlay maps. The following general criteria are utilized to determine which resources and habitats in the Goleta Planning Area are identified as environmentally sensitive. Significant habitat resources within urban, inner rural, EDRN and Mountainous Areas which may meet one or in most cases several of these criteria can qualify for a designation of ESH on the overlay maps. Because of the County's strong policies regarding the protection of agriculture, the ESH Overlay will not be applied to lands designated Agriculture in the rural area. Riparian corridors in rural agricultural areas will be protected by a Riparian Corridor Overlay.

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

The scale of the overlay maps precludes complete accuracy in the mapping of habitat areas and, in some cases the precise location of habitat areas is not known and mapped. In addition, the migration of



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# GOLETA COMMUNITY PLAN

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species or discovery of new habitats may result in the designation of new areas. In order to address these issues, the County shall periodically update the boundaries of the designations in order to incorporate new data.

**Action BIO-GV-1.2:** The following biological resources and habitats in the urban, inner-rural, EDRN and Mountainous areas shall be considered as environmentally sensitive and designated on the Goleta Community Plan ESH/Riparian Corridor map based on the criteria of BIO-GV-1.1 and shall be protected and preserved to the extent feasible through the Environmentally Sensitive Habitat (ESH) overlay.

- Riparian woodland corridors;
- Monarch butterfly roosts;
- Sensitive native flora;
- Coastal sage scrub;
- Oak woodlands;
- Vernal pools;
- Native Grasslands;
- Wetlands;
- Raptor/Turkey Vulture Roosts; and
- Critical wildlife habitat<sup>3</sup>

**Action BIO-GV-1.3:** The County should encourage proponents of plans and projects, particularly those located in the Goleta Slough Management Area, to discuss their projects with the Goleta Slough Management Committee prior to application completeness.

**Action BIO-GV-1.4:** The County shall also specifically consider the use of active management techniques to mitigate the loss of native plant communities and/or critical wildlife habitats.

**Policy BIO-GV-2:** **Environmentally Sensitive Habitat (ESH) areas and Riparian Corridors within the Goleta Planning Area shall be protected and, where feasible and appropriate, enhanced.**

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<sup>3</sup>Critical Wildlife Habitat: "The specific areas within the geographical area occupied by the species that area essential to the conservation of the species and that may require special management considerations or protections and areas outside the geographical area that are determined by the secretary [of the Interior] to be essential for the conservation of the species."

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**Action BIO-GV-2.1:** In order to encourage appropriate protection and, where feasible and desirable, restoration of stream corridors, native woodlands and other habitats in the rural areas, the County shall convene a working group consisting of, but not limited to, interested land owners, members of the public and agricultural community, other government agencies and any interested private land conservation groups to prepare a report on various incentives which the County could provide to achieve these goals. Such incentives should be voluntary in nature and include tax incentives, grants or other governmental or private non profit assistance.

**DevStd BIO-GV-2.2:** New development within 100 feet of an Environmentally Sensitive Habitat (ESH), shall be required to include setbacks or undeveloped buffer zones from these habitats consistent with those detailed in specific habitat protection policies as part of the proposed development except where setbacks or buffer zones would preclude reasonable use of the parcel. In determining the location, width and extent of setbacks and buffer zones, the Goleta Biological Resources Map and other available data shall be used (e.g., maps, studies, or observations). If the project would result in potential disturbance to the habitat, a restoration plan shall be required. When restoration is not feasible onsite, offsite restoration may be considered.

**DevStd BIO-GV-2.3:** In the event that activities which are zoning violations result in the degradation of an Environmentally Sensitive Habitat (ESH) or Riparian Corridor, the applicant shall be required to prepare and implement a habitat restoration plan. Degraded or disturbed portions of an ESH area or Riparian Corridor outside of any formal landscaping plan shall be restored with appropriate native species to offset increased development and increased human and domestic animal presence.

**DevStd BIO-GV-2.4:** Landscaping which includes exotic invasive species shall be prohibited in or near Environmentally Sensitive Habitat (ESH) areas, Riparian Corridors and appropriate buffers. The California Native Plant Society publishes a list of invasive species to which the applicant may refer. Landscaping in ESH areas and appropriate buffers shall include compatible native species.

# GOLETA COMMUNITY PLAN

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**Policy BIO-GV-3:** Development within areas designated as ESH or Riparian Corridor shall comply with the applicable habitat protection policies.

## **B. HABITAT PROTECTION POLICIES:**

**Policy BIO-GV-4:** The Goleta Environmentally Sensitive Habitat/Riparian Corridor map and Biological Resources maps shall be consulted as a reference along with other relevant information during review of development applications in order to identify areas containing potentially significant biological resources. The Goleta ESH/Riparian Corridor and Biological Resources Map shall be amended periodically to incorporate new information as it becomes available.

### **Native Woodlands (eg: Oak, Mixed Evergreen Forest etc.)**

Unless otherwise noted the following Policies, Development Standards and Actions apply to all mapped Environmentally Sensitive Habitat and Riparian Corridor Areas, as well as the specified habitats.

**Policy BIO-GV-5:** Native woodlands designated as environmentally sensitive habitats shall be preserved and protected.

**DevStd BIO-GV-5.1:** Urban and inner rural areas, and existing developed rural neighborhoods, impacts to native woodlands shall be minimized by providing a minimum 25 foot buffer around the woodland. Within areas zoned Mountainous-Gol, the buffer around Native Woodlands shall be 50 feet. Development or vegetation clearing should be avoided within the woodland and buffer to the extent feasible. To the extent feasible, new roads or other development shall be located outside such woodlands and the buffer, rather than in or through the middle of the habitat area, except where such an action would preclude reasonable use of a parcel.

**DevStd BIO-GV-5.2:** Onsite mitigation such as revegetation, erosion and water quality protection, and other measures which would minimize the impact of development on native woodlands shall be included in the project design as necessary.

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## Monarch Butterfly Habitats

**Policy BIO-GV-6: Monarch Butterfly roosting habitats shall be preserved and protected.**

**DevStd BIO-GV-6.1:** Any construction, grading or development within 200 feet of known or historic butterfly roosts shall be prohibited between the months of November 1 and April 1. This requirement may be modified/deleted on a case-by-case basis where RMD concludes that one or more of these activities would not impact monarchs using the trees or where it would preclude reasonable use of the parcel.

**DevStd BIO-GV-6.2:** Prior to issuance of a CDP or LUP for development within 200 feet of known or historic butterfly roosts, RMD shall determine if the proposed project would have the potential to adversely impact monarch butterfly habitat. This shall be determined based on proximity to known or historic butterfly trees. In the event the proposed project does have the potential to adversely impact monarch butterfly habitat, the applicant shall submit to RMD a Butterfly Roost Protection Plan. This plan shall be developed at the applicant's expense and shall be included on any grading/construction designs. The plan shall include the following information and measures:

- a. The mapped location of the windrow or cluster of trees where monarch butterflies are known, or have been known, to aggregate;
- b. A minimum setback of 50 feet from either side of the roost shall be noted on the plan. Buffers surrounding potential roosts may be increased from this minimum. A temporary fence shall be installed at the outside of the buffer boundary and maintained for the duration of all grading and heavy construction. All ground disturbance and vegetation removal shall be avoided within this buffer region;
- c. Vegetation shall be maintained within this buffer.
- d. If trimming or clearing of vegetation within 50 feet of a known Monarch Butterfly roost needs to occur, it shall not

# GOLETA COMMUNITY PLAN

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occur without the review and the approval of the Resource Management Department.

e. Any trimming or clearing associated with a land use permit or coastal development permit within 50 feet of a known Monarch Butterfly roost shall be supervised by a qualified biologist or other party acceptable to RMD.

## Riparian Woodlands/Corridors

**Policy BIO-GV-7:** Riparian vegetation shall be protected and shall not be removed except where clearing is necessary for the maintenance of free flowing channel conditions, the provision of essential public services or where protection would preclude the reasonable use of a parcel. Degraded riparian areas shall be restored.

**DevStd BIO-GV-7.1:** Riparian protection and reasonable riparian restoration measures shall be required in the review of a project requiring discretionary approval and shall be based on a project's proximity to riparian habitat and the project's potential to directly or indirectly damage riparian habitat through activities such as grading, brushing, construction, vehicle parking, supply/equipment storage, or the proposed use of the property. Damage could include, but is not limited to, vegetation removal/disturbance, erosion/sedimentation, trenching, and activities which hinder or prevent wildlife access and use of habitat.

**Policy BIO-GV-8:** The minimum buffer strip and setbacks from streams and creeks for new development and actions within the ESH overlay that are regulated by the County Zoning Ordinances shall be as follows, except on parcels designated for agriculture in inner rural areas where Policy BIO-GV-9 shall apply:

a. ESH areas within urban, inner rural and existing developed rural neighborhoods: a setback of 50 feet from either side of top-of-bank of creeks or existing edge of riparian vegetation, whichever is further, minimizing all ground disturbance and vegetation removal, shall be indicated on all grading plans;

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b. ESH areas within the Mountainous-GOL zone district: a buffer of 200 feet from the edge of existing riparian vegetation. Grading and vegetation removal within these buffers shall be limited consistent with the purpose and intent of the ESH overlay district, while not precluding reasonable use of a parcel.

**DevStd BIO-GV-8.1:**

These minimum buffers may be adjusted upward or downward on a case-by-case basis but shall not preclude reasonable use of a parcel. The buffer shall be established based on an investigation of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Board in order to protect the biological productivity and water quality of streams:

1. existing vegetation, soil type and stability of stream corridors;
2. how surface water filters into the ground;
3. slope of the land on either side of the stream;
4. location of the 100 year flood plain boundary; and
5. consistency with adopted plans, particularly Biology and Habitat policies.

**DevStd BIO-GV-8.2:**

Except in rural areas designated Agriculture, RMD may require that a temporary protective fence be installed along the outer buffer boundary at the applicant's expense, prior to initiation of any grading or development activities associated with a Land Use Permit. Storage of equipment, supplies, vehicles, or placement of fill or refuse, shall not be permitted within the fenced buffer region.

**DevStd BIO-GV-8.3:**

To the maximum extent feasible, projects subject to land use permits within the ESH Overlay shall provide on-site restoration of any project-disturbed creek buffer or riparian vegetation within the riparian corridor boundary with the intent being to maintain a continuous canopy of appropriate native trees along such corridors.

**DevStd BIO-GV-8.4:**

Projects subject to land use permits within ESH areas in urban and inner rural areas, existing developed rural neighborhoods and Mountainous-GOL Zone Districts shall provide on-site restoration of any project-disturbed buffer or riparian vegetation if feasible or unless it would preclude reasonable use of the

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parcel. A riparian revegetation plan, approved by the County, shall be developed by a County approved biologist (or other experienced individual acceptable to the County) and implemented at the applicant's expense. The revegetation plan shall use native species that would normally occur at the site prior to disturbance. The plan shall contain the source of the plant material, planting methods and locations, site preparation, weed control, and monitoring criteria and schedules.

**DevStd BIO-GV-8.5:**

Projects that depend on alluvial well extractions and stream diversion shall be required to monitor the long-term effects on surface streamflow and riparian vegetation. Contingencies for maintaining streamflow (e.g., minimum bypass flows, alternate water sources, decreased pumping rates, groundwater discharge) must be identified.

**Policy BIO GV-9:**

**The minimum buffer strip and setback from streams and creeks for new development and activity within the Riparian Corridor Overlay that are regulated by the County Zoning Ordinances shall be as follows:**

**a. For new or expanded areas of cultivated agriculture, vineyard, or orchard use which is documented to show evidence of historic legal conforming or legal non-conforming agricultural use within the previous ten year historic period, a setback of 25 feet from the top of the bank or the edge of existing riparian vegetation, whichever is further, minimizing all ground disturbance and vegetation removal consistent with the County's grading ordinance, and precluding development of new buildings within 50 feet of the top of bank;**

**b. For new or expanded areas of cultivated agriculture, vineyard, or orchard use, without documented evidence showing that it is a legal conforming or legal non-conforming agricultural use within the previous ten year historic period, a setback of a minimum of 25 feet from the edge of existing riparian vegetation or the top of bank, whichever is further, minimizing all ground disturbance and vegetation removal consistent with the purpose and intent of the district, and precluding development of new buildings within 50 feet of the top of bank.**

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**DevStd BIO-GV-9.1:** These minimum buffers may be adjusted upward or downward on a case-by-case basis but shall not preclude reasonable use of a parcel. The buffer shall be established based on an investigation of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Board in order to protect the biological productivity and water quality of streams:

1. existing vegetation, soil type and stability of stream corridors;
2. how surface water filters into the ground;
3. slope of the land on either side of the stream;
4. location of the 100 year flood plain boundary; and
5. consistency with adopted plans, particularly Biology and Habitat policies.

**DevStd BIO-GV-9.2:** To the maximum extent feasible, projects subject to land use permits within the Riparian Corridor Overlay shall provide on-site restoration of any project-disturbed creek buffer or riparian vegetation within the riparian corridor boundary with the intent being to maintain a continuous canopy of appropriate native trees along such corridors.

**DevStd BIO-GV-9.3:** Projects that depend on alluvial well extractions and stream diversion shall be required to monitor the long-term effects on surface streamflow and riparian vegetation. Contingencies for maintaining streamflow (e.g., minimum bypass flows, alternate water sources, decreased pumping rates, groundwater discharge) must be identified.

**Policy BIO-GV-10:** **To the greatest extent feasible, natural stream channels shall be maintained in an undisturbed state in order to protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts.**

**DevStd BIO-GV-10.1:** No structures shall be located within a riparian corridor except: public trails that would not adversely affect existing habitat; dams necessary for water supply projects; flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety; where alternative structures or developments have been approved by the Army Corps of Engineers pursuant to a Section 404 permit; and other development where the primary



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function is for the improvement of fish and wildlife habitat or where this policy would preclude reasonable use of a parcel. Culverts, agricultural roads and crossings in rural areas zoned for agricultural use, fences, pipelines, and bridges may be permitted when no alternative route or location is feasible, or where other environmental constraints or site design considerations (eg: public safety) would require such structures. All development shall incorporate the best mitigation measures feasible to minimize the impact to the greatest extent.

**DevStd BIO-GV-10.2:** When the activities permitted in stream corridors would require removal of riparian plants, revegetation with local native plants, obtained from within as close proximity to the site as feasible shall be required consistent with the intent of this district.

**Policy BIO-GV-11: Wetland areas and surrounding habitats that have been damaged by pollution and artificial stream channelization shall be restored to their natural condition to the maximum extent feasible.**

**DevStd BIO-GV-11.1:** Where such restoration is required, the goal shall be to re-establish a continuous riparian corridor along the affected section of stream, with appropriate native vegetation extending outward a minimum of 25 feet from the top of the bank.

**DevStd BIO-GV-11.2:** As part of its on-going maintenance operations, the County Flood Control District should attempt to restore degraded stream channels to the maximum extent feasible, consistent with sound flood control practices. The District should actively seek State and Federal funding to assist in the funding of any restoration efforts.

**Policy BIO-GV-12: All development, including dredging, filling and grading within stream corridors, shall be limited to activities necessary for the construction of uses specified in DevStd. BIO-GV-10.1.**

## Coastal Sage Scrub

**Policy BIO-GV-13: Areas of one or more acres of coastal sage scrub shall be preserved to the maximum extent feasible, consistent with reasonable use of a parcel.**

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- DevStd BIO-GV-13.1:** To the maximum extent feasible, development shall avoid impacts to coastal sage scrub that would isolate, interrupt, or cause a break in a contiguous habitat which would disrupt animal movement patterns, seed dispersal routes, or increase vulnerability of species to weed invasion or local extirpations such as fire, flooding, disease, etc.
- DevStd BIO-GV-13.2:** Impacts to coastal sage scrub shall be minimized by providing a minimum 10 foot buffer vegetated with native species and by placing the project outside of the buffer rather than in or through the middle of the habitat area, except where such an action would preclude reasonable use of a parcel.
- DevStd BIO-GV-13.3:** Onsite mitigation such as revegetation, erosion and water quality protection, and other measures which would minimize the impact of development on coastal sage scrub shall be included in the project design as necessary.

## Native Grasslands

- Policy BIO-GV-14:** To the maximum extent feasible, areas of native grasslands shall be preserved.
- DevStd BIO-GV-14.1:** To the maximum extent feasible, development shall avoid impacts to native grasslands that would isolate, interrupt, or cause a break in a contiguous habitat which would disrupt animal movement patterns, seed dispersal routes, or increase vulnerability of species to weed invasion or local extirpations such as fire, flooding, disease, etc.
- DevStd BIO-GV-14.2:** Impacts to native grasslands shall be minimized by providing a minimum 10 foot buffer vegetated with native species and by placing the project outside of the buffer rather than in or through the middle of the habitat area, except where such an action would preclude reasonable use of a parcel.
- DevStd BIO-GV-14.3:** Onsite mitigation such as revegetation, erosion and water quality protection, and other measures which would minimize the impact of development on native grasslands shall be included in the project design as necessary.

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## C. GENERAL RESOURCE PROTECTION POLICIES:

**Policy BIO-GV-15:** Significant biological communities shall not be fragmented into small non-viable pocket areas by development.

**DevStd BIO-GV-15.1:** In rural areas and where major wildlife corridors are present in urban areas, new development shall not interrupt major wildlife travel corridors within the Community Plan Study Area (typical wildlife corridors are provided by drainage courses and similar undeveloped natural areas).

**DevStd BIO-GV-15.2:** The County shall require appropriate protective measures (e.g. fencing) where necessary to protect sensitive biological resources during construction.

**DevStd BIO-GV-15.3:** In those cases where adverse impacts to biological resources cannot be avoided after impacts have been minimized to the greatest extent feasible, on-site restoration may be required. Restoration may also be required for parcels on which development is proposed and on which disturbance has previously occurred if the currently proposed development would exacerbate the existing impact. Where onsite preservation is infeasible, or not desirable in terms of long-term preservation, an offsite easement and/or restoration which covers comparable habitat/area and will ensure long-term preservation may be considered. The following policies shall be used as guidelines for the restoration effort but shall not preclude reasonable use of a parcel:

- a. The revegetation effort shall include the appropriate diversity and density of plants native to the locality;
- b. Restoration plans shall incorporate maintenance measures to insure that the remedial action is carried out for the duration of the impact;
- c. When restoration is proposed, on-site rather than off-site restoration shall be the preferred alternative.

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- DevStd BIO-GV-15.4:** Where sensitive or valuable biological resources exist within or border a project site, a County approved biologist or other experienced individual acceptable to the County may be required to monitor construction within/bordering the resource area as determined necessary by RMD.
- DevStd BIO-GV-15.5:** As determined necessary by RMD, prior to issuance of occupancy clearance a biologist shall provide written confirmation to RMD stating that the project has complied with all construction-related biological resource protection measures.
- Policy BIO-GV-16:** **To the maximum extent feasible, "protected trees" shall be preserved. Protected trees are defined for the purposes of this policy as mature native trees that are healthy and structurally sound and have grown into the natural stature particular to the species.**
- DevStd BIO-GV-16.1:** All existing "protected trees" shall be protected from damage or removal by development to the maximum extent feasible.
- Action BIO-GV-16.2:** RMD staff shall work with the arborist community and other interested members of the public to develop methods to identify and guidelines to clarify where non-native trees should be protected and shall bring these guidelines to the Board for their review and approval.
- DevStd BIO-GV-16.3:** Where trees may be impacted by new development, a Tree Protection Plan may be required where either the project site contains native or other biologically valuable trees (e.g., oaks, willows, sycamores, cottonwoods, cypress, eucalyptus,) or where such trees on adjacent properties have drip lines which reach onto the project site. The requirement for a Tree Protection Plan may be modified or deleted where it can be found that no trees (proposed to be retained) would be potentially damaged by the project activities. This decision shall be based on the location of trees and the project's potential to directly or indirectly damage trees through such activities as grading, brushing, construction, vehicle parking, supply/equipment storage, trenching or the proposed use of the property. The Tree Protection Plan shall be developed at the applicant's expense and should be prepared by a County approved

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arborist/biologist as determined to be necessary by the County. The plan must be approved by RMD prior to issuance of a CDP or LUP. The plan shall be included on all grading and building plans. The County's standard Tree Protection Plan is included in the Standard Mitigation Measures/Standard Conditions Manual.

- Action BIO-GV-16.4:** When funding is available, the County shall work with the Goleta community to create a tree protection mechanism which protects specimen trees and is consistent with the intent of the Goleta goals and policies.
- Policy BIO-GV-17:** **Oak trees shall be protected to the maximum extent feasible. All land use development applications shall be processed in such a manner as to avoid damage to native oak trees. Regeneration of oak trees shall be encouraged.**
- Action BIO-GV-17.1:** As part of any adopted tree protection mechanism, the County should provide greater protection of oak trees.
- Policy BIO-GV-18:** **Trees serving as known raptor nesting or key raptor roosting sites shall be preserved to the maximum extent feasible.**
- DevStd BIO-GV-18.1:** A buffer (as determined by RMD on a case by case basis) shall be established around trees serving as raptor nesting sites or key roosting sites except in cases where such a buffer would preclude reasonable use of a parcel.
- DevStd BIO-GV-18.2:** All trees serving as known raptor nesting or key raptor roosting sites shall be protected from damage or removal to the maximum extent feasible.
- Policy BIO-GV-19:** **Pollution of streams, sloughs, drainage channels, underground water basins, estuaries, the ocean and areas adjacent to such waters shall be minimized.**
- Policy BIO-GV-19.1:** **Additionally, the County shall take effective measures to control the introduction of fertilizers and pesticides into all coastal waters, including rivers, streams, coastal wetlands and intertidal areas.**
- DevStd BIO-GV-19.1:** For all new development, sedimentation, silt, and grease traps shall be installed when necessary as determined by RMD, in paved areas to act as filters to minimize pollution reaching downstream habitats. These filters shall address short-term construction and long-term operational impacts.

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- DevStd BIO-GV-19.2:** Washing of concrete, paint, or other equipment shall be allowed only in areas where polluted water can be contained during construction and in industrial settings.
- Program BIO-GV-19.3:** The County shall develop a plan for the creation of a Devereux Slough Ecological Preserve. The Plan should assist in the coordination of a biological protection plan within this ecosystem area and pursue protection of the area as a unit. However, the Plan should acknowledge the different ownerships of affected parcels and that each separate property's Preserve Plan shall be coordinated with the adjacent properties. The Preserve shall encompass the entire Devereux Slough regional ecosystem and shall ensure protection of biological resources and water quality within the system. Particular emphasis shall be placed upon protecting ESH areas on the West Devereux and Santa Barbara Shores Specific Plan properties. The plan shall also contain restoration proposals for degraded sections of Devereux Creek.
- Policy BIO-GV-20:** Where appropriate, voluntary open space and conservation easements should be considered by project applicants and supported by the County as a method to preserve important biological habitats.
- Policy BIO-GV-21:** The use of locally occurring native plants propagated from plants in close proximity to the sites to be revegetated in landscaping shall be encouraged, especially in parks, buffers adjacent to native habitats and in designated open space.
- Policy BIO-GV-22:** Where sensitive plant species and sensitive animal species are found pursuant to the review of a discretionary project, efforts shall be made to preserve the habitat in which they are located to the maximum extent feasible. For the purposes of this policy, sensitive plant species are those species which appear on a list in the County's list of locally rare, rare or endangered plants and the California Native Plant Society's *Inventory of Endangered Vascular Plants of California*. Sensitive animal species are defined as those animal species identified by the California Department of Fish and Game, the U.S. Fish and Wildlife Service and/or are listed in Tate's *The Audubon Blue List* (birds).

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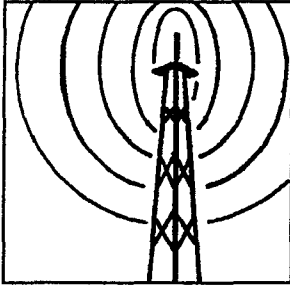
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- Action BIO-GV-22.1:** Where sites proposed for new development contain sensitive or important habitats and areas to be preserved over the long term, the impacts to these habitats shall be avoided or mitigated to the extent feasible. One method to assist in the long term protection of such areas is by means of requiring project applicants to dedicate open space easements covering such areas. Other methods include onsite restoration programs utilizing appropriate locally occurring native species propagated from plants in close proximity to the site, and/or contributions toward habitat acquisition and management. One or a combination of the above shall be required, as determined by the evaluating resource specialist and regulatory agency. Where onsite preservation is infeasible, or not desirable in terms of long-term preservation, an offsite easement and/or restoration which covers comparable habitat/area and will ensure long-term preservation may be considered.
- DevStd BIO-GV-22.2:** A minimum replacement ratio of 2:1 shall be required for significant native habitat areas eliminated. The area to be restored, acquired, or dedicated for a permanent protective easement shall be of comparable biological value to that which is destroyed.
- Program BIO-GV-22.3:** The County should develop a fee program to mitigate impacts from projects with the potential to significantly impact (either on a project-specific or cumulative basis) any of the regional ecological systems. Any fees established shall be dedicated toward acquisition and management of ecological preserves.
- Action BIO-GV-22.4:** The County intends to prepare a public information pamphlet which explains the biological policies, development standards and actions contained in this Community Plan and how they are to be applied on a project-specific basis.

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## D. ELECTROMAGNETIC

### 1. EXISTING SETTING AND ISSUES

In recent years, involuntary exposure of the general public to elevated Electromagnetic Fields (EMF) has become a growing concern. While no precise standards are yet available to deal with this issue, appropriate caution is warranted.

### 2. POLICIES AND IMPLEMENTING STRATEGIES

*Objective EMC-GV: Protect citizens from Elevated Electromagnetic Fields until the potential risk from EMF exposure can be determined.*

**Policy EMC-GV-1:** In reviewing permits for EMF sensitive uses (e.g., residential, schools, etc.), RMD shall require an appropriate building setback from EMF-generating sources to minimize exposure hazards.

**Action EMC-GV-1.1:** RMD shall consult with Southern California Edison, County and/or State Health Services and outside experts as needed, on the appropriate setback from power lines and substations. The setback shall be based upon measurements of magnetic fields created by the EMF source and shall be established so as not to expose the public to elevated levels of EMF.



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## *E. FLOODING AND DRAINAGE*

### **1. EXISTING SETTING AND ISSUES**

The Environmental Resources Management Element (ERME) of the Comprehensive Plan notes that stream channels with significant drainage areas could pose a severe danger to life and property. Areas subject to potential flood hazard within the urbanized portion of the study area are located near major creeks such as Tecolote, Devereux, Tecolotito, Carneros, Cineguitas, Maria Ygnacia, Atascadero, and San Jose Creek. It is the County policy to avoid exposing new developments to flood hazards to reduce the need for future flood control protective works and resulting alteration of stream and wetland environments by regulating development within the 100-year floodplain.

However, even where new development is sited outside of the 100-year floodplain or on raised fill, certain locations along the area's streams and creeks are still susceptible to high erosion hazards from high flow and may require additional protection from flooding. Such protection typically involves the installation of bank protection improvements (for example, pipe and wire revetment, gabions, etc.) and/or an increased level of in-stream flood control maintenance activities such as vegetation trimming/clearing, sediment removal, etc. While these measures would provide increased protection from flooding, they would also create potentially significant impacts to biological resources. As a result of these hazards, it is the County's standard practice, as well as the intent of the following policies and those in the Biological Resources section to site and design all new development to minimize flood hazards and the use of channel "improvements", to minimize the need for increased maintenance through such design features and to avoid resultant disruption of natural stream and wetland habitats.

### **2. POLICIES AND IMPLEMENTING STRATEGIES**

**Policy FLD-GV-1:** The number of persons and amount of property exposed to flood hazard shall be minimized through requiring adequate setbacks from the floodway and/or other appropriate means.

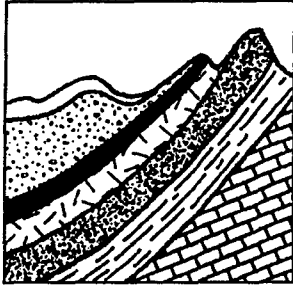
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- DevStd FLD-GV-1.1:** A Hydrologic Report shall be prepared by a RMD approved Hydrological Engineer, for any development within a floodplain which requires channel improvements. Said Hydrologic Report shall be submitted to County Flood control and RMD for review and approval. Channel improvements shall be sufficient to convey the 100-year discharge and shall allow for revegetation of creek banks. Any creek revegetation plans shall be reviewed and approved by RMD and County Flood Control. Revegetation plans shall provide for complete revegetation of the creek channel, banks, and top of banks with appropriate native species.
- Action FLD-GV-1.2:** The County shall consider adding a Flood Hazard Overlay to Article III of the Zoning Ordinances and applying this overlay to appropriate parcels in Goleta.
- Action FLD-GV-1.3:** The County shall strive to reduce flood hazards, particularly in urban areas.
- Policy FLD-GV-2:** **No structures (except flood control) shall be allowed within creek channels or along creekbanks. Structural setbacks (usually a minimum of 50-feet from top-of-bank) which are adequate to protect life and property from potential flood hazards shall be provided.**
- DevStd FLD-GV-2.1:** Natural building materials such as rock, heavy timber, and erosion-control shrubs and wire revetment planted with native or naturalized plants shall be used wherever possible in replacing or constructing new flood-control works.
- Policy FLD-GV-3:** **All County flood control activities (including dredging) shall be conducted in a manner which maintains and enhances coastal sand supply consistent with protection of other resources.**
- Action FLD-GV-3.1:** In order to minimize habitat disruption and enhance sand supply, the County Flood Control District shall pursue purchase of a dredge and installation of a permanent sand transport system from the Goleta Slough system to Goleta Beach.

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## F. GEOLOGY, TOPOGRAPHY, AND SOILS

### 1. EXISTING SETTING AND ISSUES

#### a. Regional and GPA Setting

**Topography:** Topographically, the Goleta Valley is a broad, flat alluvial plain bordered on the south by the bluffs of the Pacific coastline and on the north by foothills and terraces which lie in the foreland of the Santa Ynez mountains. The Goleta alluvial plain covers an area approximately eight miles long and up to three miles in width. It generally slopes gently from all directions into the Goleta Slough which is located roughly in the south central portion of the area.

#### Regional Geology

Two or more possible sets of faults occur in the area. The oldest and most obscure set strikes to the northeast and the other strikes east-west to northwest. Faults which are considered active include the More Ranch and Mesa faults. The San Jose and Goleta faults are considered potentially active.

The major potential hazards occurring in the project area from seismic activity involve ground shaking and related effects from earthquakes on local and major regional faults. Seismic hazards include ground rupture, ground acceleration, liquefaction and tsunamis.

#### Soils

There are three soil associations in the Goleta Valley. Soil types present in Goleta Valley that represent a moderate constraint to development include: the Aquepts Series, which are highly prone to flooding and ponding; the Argizerolls Series, which consists of landslide material; and the Ayers Series, which are highly prone to landslides. The soils of the Arnold, Camarillo, Conception, Diablo, Lodd, Milipitas, San Andreas, and Zaca series also represent a minor constraint to development due to typically high expansive potential and their occurrence on steeper slopes. A soil with a high expansive potential contains clayey substrata that swells or expands when wet and shrinks when dries. Repeated shrinking and swelling of the soil can lead to damage to foundations, fill slopes and other associated facilities.

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## b. Parcel-Specific Setting

Known geotechnical hazards and constraints exist for numerous sites within the Planning Area, and these hazards are based on information contained in the County's Seismic Safety and Safety Element. Several of the sites contain steep slopes (i.e., over 20 percent); five sites are currently experiencing bluff-top retreat; 19 sites are located near or over potentially active faults; five parcels have the potential for tsunami hazards; and 19 sites have potential flood hazards. Liquefaction and expansive soils hazards throughout the Goleta Planning Area range from very low to high potential. Only one area, Old San Marcos Road North, has the potential for hazards from radon due to the presence of the Rincon Formation.

The following policies are designed to reduce hazards for new development within the Goleta Area by reducing potential geologic and soils concerns.

## 2. POLICIES AND IMPLEMENTING STRATEGIES

**Policy GEO-GV-1:** All new development on ocean bluff-top property shall be sited to avoid areas subject to erosion and designed to avoid reliance on future shoreline and/or bluff protection devices.

**Action GEO-GV-1.1:** The County shall investigate creating a Coastal Bluff Retreat Hazard Overlay, and designate all Coastal Bluff properties as lying within the Coastal Bluff Retreat Hazard Overlay Zone, which shall include the following provisions:

A. All new development within the Coastal Bluff Retreat Hazard Overlay shall be sited and designed to have a setback sufficient to avoid 100 years of bluff erosion and to not contribute to increases in bluff erosion (e.g., piping).

B. The County should investigate forming a Benefit Assessment District or other appropriate mechanism to impose a fee on all developed properties within the Coastal Bluff Retreat Hazard Overlay to fund sand supply enhancement projects which reduce the potential for bluff retreat.

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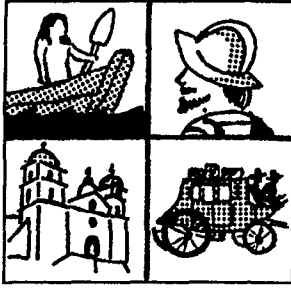
- Action GEO-GV-1.2:** The County shall require all development proposed to be located on ocean bluff-top property to perform a site specific analysis, prior to project review and approval, by a registered or certified geologist to determine the extent of the hazards (including bluff retreat) on the project site and identify appropriate protective measures other than seawalls and revetments. These measures can include, but not be limited to restriction of irrigation, appropriate placement of drainage culverts, restriction of the use of septic tanks, use of appropriate landscaping on blufftop or face, etc.
- Policy GEO-GV-2:** **To the maximum extent feasible, sediments removed from debris basins, which are of appropriate size and composition to enhance sand supply, shall be conveyed to appropriate locations on the beach by Flood Control.**
- Policy GEO-GV-3:** **Where feasible and where consistent with Local Coastal Plan Policies, relocation of structures threatened by bluff retreat shall be required for development on existing legal parcels, rather than installation of coastal protection structures.**
- Policy GEO-GV-4:** **Excessive grading for the sole purpose of creating or enhancing views shall not be permitted.**
- DevStd GEO-GV-4.1:** New residential structures shall be limited to an average maximum height of 16 feet above finished grade where site preparation results in a fill 10 feet or greater in height.
- DevStd GEO-GV-4.2:** If subject to BAR review, no grading permits for building pads shall be issued until the structure has received Final BAR approval.
- Policy GEO-GV-5:** **Ground disturbances and development on slopes of 20 percent or greater should be avoided, unless such avoidance would prohibit development, wherein the portion of the site which exhibits the least amount of slope shall be utilized. Development on these sites should be designed to minimize combined grading from driveway and building pad creation.**

# GOLETA COMMUNITY PLAN

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- DevStd GEO-GV-5.1:** Landscape plans shall be required for all new development on slopes greater than 20 percent, to ensure revegetation of graded areas. All landscape plans shall be subject to review by the Resource Management Department; landscape securities shall be required unless expressly waived by the Resource Management Department.
- DevStd GEO-GV-5.2:** Erosion control measures including the use of drought-tolerant landscaping shall be established in all site drainages.
- DevStd GEO-GV-5.3:** All surface water runoff shall be culverted and diverted to avoid exposed slopes and directed to the nearest natural drainage channel with an energy-dissipating outfall installed.
- Policy GEO-GV-6: Projects shall be designed and located to minimize the number of persons and amount of property exposed to seismic hazard.**
- DevStd GEO-GV-6.1:** New development shall be designed and constructed to withstand a horizontal bedrock acceleration of 0.25g. Critical structures and those on filled areas shall provide for an acceleration of 0.5g. The determination of structural adequacy shall be made by a qualified structural engineer.
- DevStd GEO-GV-6.2:** Expansive and/or liquefiable soils shall be identified, removed, and replaced, if present, with suitable engineered backfill. Expansive soils shall be reused for landscaping only.
- Policy GEO-GV-7: All development proposed on the Rincon Formation shall be subject to an evaluation of conformance to EPA radon gas exposure standards. For any sites exposed to radon gas levels exceeding acceptable health standards, incorporation of construction techniques which reduce the interior radon gas concentrations to acceptable levels shall be required.**

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## G. HISTORY AND ARCHAEOLOGY

### 1. EXISTING SETTING AND ISSUES

#### a. Regional and GPA Setting

**Prehistoric Overview:** At the time of first historic contact, the Santa Barbara and Goleta area was the cultural territory of the Chumash Indians. The earliest time period proposed for inhabitation of the coastal areas of Southern California is the Early Man Period, beginning before 9000 years ago and ending between 8500 and 7500 years ago. Only a few isolated finds in the Santa Barbara and Goleta area have been dated to this early time period. Subsequently, the area was populated by the Oak Grove People who inhabited high knolls relatively far from the coast.

The Canalino/Chumash culture, beginning approximately 850 years ago is characterized by an increase in population in the Goleta area. The development of a complex social structure is demonstrated by an increase of shell and bone artifacts indicating an intense maritime-oriented economy.

**Historic Overview:** Goleta's historic period started in 1769 when the Spanish entered the Goleta Valley during Governor Gaspar de Portola's overland expedition. The Valley was filled with large oak groves, thickets of willows, alders, sycamores, and Castillian roses. Goleta Slough was much more extensive at this time, extending into presently developed areas of Goleta. Mescalitan Island was located in the middle of the slough, and the entire slough area heavily populated at the time of contact.

Today there is an abundance of both archeological and historic sites worthy of protection. The following is a summary of Santa Barbara County Historical Landmarks and Places of Historic Merit within the Goleta Planning Area as provided by the Santa Barbara County Historical Landmark Advisory Committee:

- \* Historical Landmark #6: Stow House, located at 304 Los Carneros, Goleta. APN# 77-052-01
- \* Historical Landmark #10: Hope House, located at 399 Nogal Dr. near the Vieja Valley School, Goleta. APN# 61-21-16 and 61-21-18.
- \* Historical Landmark #14: Sexton House, located at 5494 Hollister Ave., Goleta. APN# 71-090-72.
- \* Place of Historic Merit: Daniel Hill Adobe, 35 S. LA Patera Lane, Goleta.

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# GOLETA COMMUNITY PLAN

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- \* Place of Historic Merit: Engineered Cut Representing the Former Site of a Portion of the Southern Pacific Railroad, West Side of Northernmost end of South Glenn Annie Rd., Goleta.
- \* Place of Historic Merit: Bishop Ranch, Goleta. APN# 77-020-33.

## 2. POLICIES AND IMPLEMENTING STRATEGIES

**Policy HA-GV-1:** Significant cultural, archaeological and historical resources in the Goleta area shall be protected and preserved to the maximum extent feasible.

**Program HA-GV-1.1:** The County shall work with local historical and/or architectural organizations to seek funding for a comprehensive historical architectural survey of the Goleta area. Significant resources shall be declared potentially eligible by the County Advisory Landmarks Committee for the National Register, the State Historic Inventory, and County Landmarks/Place of Historical Merit. All such resources shall be evaluated according to County Regulations Governing Archeological and Historical Projects.

**Action HA-GV-1.2:** If avoidance of impacts or capping within an archaeological site is not feasible, the significance of the site shall be assessed pursuant to County Regulations Concerning Heritage Resource Studies. If the site is found to be significant, impacts to the archaeological site shall be mitigated pursuant to County Regulations Governing Archeological and Historical Projects.

**DevStd HA-GV-1.3:** Any archaeological site and 50-foot buffer area shall be temporarily fenced with chain link or other structurally sound material in the event of proposed construction within 100 feet of a sensitive area.

**Program HA-GV-1.4:** The County shall consider developing a program for acquiring protective easements or purchase of development rights to maintain rural landscapes - clusters of farm houses, outbuildings, and plantings.



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**DevStd HA-GV-1.5:** In the event that archaeological or paleontological remains are uncovered during construction, excavation shall be temporarily suspended and redirected until the provisions of Public Resources Code section 5097.5, 5097.9 et seq. are satisfied.

**Action HA-GV-1.6:** All development within the boundaries of recorded archaeological sites shall be avoided to the maximum extent feasible by incorporating the site in open space. If avoidance is not possible, the site shall be covered with fill pursuant to County Regulations Concerning Heritage Resource Guidelines Studies. Residual impacts caused by the loss of scientific access to the site shall be mitigated pursuant to County Regulations Governing Archeological and Historical Projects.

**Program HA-GV-1.7:** When funding is available the County shall consider developing a historic overlay to protect potentially significant historic structures from impacts of demolition or construction. The County shall review all permit applications within the historic overlay district, determining the level of significance through a Phase II historical study performed by an architectural historian according to the County regulations governing heritage resource studies. The conclusions of the report shall be reviewed by the County Landmarks Advisory Committee for comments and findings of completeness.

**Policy HA-GV-2:** All development resulting in increased building size or demolition of structures included in the list of historic resources included above in the Goleta Community Plan shall be reviewed for consistency with historic resource preservation policies by RMD.

# GOLETA COMMUNITY PLAN



## **H. NOISE**

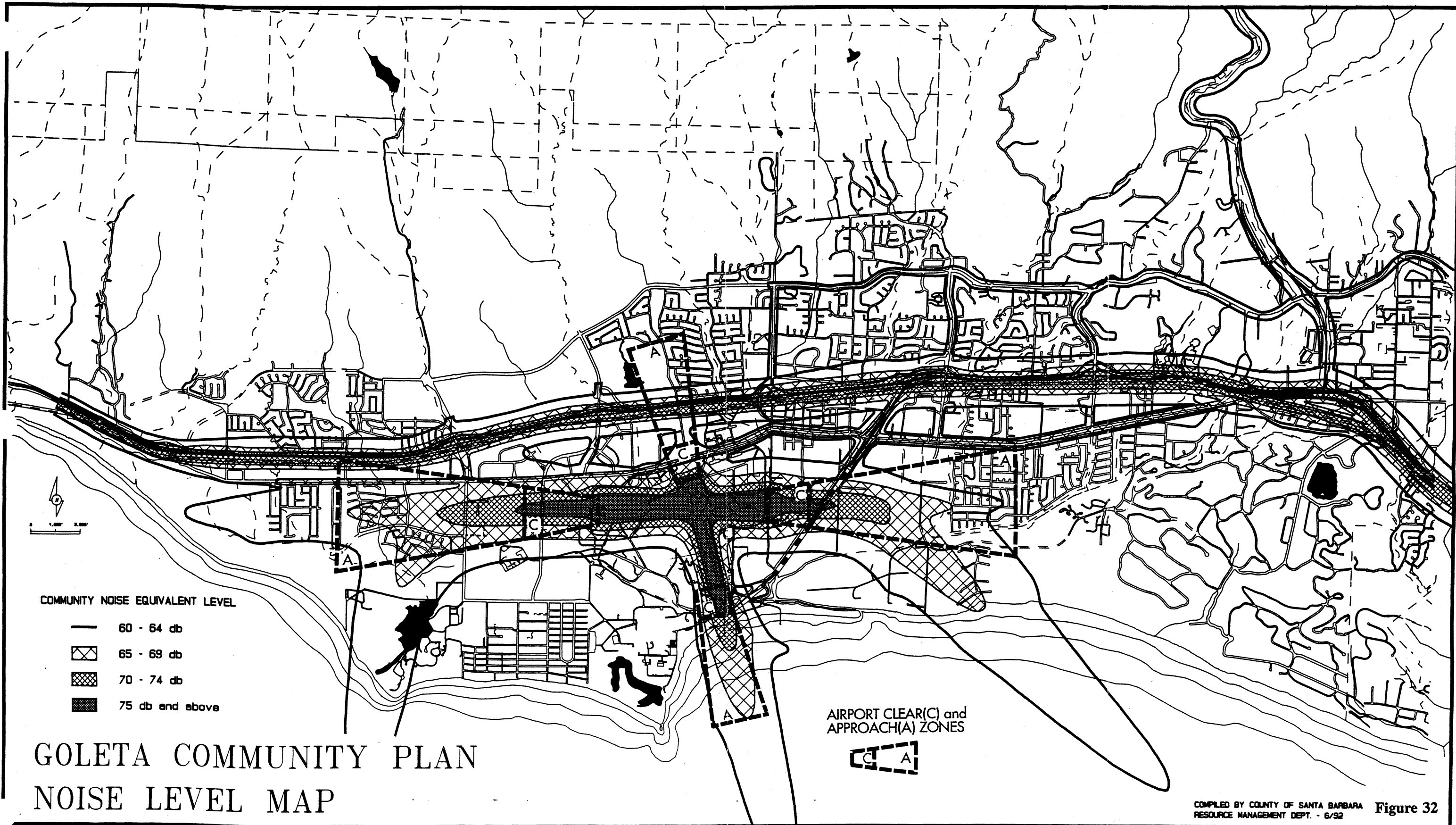
### **1. EXISTING SETTING AND ISSUES**

Noise throughout the County of Santa Barbara comes from many sources, the loudest of which are related to transportation (Figure 32). Road traffic, followed by rail and air traffic, are the most significant sources of noise. High noise levels can affect human health and well being, and can have detrimental effects on sensitive biological habitats. The State of California and the County of Santa Barbara have established criteria for noise exposure which require that interior noise levels within residential dwelling units fall below 45 dBA and that exterior living areas (e.g., yards, balconies and patios) be located and/or designed in such a manner so as to keep noise exposure levels below 65 dBA. Therefore, proposed development within the noise corridor would require an acoustical analysis and specific design features to minimize potentially significant noise impacts.

Roadways in the project area that contribute significant sound levels include Highway 101, Highway 154, Highway 217, Hollister Avenue, Storke Road, Fairview Avenue, Patterson Avenue, Turnpike Road, Los Carneros Road, Cathedral Oaks, and El Colegio Road.

The Southern Pacific Railroad Company provides service through the GPA, with tracks south of Highway 101. According to the Noise Element of the Comprehensive Plan (1986) the maximum sound level of passing trains ranges from 96 to 100 dBA at 100 feet from the tracks. At that location the CNEL ranges from 70 to 75 dBA. The CNEL is less than 60 dBA at approximately 800 feet from the tracks.

The Santa Barbara Municipal Airport is the primary source of aircraft noise in the GPA. The airport is not designated a noise problem airport and does not require a variance. Recent noise studies and projections performed by the Airport have slightly altered the noise contour maps which were adopted in 1986. Revised Noise Element maps were adopted as part of this Community Plan.



COMPILED BY COUNTY OF SANTA BARBARA RESOURCE MANAGEMENT DEPT. - 6/92 **Figure 32**

COUNTY OF SANTA BARBARA RESOURCE MANAGEMENT

7/22/93

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# GOLETA COMMUNITY PLAN

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## 2. POLICIES AND IMPLEMENTING STRATEGIES

**Policy N-GV-1:** Interior noise-sensitive uses (e.g., residential and lodging facilities, educational facilities, public meeting places and others specified in the Noise Element) shall be protected to minimize significant noise impacts.

**Action N-GV-1.1:** Avigational easements shall be required for any residential development exposed to level 60 DBA CNEL or greater noise contour, as required by the Airport Land Use Plan adopted by the Airport Land Use Commission.

# GOLETA COMMUNITY PLAN



## ***I. RISK OF UPSET/HAZARDOUS MATERIALS***

### **1. EXISTING SETTING AND ISSUES**

#### **a. Regional and GPA Setting**

**Oil and Gas Operations:** Existing oil and gas operations in the Goleta Valley include the ARCO Bishop tank farm, the ARCO marine terminal, the ARCO Ellwood onshore facility, the ARCO Dos Pueblos processing facility, and the Southern California Gas Co. storage facility on More Mesa.

Oil drilling activities in California have been monitored by the Division of Oil and Gas (DOG) since 1915. Records of all work done on wells, from installment to abandonment, are maintained at the DOG. Hydrocarbon and petrochemical contaminants are likely to be associated with past drilling activities, especially drilling that occurred during the first part of the century when most people were unaware of the hazards of petroleum fuels. Contamination could have resulted from old wells, tanks, flowlines, or sumps.

The DOG, in addition to other agencies, enforces laws to protect subsurface and surface areas. Onshore and offshore well regulations cover all aspects of construction, operation and abandonment. When proposed construction of structures over or in proximity of a well could result in a hazard, the DOG has authority, under Section 3208.1 of the California Public Resources Code, to require reabandonment of wells not abandoned in accordance with present standards.

#### Businesses with Hazardous Materials Business Plans (HMBP)

There are about 230 businesses in Goleta that have filed HMBPs with Environmental Health Services (EHS). HMBPs are required of any business that handles or stores hazardous materials. The types of hazardous materials handled or stored varies, but general types are associated with specific industries (see EIR). For example, ammonia is one toxic and flammable substance that has re-emerged in widespread use as a refrigerant now that freon use is discouraged due to concerns over atmospheric ozone. Various substances may be used, depending on the type of activities occurring at a given facility. Assembly Bill 2185 (1985) mandates that businesses which possess hazardous materials submit a business plan to provide emergency response teams with vital information necessary in case of an upset. Business plans include the types of materials, their quantity, their location, and their level of toxicity if released into the environment.

The threshold quantities of material which require a business to submit a plan are (Santa Barbara County, Health Care Services, Hazardous Waste Generator Manual):

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- 55 gallons of a liquid
- 500 pounds of a solid
- 200 cubic feet of a compressed gas at standard temperature and pressure

## Facilities with Leaking Underground Fuel Tanks

Facilities with leaking underground fuel tanks are disclosed to EHS under the statutory authority of the Health and Safety Code and the Administrative Code. Any leak of a hazardous material from an underground storage tank must be reported to EHS. Eighteen establishments in the GPA are listed as underground tank cleanup sites.

## Other Sources of Contamination

The project area also contains potential risk from sources of contamination other than oil and gas development, such as businesses with small quantities of hazardous materials not subject to an HMBP, as well as due to the transportation of hazardous materials.

## Airport Approach Zone

Much of the following discussion is derived from the Santa Barbara County Airport Land Use Plan (revised October 1982).

Each county in California is required to have an Airport Land Use Commission (ALUC). The purpose of the commission is to work toward compatible land uses surrounding airports. In Santa Barbara County, the Board of Supervisors has determined that the Santa Barbara County Association of Governments will serve as the ALUC for the County.

Airports pose a hazard to surrounding areas mainly because of the potential for an airplane to crash or to drop material (a detached section of the aircraft's body or perhaps fuel). Obviously, such events pose extreme hazards for people on the ground. Approximately 15 percent of all civilian aircraft incidents occur near airport boundaries. As such, residential development or any type of development which leads to the concentration of people near airport boundaries is discouraged.

There are two safety zones associated with the Santa Barbara Metropolitan Airport (SBMA) as shown in Figure 32 (page 219). Safety area 1, the "clear zone," is that area close to the runway end. Virtually all non-agricultural land uses are incompatible due to the high danger. Safety area 2 (also called the "approach zone") extends substantially beyond the clear zone. The extent of safety zone 2 depends on the type of runway and the type of aircraft using the

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runway. The north-south runway at the SBMA handles primarily small private aircraft, and thus has a shorter approach zone than the east-west runway, which accommodates large commercial jets (see Figure 32). Residential development is allowed in the approach zone, but only under strict circumstances. Single-family residential uses are compatible in the approach zone within one mile of the runway end, if the density is less than two residences per acre. Multifamily dwellings, motels/hotels, and mobilehome parks are not allowed within one mile but may be considered in the approach zone beyond one mile from the runway end. In general, any concentration of people within the approach zone, either due to residential or to commercial activities, is strongly discouraged by the ALUC. All development within the clear and approach zones is reviewed on a case-by-case basis by the ALUC.

## 2. POLICIES AND IMPLEMENTING STRATEGIES

**Policy RISK-GV-1:** Safety measures shall be required as part of project review to minimize the potential for risk of upset and public safety impacts within the Goleta Community Planning area.

**Policy RISK-GV-2:** Before approval of a specific project in areas impacted by oil and gas development, old petroleum facilities shall be inspected by the Division of Oil and Gas (DOG) and the Resource Management Department to determine compliance with current abandonment standards. If the site has been improperly abandoned, the developer shall follow the recommendations of the DOG and RMD regarding proper cleanup, monitoring, and new development on the contaminated sites.<sup>1</sup>

**DevStd RISK-GV-2.1:** In areas impacted by oil and gas development, the project developer shall submit to Santa Barbara County Department of Environmental Health Services a soil-sampling plan to investigate the extent of onsite soil contamination. Remedial measures shall be instituted by the developer as necessary in conjunction with the results of the soil sampling plan and the recommendations of EHS.

**Policy RISK-GV-3:** When adding residential units to a business through the Mixed-Use Overlay, it shall be demonstrated to the satisfaction of Environmental Health and Safety that materials present in the business would not create a hazard to occupants of the residence, with or without mitigation.

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## *J. VISUAL/AESTHETIC RESOURCES, OPEN SPACE*

### 1. EXISTING SETTING AND ISSUES

#### a. Regional and GPA Setting

The Goleta area of Santa Barbara County is well-known for the scenic beauty of its seascapes and mountains. The County's Scenic Highways Element indicates that the entire length of U.S. Highway 101, throughout the Goleta Valley, is eligible for scenic highway status. In addition, the County's existing Land Use Element and Local Coastal Plan contain discussion, policies and goals which both recognize the area's scenic quality and provide guidance in its protection.

Extensive tracts of open space remain within the GPA. The largest continuous band of open space is located outside of the urban boundary within the foothills and more mountainous areas of Goleta. These lands are typically designated for agricultural use by the County and/or are within the boundaries of the Los Padres National Forest. These foothill lands provide a significant visual backdrop to the urban areas.

To a lesser extent, the urban area also contains several substantial tracts of undeveloped open land. The largest concentrations of open land occur in east-central Goleta, and contain open lands along east and west More Mesa, the Atascadero Creek corridor, and agricultural lands along South Patterson Avenue. This area totals more than 800 acres in size, 300 acres for More Mesa and 525 acres for the South Patterson area. These lands are readily visible to the general public from roadways such as Hollister and Patterson avenues, the Atascadero Creek bikeway and an informal series of fire roads and recreational pathways that exist throughout More Mesa and Atascadero Creek.

An additional large expanse of open land occurs in west Goleta, in and around the Devereux Slough. This tract of mostly open land extends from the western edge of Isla Vista west to, and including, the Sandpiper Golf Course. The area includes the west campus of the University of California, Santa Barbara (UCSB), Coal Oil Point Ecological Preserve, and the West Devereux and Santa Barbara Shores Specific Plan properties. The Sandpiper and Ocean Meadows golf courses buffer this open space area to the west and north, respectively. There are approximately 800 acres of open space in this tract, excluding the golf courses. Although most of this area is not readily visible from major public roads, an extensive series of informal roads and trails is heavily used by the public.

#### b. Qualities of the Study Area Which May Be Potentially Impacted

A concept discussed in the Open Space Element, termed "urban perimeters," is relevant to the Santa Barbara Shores/West Devereux, More Mesa and Foothill subareas. Urban



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perimeters are defined as peripheral open space that give a sense of community identity, particularly to nearby residents. Where the open edges can be seen from many parts of the community, as with the ocean and mountains on the South Coast, the psychological advantages are proportionately greater. Even where they cannot be seen from homes or work places, peripheral open spaces can give a sense of freedom and offer recreational opportunities close to home or work.

Santa Barbara Shores/West Devereux: Open space associated with the area referred to as Santa Barbara Shores/West Devereux comprises approximately 498 acres of scenic open space containing significant vegetative types (monarch butterfly roosting trees, native grasslands) and significant natural features (vernal pools, ocean bluff, wetlands). The predominantly flat character of the area provides sweeping views of onsite eucalyptus trees, as well as views of the Santa Ynez Mountains and foothills, the Pacific Ocean, the coastal bluffs and Devereux Slough.

The Southwest Diversified parcel is comparable in visual quality and characteristics to the Santa Barbara Shores property. However, this parcel is primarily visible from the beach and from informal trails onsite. North-south views of the property from Hollister Avenue and other major coastal roads are almost entirely blocked by a eucalyptus grove (91-EIR-3). The land use and zoning designations for the Ellwood Beach portion of the Specific Plan are of PD/ PRD 162, and may allow protection of its scenic resources.

The West Devereux property is located within close proximity to the Coal Oil Point Ecological Preserve. Many of the natural resources found on the Santa Barbara Shores site may extend to the West Devereux site, including native grasslands, vernal pools, and areas used for foraging habitat by birds and animals.

More Mesa: As noted previously, the 300-acre More Mesa area is an important component of the east-central Goleta open space block. More Mesa is characterized by broad expanses of grassland, bisected by low density residential uses to the east, west and southeast, and Atascadero Creek on the southwest. On the south, the mesa is bounded by steep bluffs and the Pacific Ocean. A large number of informal recreational paths traverse the mesa. Those receiving the heaviest use are the beach access trail on the east end and the coastal blufftop trail on the south. These trails and other points on the mesa offer panoramic views of the Goleta Valley and Santa Ynez Mountains to the north, and sweeping views of the Pacific Ocean and large undeveloped beaches to the south. In addition to its outstanding scenic qualities, More Mesa supports important biological resources and is a major informal recreational site, providing miles of hiking and biking paths and access to a popular, yet undeveloped scenic beach. The County, in conjunction with the Land Trust for Santa Barbara County, a non-profit land conservation group, recently acquired 35.5 acres of the More Mesa, near the east end of Shoreline Drive.

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Foothills: This semi-rural and rural portion of the planning area stretches from Highway 154 on the east to Eagle Canyon on the west, and from the urban boundary line on the south to West Camino Cielo on the north. This subarea encompasses approximately 23,500 acres, of which approximately 4,000 are in active agricultural production. The majority of the land in this area is designated for agricultural or mountainous agricultural use by the County. Approximately two-thirds of this area is within the boundary of Los Padres National Forest. The foothills of the Santa Ynez Mountains, and the mountains themselves, provide a scenic backdrop to the planning area, highly visible throughout the valley. Prominent features include expanses of grey-green chaparral, orchards, and areas of rock faces or outcroppings. Public use is generally confined to Highway 154 and Old San Marcos Road, although a series of informal trails exist along fire roads, the stream canyons and the Edison catway. Although substantial development exists in the more urban portions of the foothills adjacent to San Antonio Creek Road and the northern end of Patterson and Fairview Avenues, the majority of the foothill-mountain region, especially west of Old San Marcos Road, remains largely undeveloped.

Patterson Avenue Agricultural Area: This block of open lands contains some 525 acres. The subarea is linked to More Mesa by open lands along Atascadero Creek. The area is bounded by residential uses to the east, Hollister Avenue to the north, Ward Drive to the west and the Pacific Ocean to the south. Large expanses of this area are in open field agriculture or are otherwise undeveloped. South of Hollister Avenue on both sides of Patterson Avenue exists an agriculturally productive area that extends west from Maria Ygnacia Creek to Ward Drive. In this area along Hollister Avenue, fruit and vegetable stands sell local produce. It is the geographical center of the Goleta Valley, and also represents its historical beginnings.

Prominent lines of native and non-native trees occur along Atascadero Creek and the coastal bluffs at the western extent of More Mesa. Public viewing of, and access to, the area is provided by Hollister and Patterson avenues, the Atascadero Creek bikeway, and informal fire roads and/or hiking paths along Atascadero Creek.

Hollister Avenue: The Hollister Avenue corridor extends from State Street on the eastern end of the GPA to Winchester Canyon and the Sandpiper Golf Course on its western end. The character of Hollister Avenue varies substantially along its length, from a two-lane road on either end with residential and recreational uses, to a four-lane major arterial serving industrial parks and commercial development. Travel along the Hollister Avenue corridor provides a variety of changing views to the motorist. Although urbanized along most of its reach, several key areas provide views across open space in the foreground to more visually prominent features in the background, such as the coastal bluffs to the south and the Santa Ynez Mountains to the north. These areas include:

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- Hollister/San Marcos Agricultural Area: This 73-acre area north of Hollister Avenue is currently maintained in open field agriculture, which provides open views in the foreground to passing motorists and opens up to clear views of the foothills and Santa Ynez Mountains in the background.
- South Patterson Agricultural Area: As noted previously, this 525-acre area provides views south from Hollister Avenue across undeveloped orchards and open field row crops to relatively open coastal bluff lands to the south.
- Storke/Hollister Area: Much of the land immediately west of this intersection remains undeveloped. Views are available to both the north and south of Hollister Avenue, revealing coastal areas around the Devereux Slough to the south and the Santa Ynez Mountains to the north.

Old Downtown: The middle portion of Hollister Avenue, referred to as "Old Town Goleta," is comprised primarily of strip commercial development. It does contain several historic structures, however, such as Baltieri's Italian Restaurant. Visitors and residents have remarked that Goleta is without an urban focus although the Goleta Community Center, a building constructed in 1927 as the site for the Goleta Union School, provides a much-needed community center and sense of place for Goleta.

## c. Design Guidelines

Because of the visual and historic importance of the Goleta area, Design Guidelines are included as an implementation tool of this Plan. These guidelines apply to all commercial and industrial development and include such standards as site layout, project design, landscaping and transportation access. In addition, there is a section that applies specifically to the "Old Town" area. Please see Appendix B for the complete Design Guidelines which were adopted as part of this Plan.

## 2. POLICIES AND IMPLEMENTING STRATEGIES

**Policy VIS-GV-1:** The County shall through its discretionary and design review process, ensure the maintenance and where necessary the improvement of the quality in the design and landscaping of industrial, commercial, institutional, and residential facilities.

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# GOLETA COMMUNITY PLAN

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**DevStd VIS-GV-1.1:** Setbacks, landscaping, and structural treatments shall be emphasized along major roadways to help preserve viewsheds and create an aesthetic visual corridor. Parking lots and other impervious surfaces should be placed in side and rear, rather than frontage, areas in all development along roadways.

**Program VIS-GV-1.2:** The County shall consider developing architectural guidelines for residential development with input from interested neighborhood groups. Such guidelines could address issues such as building profile, encouraged colors and landscaping materials and design.

**Action VIS-GV-1.3:** When funding becomes available, the County shall provide landscaping of the Hollister Avenue corridor and shall coordinate with CalTrans to complete the landscaped median on US 101 and to landscape the southern right-of-way area.

**Policy VIS-GV-2:** All new development projects along the Hollister Avenue corridor shall be reviewed by the County Board of Architectural Review. Structural development along Hollister Avenue should minimize impacts on existing view corridors from the Hollister corridor.

**Policy VIS-GV-3:** Maintenance and expansion of Goleta's tree population shall be a high priority in the Goleta planning area. The County shall encourage projects which expand onsite and offsite provision of appropriate tree plantings, both in terms of quantity and species diversity.

**Action VIS-GV-3.1:** When funding is available, the County shall develop and implement a street tree planting program and a general landscaping program for the public and private right-of-way areas of Goleta. The following items shall be incorporated into the County's street tree planting and general landscaping program:

a. The Programs shall include the residential and commercial areas of Goleta;

b. Street tree designations shall be designed to enhance view corridors;

c. The use of native drought tolerant plants shall be incorporated into the Programs;

## GOLETA COMMUNITY PLAN

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- d. The Programs shall include the provisions for deep root, root guards to be installed with all new trees;
- e. The Programs shall be reviewed and approved by the County Board of Architectural Review;
- f. The Programs shall be implemented as funds become available; and
- g. All new development shall be required to provide street trees pursuant to the adopted Street Tree Planting Program.

**Policy VIS-GV-4:** All new greenhouse development in excess of 2,500 square feet which is visible from a major public roadway or other area of public use (e.g., bike path) shall be sited and designed to minimize visual impacts from these viewing places. The provision of increased setbacks and landscape buffers shall be considered for new greenhouse development.

**Policy VIS-GV-5:** In hillside areas where water tanks are required for structural fire-fighting purposes, tanks should be designed to: 1) blend in with natural land forms; 2) not impinge on the viewshed; and 3) be screened by landscaping.

**Policy VIS-GV-6:** Outdoor lighting in Goleta shall be designed and placed so as to minimize impacts on neighboring properties and the community in general.

**DevStd VIS-GV-6.1:** All new development with major outdoor lighting facilities should be illuminated with only fully shielded lighting with low glare design.

**DevStd VIS-GV-6.2:** LPS lighting or other alternative methods used for street lighting, parking lot lighting and security lighting should be investigated by the Public Works Department.

**Policy VIS-GV-7:** For developments proposed on parcels being converted out of agricultural use, greenbelt buffer strips and, if appropriate, original orchard plants, should be retained to the extent possible and included within the overall landscape plan for the project.

## APPENDIX A

### ALREADY ACCOMPLISHED ACTIONS OF THE GOLETA COMMUNITY PLAN

#### *LAND USE*

##### General

**\*Action LU-GV-1:** The Board of Supervisors shall adopt the various Comprehensive Plan and Zoning maps to facilitate the implementation of the objectives of this plan.

**\*Action LU-GV-1.1:** The County shall amend the current Comprehensive Plan and Zoning Maps to establish the Urban/Rural Boundary.

##### Residential

**\*Action LUR-GV-1.7:** As part of adoption of this plan, the County shall designate appropriate affordable housing sites and provide incentives for future development on those sites. Such incentives shall include expedited environmental review along with a higher density overlay option. The affordable housing sites shall be subject to the requirements of the Goleta Affordable Housing Overlay.

##### Commercial

**\* Action LUC-GV-2.1:** The County shall adopt and apply the Mixed Use Overlay in the Old Town area of Goleta and adopt and apply the C-1 zone district where appropriate.

##### Industrial

**\* Action LUI-GV-1.4:** As part of the adoption of this plan the County shall redesignate land uses and zoning on selected appropriate parcels in order to provide a better balance of industrial land uses and to recognize the constraints of the Airport Approach Zone.

**\* Action LUI-GV-1.5:** Parcel #'s 71-170-73; 71-190-34, 35; 73-110-02, 05, 06, 07; and 73-080-20 shall be wholly or partially rezoned to the Service Industrial M-S District. This shall be implemented as follows:

- a. Amend Article II and III of the County Zoning Ordinance to establish a M-S Zone District for the Goleta Plan area that provides for commercial and industrial uses of a service industrial nature within the Gol-Goleta Overlay.
- b. Change the Land Use Element Designation on the above parcels to Light Industry. Concurrently, rezone the parcels to M-S.

## *PUBLIC FACILITIES*

### General

**\* Action G-GV-2.3:** As part of this community plan adoption, the County shall include an implementation plan that supports all land use planning with a Comprehensive Capital Improvements Plan. The Capital Improvements Plan shall identify and plan for capital improvements, upgrades and requirements for all appropriate County departments. Funding sources shall also be identified, quantified, and utilized. Additional funding sources, such as the implementation of developer fees, may be required to provide the necessary improvements.

### Circulation

**\*Action CIRC-GV-1.1:** The County shall adopt the new Circulation Element maps as displayed on Figure 30 of the Community Plan with the new roadway classifications described in Table 10 and the designations described in Table 10, with the following changes to roadway segments from the existing Circulation Element:

- \* delete the Turnpike Drive extension along Atascadero Creek
- \* delete the Shoreline Drive extension across More Mesa
- \* add an extension of Phelps between Los Carneros and Storke Roads
- \* add an on/off ramp between south Kellogg and Hwy 217
- \* retain the link of Calle Real between Turnpike and Patterson

## *RESOURCES AND CONSTRAINTS*

### Biological Habitats

**\* Action BIO-GV-1.3:** The Article III Zoning Ordinance shall be amended to provide a Riparian Corridor Overlay to protect riparian corridors in rural areas designated for Agriculture. Riparian woodland corridors in rural areas designated for Agriculture shall be given an overlay designation of Riparian Corridor Overlay on the Goleta Community Plan ESH/Riparian Corridor overlay maps.

**\* Action BIO-GV-1.4:** The Resource Management Department shall review biological resources policies and standards as they apply to riparian and oak woodland habitats in rural agricultural areas and draft guidelines for implementation to ensure that these standards be compatible with continued reasonable agricultural production on parcels receiving the Riparian Corridor overlay. These standards should include directives for permitting minimal grading, vegetation clearing and tree removal.

**\* Action BIO-GV-1.5:** The County shall designate all riparian habitats along major streams and tributaries as ESH areas or Riparian Corridors, including the lower reaches of Atascadero and Old San Jose creeks.

Flooding and Drainage

\* **Action FLD-GV-1.3:** As part of the adoption of this Community Plan, the Flood Hazard Overlay shall be applied to the More Mesa North site (APN 65-240-15).

Visual

\* **Action VIS-GV-2.1:** As part of this adoption of the Community Plan, the "D" Design Overlay shall be placed on all commercially or industrially zoned parcels which front Hollister Avenue between Turnpike Road on the east and U.S. Hwy. 101 on the west. In addition, all parcels in this identified corridor which are rezoned to commercial or industrial in the future shall also receive the "D" Overlay at the time of rezone approval.



## ***APPENDIX B***

### **GOLETA ARCHITECTURAL DESIGN STANDARDS**

Adopted July 20, 1993

- I. Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance the visual quality of the environment.**
- A. The project shall include usable open space (appropriate to the project) which is designed and located appropriately for the proposed use.
    - 1. Useable open space can include view corridors, site recreation, employee lunch areas and natural vegetation areas.
  - B. Site open space shall blend into adjacent natural areas. (Figure A: Example of poor landscaping transition.)
  - C. Adequate setbacks from site structures (walls, paving and buildings) to environmentally sensitive areas shall be maintained.
  - D. Site grading shall be minimized.
    - 1. Where slope banks occur, they should be contoured to blend in with the natural landform and feathered into adjacent grades. (Figure B: Example of a poorly executed slope bank.)
- II. Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance adjacent neighborhood areas.**
- A. Overall building shapes and height shall be compatible to and in scale with existing structures on the same site and in the surrounding neighborhood.
    - 1. Where the proposed structure is taller than existing adjacent structures, the following techniques may be required to make the structure compatible.
      - a. Increase building setbacks
      - b. Step back upper floors

- c. Utilize roof types which minimize building mass at the perimeter (hip and flat roofs)
    - d. Excavate the building into the site.
  - B. There shall be a harmonious relationship with existing and adjoining developments, avoiding excessive variety and monotonous repetition, but promoting compatibility of styles.
  - C. The privacy of existing adjacent residential areas shall be protected by carefully controlling window and balcony placement.
  - D. Exterior lighting shall be screened to minimize glare and casting light onto adjacent sites.
  - E. Project design for industrial uses shall include screen walls and building placement to minimize the transfer of noise off site.
  - F. Project design shall promote a smooth shift from offsite conditions different from those proposed (i.e., scale, zone, use, architectural context, etc.)
    - 1. Where possible, perimeter wall setbacks shall vary and the wall shall be broken visually by use of texture or material. (Figure C: Carports used as screen walls.)
  - G. Project facilities such as loading docks, storage, utility, maintenance and trash storage areas shall be located in consideration for neighborhood uses, and screened where appropriate.

**III. The project design shall facilitate alternate forms of transportation.**

- A. Building setbacks shall be increased at the corner lots of urban areas to promote pedestrian safety and good design.
- B. On larger projects with bus turnouts or pedestrian loading zones, such facilities shall be included with shelters designed to match project architecture. (Figure D: Bus stop shelter designed to match building architecture.)
- C. Pedestrian access from offsite shall be separated from automobiles where possible.

- D. Bicycle parking shall be accommodated in a safe, efficient manner and located to blend with the proposed project.

**IV. Automobile access (on and off-site) and parking shall be safe and subordinate to other land and building forms.**

- A. Every effort shall be made to screen parking areas with existing or proposed structures. (Figure E: Parking located behind building).
- B. Where screening of parking by building configuration is not possible, landscaping, grade changes, berms and low walls shall be used to screen parking facilities.
- C. Parking areas shall be designed to include planters for canopy trees at the perimeter and in island planters with a maximum of eight spaces in between.
- D. Utility undergrounding shall be encouraged on major additions and renovations.
- E. Large expanses of paving shall be minimized and replaced with landscaping and/or by the use of various paving textures which are compatible with the proposed or existing structure.

**V. Adequate landscaping shall be integrated into the project design to enhance the natural environment.**

- A. Plant materials which are drought tolerant are required except for areas of active recreation and small accent plantings deemed appropriate.
- B. Native plant species shall be required in environmentally sensitive areas and at the perimeter of projects in the rural areas of Goleta.
- C. Landscaping shall be provided which is appropriate to the building design, with special regard to the preservation of existing specimen trees.
- D. Landscaping may be used as a screening device for blank building and site walls and for mechanical equipment, but shall not be a substitute for good design.

**VI. Building design shall be encouraged which enhances and protects the visual quality of the Goleta area.**

- A. There shall be a harmony of materials and consistency in style and design on all sides of a structure.
  - 1. Materials, detailing, color and proportions shall be appropriate to the style of the building.
  - 2. There shall be adequate variety and interest given to all sides of a building yet allowing for flexibility in design for various building functions. Possible techniques to add interest include modulation of walls, wainscot or cornice molding, texture or patterns in building materials, niches for planters or seats and decorative vents and grilles.
- B. Building signage, sitework and mechanical/electrical equipment shall be well integrated in the design concept. (Figure G: Unscreened meters detract from this otherwise attractive building.)
  - 1. The BAR may require additional site sections and photographs to ensure adequate mechanical screening from adjacent areas of higher elevation.

**VII. Passive solar design is encouraged.**

- A. The use of certain passive design features (south facing glass, thermal storage, shading and lightshelf devices) may require that the literal requirement for consistency on all sides of a structure be viewed with sufficient latitude.
- B. Landscaping and other screening devices may be required when reflective materials cause glare to adjacent properties.

**VIII. Goleta Old Town Standards (Area as defined in the Community Plan)**

- A. Where appropriate, recess the building front wall from the existing line of structures as needed to provide access for pedestrian entries and for planting areas. (Figure H: Existing building adapted to provide additional sidewalk area.)

- B. Canopies over the sidewalk area are encouraged (where appropriate with building design).
1. Canopies are encouraged to be cantilevered or supported without the means of columns in the sidewalk area (unless there is adequate distance given to pedestrian access). (Figure I: Good example of sidewalk canopy.)
  2. Remove existing column-supported canopies where there is less than eight feet (8') clear for pedestrian access. (Figure J: Existing canopy columns that impede pedestrian access.)
- C. Second floors and architectural projections are encouraged to provide vertical emphasis where needed to break up existing buildings with a uniform horizontal appearance. (Figure K: Existing buildings with little diversity in mass. Figure L: Positive example of variety in building mass.)
- D. Provide windows and other openings (where possible) to display human activity. (Figure M: Good and poor examples of adequate openings.)
- E. Remove existing two-level sidewalks and replace with new sidewalk per County Standards when major renovations are proposed. (Figure N: Unsafe existing sidewalk.)
- F. Encourage architectural and pedestrian interest and activity at corner lots by stepping back ground floor walls. (Figure O: Recessed corner entry.)
- G. Provide discontinuous planters (tree wells, or other method) at back of sidewalk to accommodate pedestrian traffic (where solid screening is not appropriate).
- H. Architectural Style: Goleta and Goleta Old Town area have a mixture of architectural styles, ranging from traditional and historic Spanish, Victorian (Italianate) and Craftsman to modern interpretations of those and others. Applicants are encouraged to help add to the present mixture of styles as follows:

The type of architectural style is not as important as how well the design is carried out; i.e., the level of quality and detailing, context with existing adjacent structures and adequate but appropriate visual interest. The building design is not limited to the following styles, but applicants are encouraged to provide building elements consistent with the chosen style similar to those listed below:

Modernistic/Contemporary (Figure P: Alex's Cantina)

- Curved walls and windows
- Unusual window shapes (greenhouse, glass block, etc.)
- Simple coping detail
- Horizontal emphasis
- Repetitive wainscot pattern
- Smooth high-tech materials common

International (Figure Q: Mission Hardware)

- Cantilevered sections of roof and/or canopy
- Floor to ceiling windows
- Intersecting planes to provide interest of form
- Flat roof/clean lines (horizontal emphasis typical)

Spanish styles (Figure R. Baltieries)

- Textured sloping roof (multiple planes)
- Detailed eaves
- Porch or canopy supported by large columns
- Simple canvas window awnings
- Smooth plaster texture

Italianate (Sexton Inn)

- Low pitched or flat roof
- Wide eave with details (supporting brackets, frieze band, etc.)
- smaller second floor windows
- Recessed porches (first or second floor)
- Symmetrical window patterns
- Formal entry

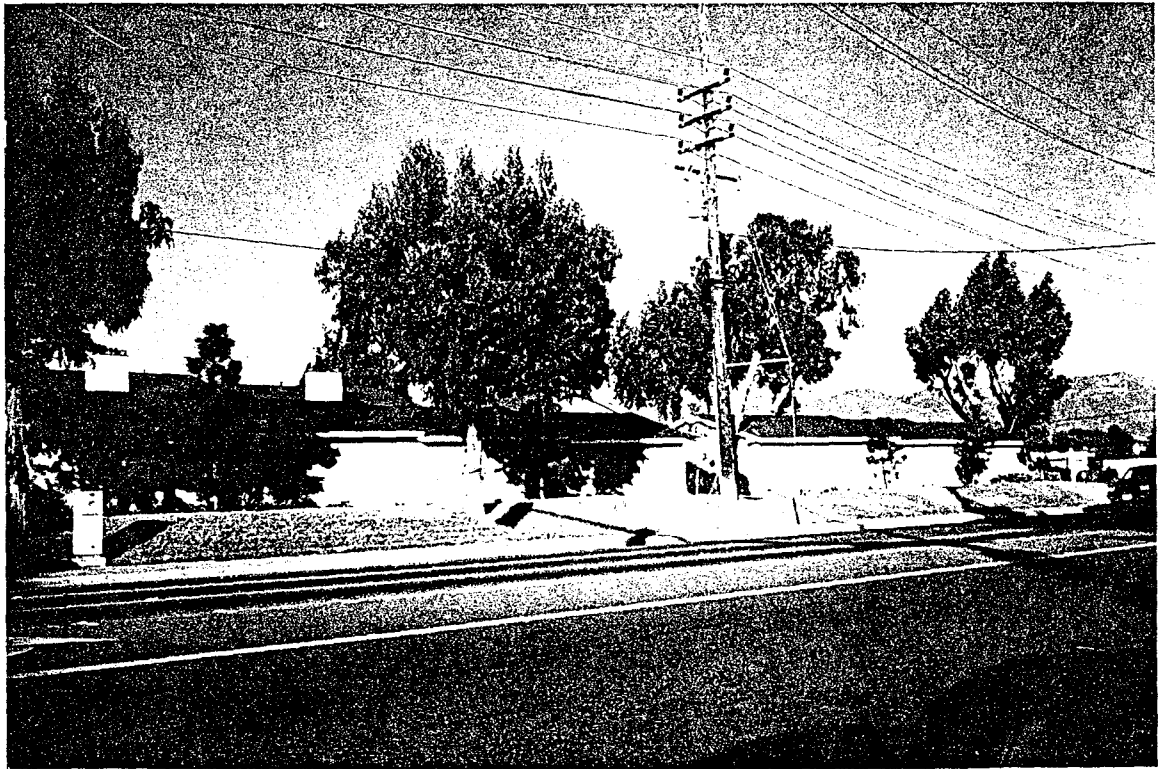
Other architectural styles will be viewed on an individual basis, with neighboring styles taken into consideration for determining appropriateness. (Note: the applicant is strongly encouraged to submit for conceptual review when applying for an architectural style other than those listed above.)



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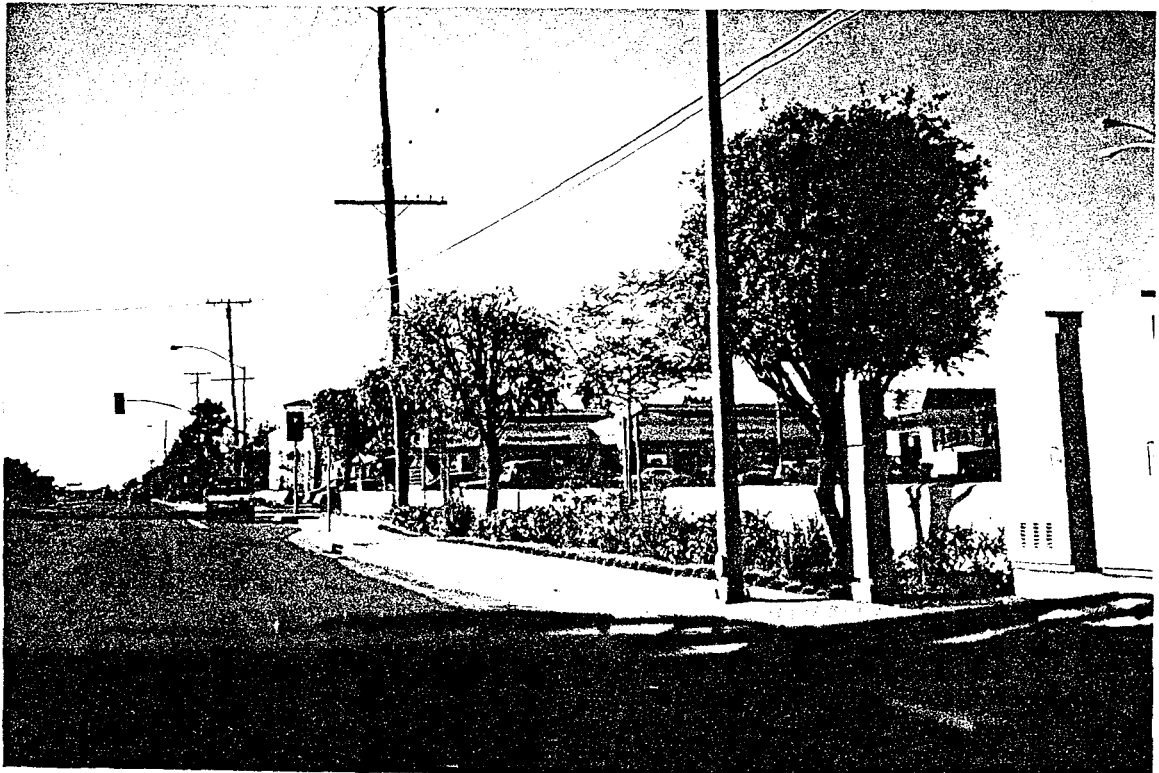
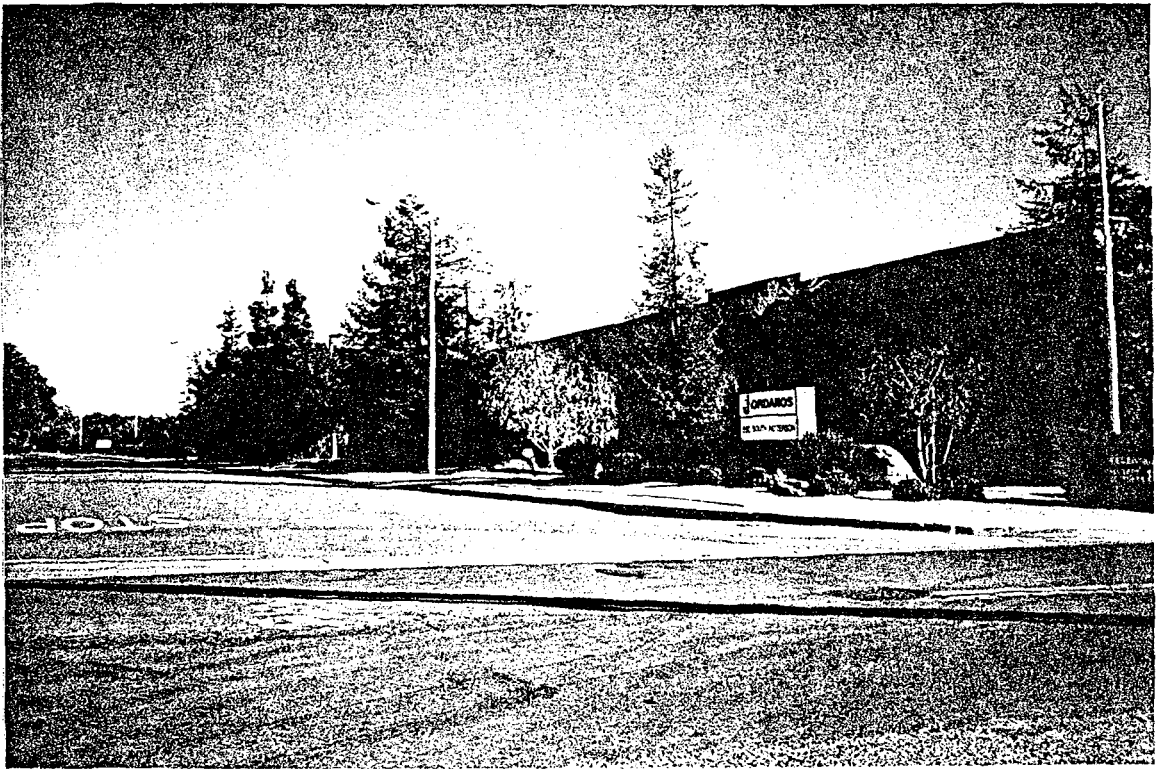




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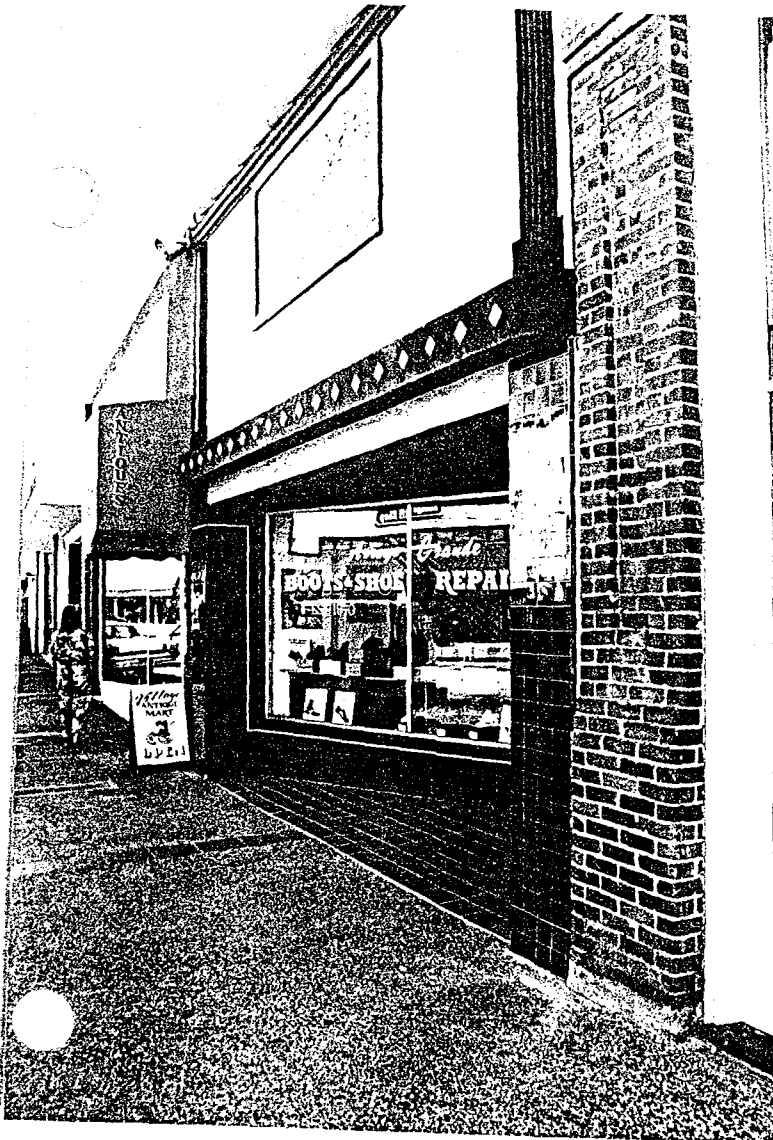


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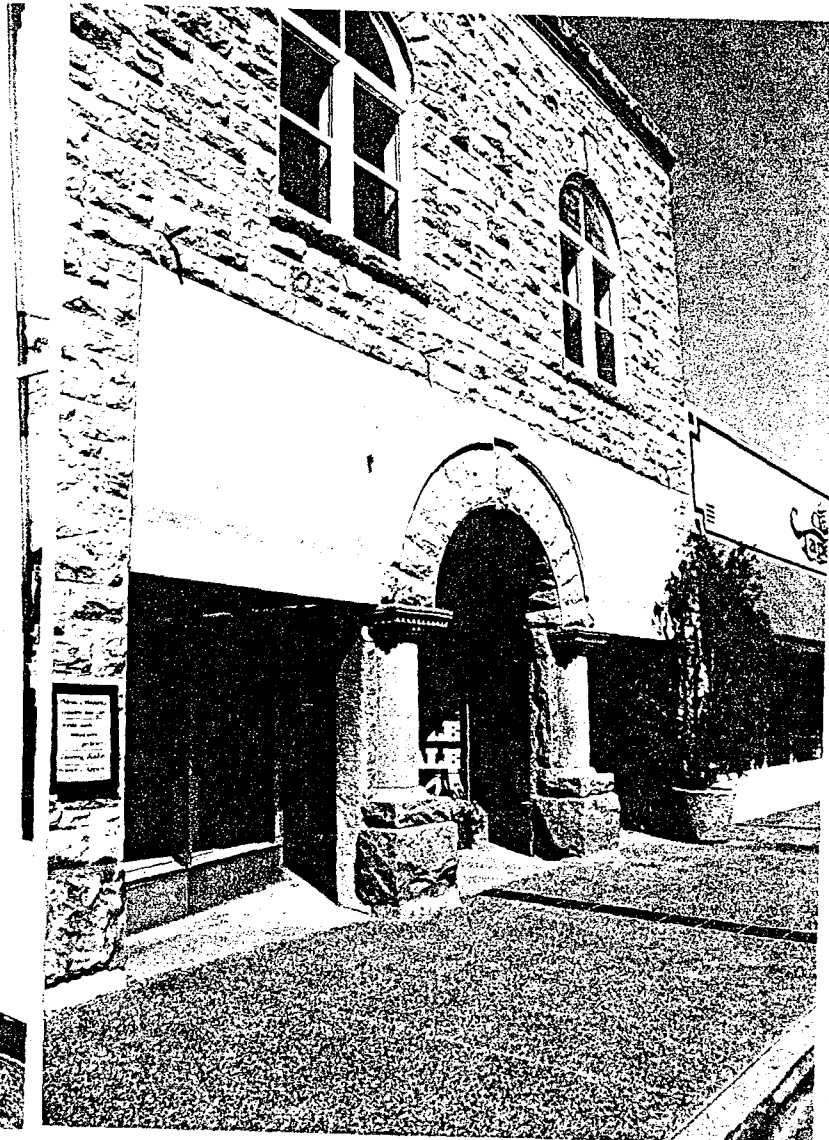




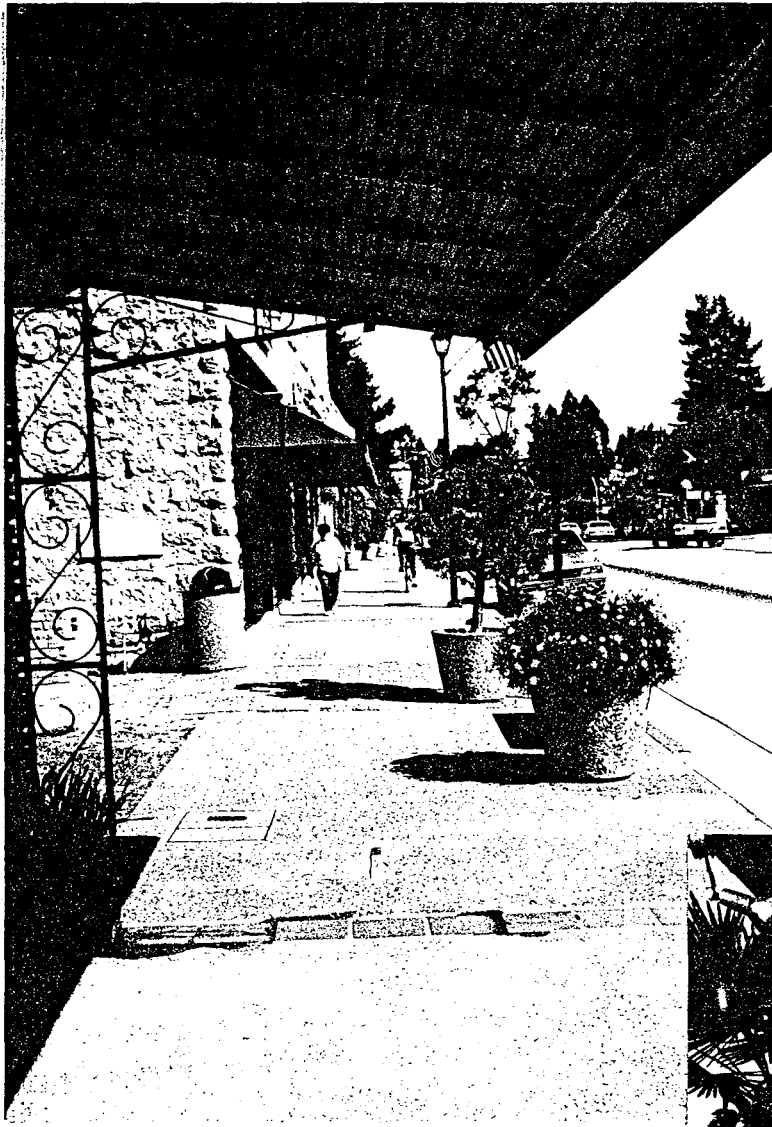
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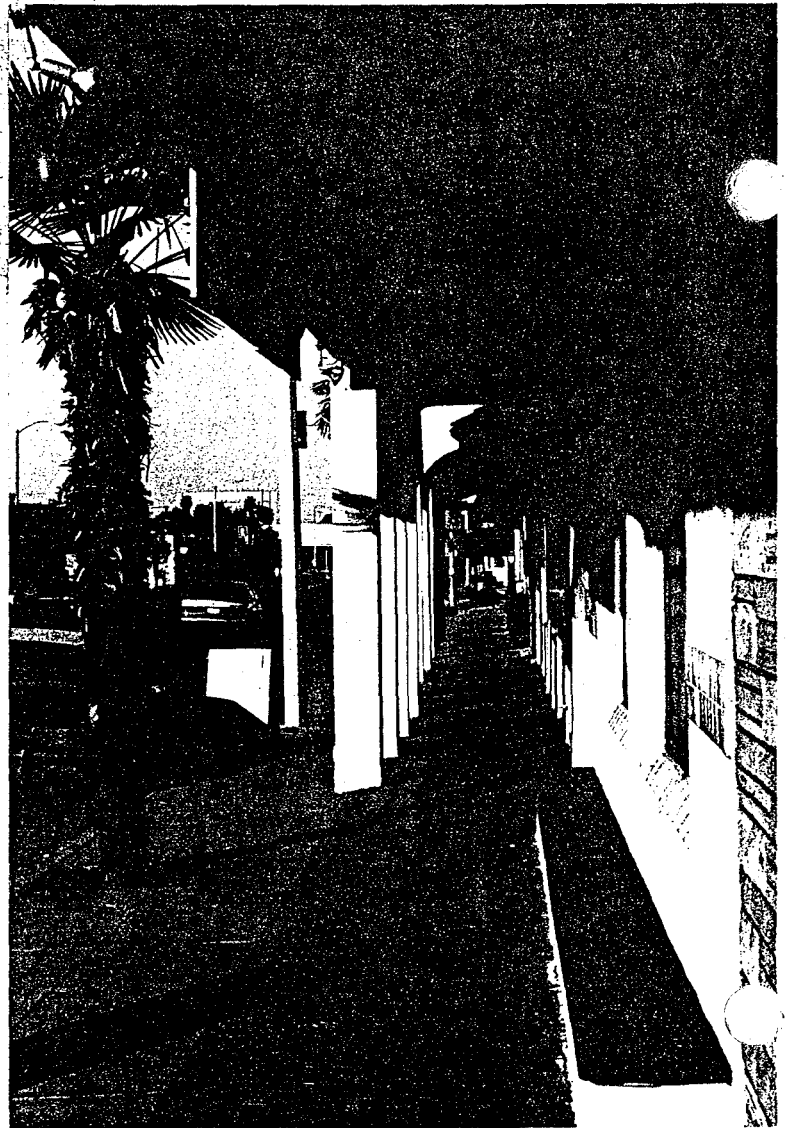
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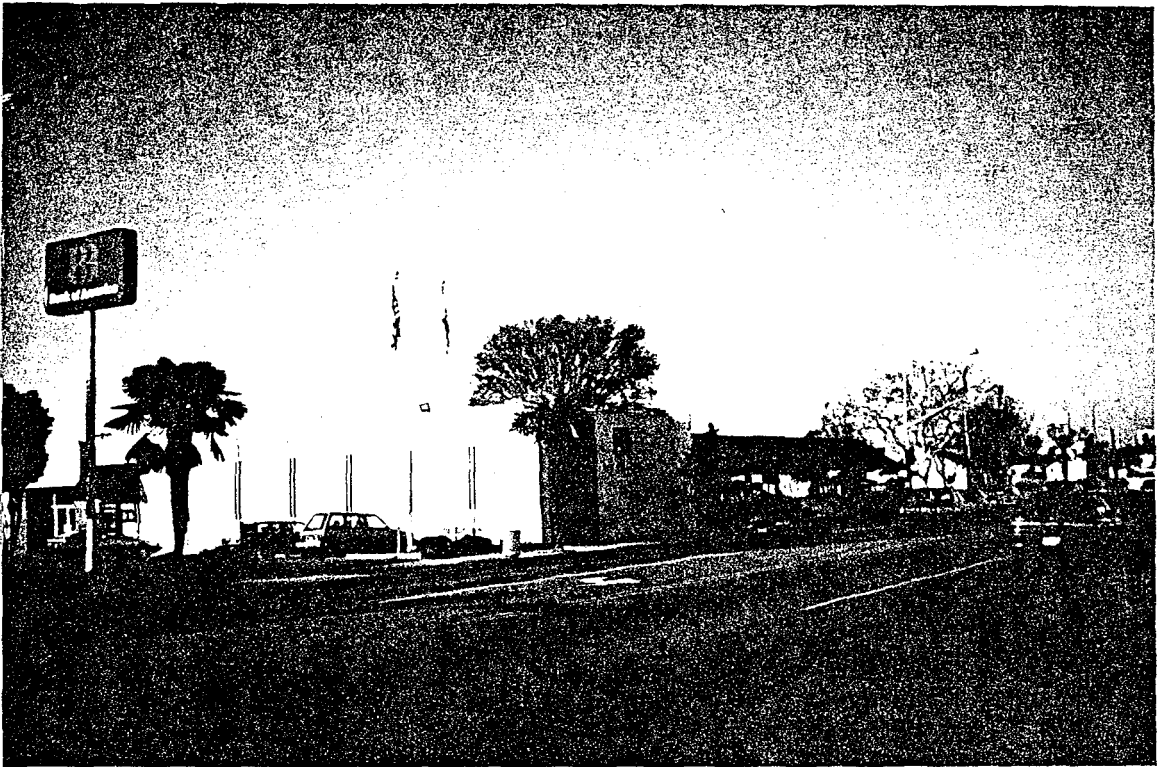


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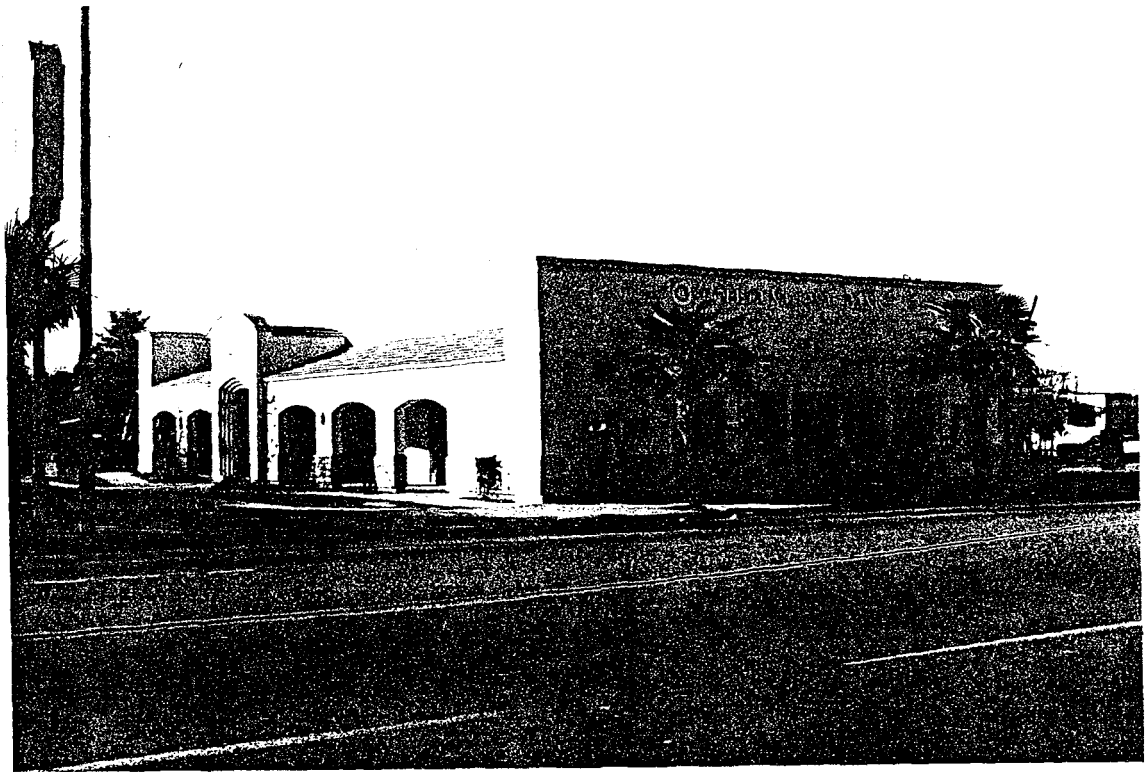


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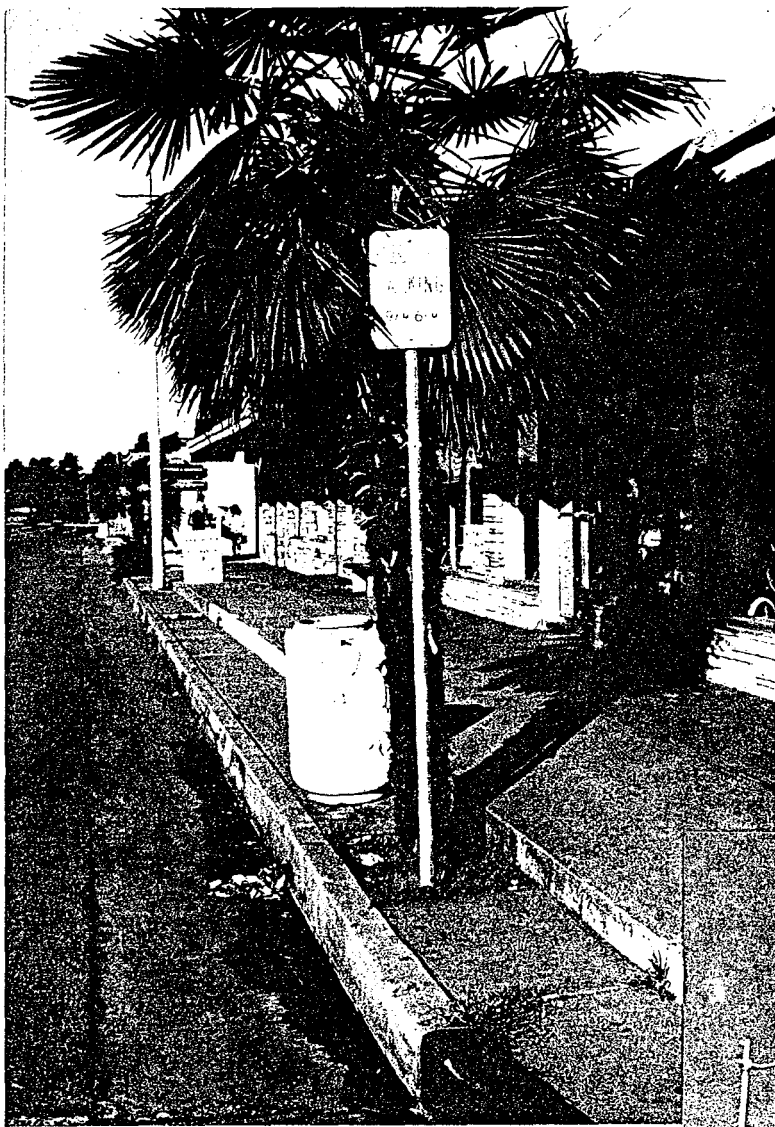




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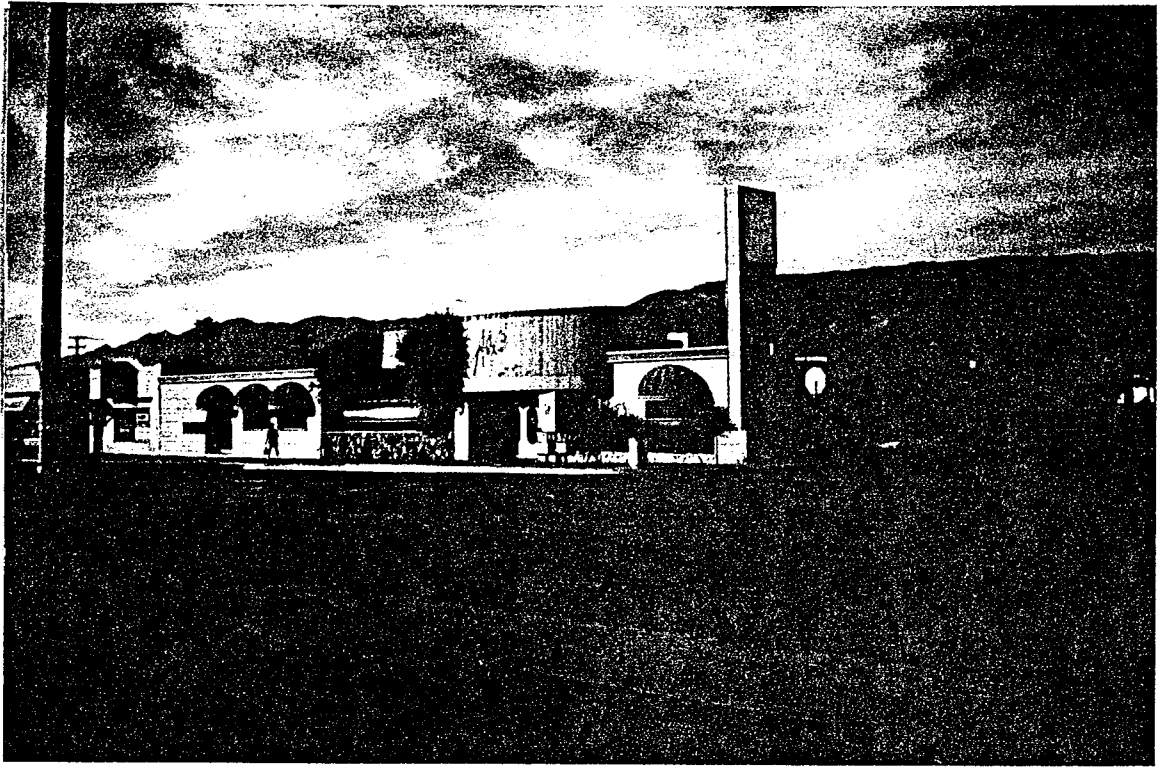
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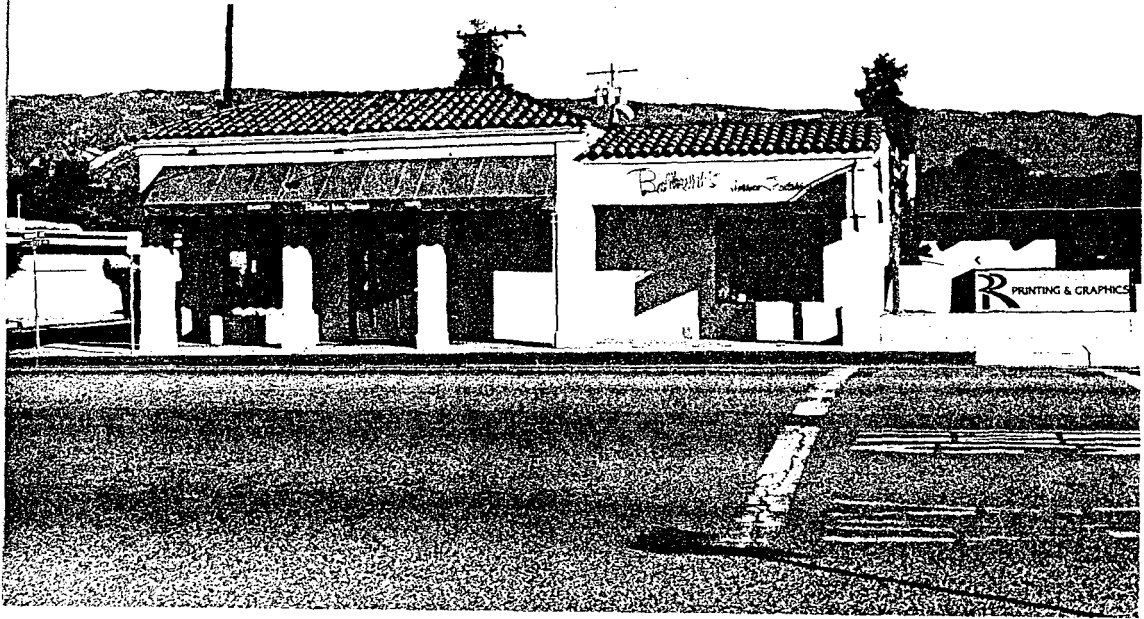


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- R -

A . . . . .NDIX C

## FINAL GOLETA COMMUNITY PLAN IMPLEMENTATION SUMMARY

August, 1993

COST PER PROGRAM: Cost estimates for each program are based upon estimates provided by each County Department in consultation with RMD, or estimated by RMD staff based upon best available information.

PROGRAM	PRIORITY	ACTIVITIES PERFORMED	RESPONSIBLE AGENCY	COST PER PROGRAM	SOURCE OF FUNDS	EST. TIME FRAME
LU-GV-5.1 LUDS-GV-8.2	High	Prepare a pilot program TDR Ordinance.	RMD	\$31,000	General Fund	93-94
PRT-GV-2.1	High	Establish a working group to develop a comprehensive trails component for the Goleta Plan.	RMD/Parks	\$18,000	General Fund	93-94
BIO-GV-2.1	High	Convene a working group to report on options for biological resource preservation & restoration.	RMD	\$7,500	General Fund	94-95
Note: This program could be deferred as an appropriate work item for the Open Space Element.						
CIRC-GV-1.2 CIRC-GV-1.3 CIRC-GV-2.2 CIRC-GV-5.2 CIRC-GV-8.1 CIRC-GV-2.14	High	Form a working group to study transportation corridors for roadway and bikeway circulation issues, and develop methods to reduce traffic impacts.	Public Works/ RMD	\$10,500	Ongoing/ General Fund /Road Funds	93-94
CIRC-GV-2	High	Develop a Transportation Improvement Plan (TIP) for constrained roadways & intersections, & promotion of alternative forms of transportation.	Public Works/ RMD	\$25,500	Ongoing/ Road Fund/ General Fund	93-94
Note: Portions of this task are already required by the adoption of the Congestion Management Program.						
LUDS-GV-9	High	Develop a Specific Plan for Hollister/Kellogg (Site #54) to include TDR and a Park Overlay.	RMD/ Flood Control	\$35,000	General Fund /Private Land Owners	93-94

PROGRAM	PRIORITY	ACTIVITIES PERFORMED	RESPONSIBLE AGENCY	COST PER PROGRAM	SOURCE OF FUNDS	EST. TIME FRAME
LUR-GV-2.2 LUC-GV-1.2 GM-GV-1.1 GM-GV-1.2 GM-GV-1.3 GM-GV-2	High	Review and amend the GGMO for consistency with adopted Goleta Plan policies.	RMD	\$4,000	Ongoing/ General Fund	93-94
LUC-GV-1.1	High	Investigate feasibility of an initiative to establish a redevelopment agency in the Old Town area.	Public Works /RMD	\$24,500	General Fund/CDBG Grants	93-94
LUR-GV-1.1 LUR-GV-1.2	High	Provide fast track processing for AHO sites & consider methods for encouraging affordable housing.	RMD	\$10,000	Ongoing/ General Fund	93-94
Note: These items are also related to Housing Element implementation.						
RRC-GV-1.1 RRC-GV-1.2 RRC-GV-2.1	High	Continue & increase a full range of recycling opportunities for commercial/industrial and residential areas in the GPA.	Public Works/RMD	\$2,000	Ongoing/ Enterprise Funds	93-94
PRT-GV-14.2 PRT-GV-14.3	High	Pursue purchase of vacant properties (e.g., More Mesa) for potential use as parks or O.S.	RMD/Public Works/Parks	\$10,000- \$100,000/ acre	Quimby Fees/ Ongoing/ Grants/Bonds	Ongoing
CIRC-GV-2.16	High	Perform 7 listed repairs to the existing bikeway system.	RMD/ Public Works	\$120,000	General Fund /Grants	Ongoing
BIO-GV-16.4	High	Work with Goleta Community to create a specimen tree protection mechanism consistent with the Goleta goals & policies, when funding is avail.	RMD	\$20,000	General Fund	94-95
LU-GV-3 G-GV-3.1	Moderate	Analyze impacts of Airport & U.C.S.B. development projects & growth projection reports.	RMD	\$2,000	Ongoing/ General Fund	Ongoing

PROGRAM	PRIORITY	ACTIVITIES PERFORMED	RESPONSIBLE AGENCY	COST PER PROGRAM	SOURCE OF FUNDS	TIME FRAME
LUR-GV-2.1	Moderate	Provide yearly reports to PC on efforts to achieve fair share housing objectives.	RMD	\$1,000 +	General Fund	Ongoing
Note: This item is also related to Housing Element implementation.						
LUR-GV-2.3	Moderate	Conduct workshops on the socio-economic impacts of Comm/Ind growth upon the housing market.	RMD	\$10,000	General Fund	93-94
Note: This item is also related to Housing Element implementation.						
LUR-GV-3.2	Moderate	Contact parties interested in the provision of senior and/or disabled-accessible housing for site identification.	RMD	Unknown	Ongoing	Ongoing
Note: This item is also related to Housing Element implementation.						
LUR-GV-5.1 BIO-GV-1.1 FLD-GV-1.2	Moderate	Amend Article III to allow modular homes in the MHS zone district, and add ESH, RC and Flood Hazard Overlays.	RMD	\$2,000	Ongoing	93-94
LUI-GV-1.1	Moderate	Economic Development Task Force to identify measures to reduce costs of County related permits to local businesses.	RMD/Public Works/APCD/EHS	\$2,500	General Fund	93-94
LUI-GV-1.2	Moderate	Review projected costs of circulation improvements to reduce costs of the offsite road improvement program.	Public Works	Part of the TIP (CIRC-GV-2)	Ongoing/ General Fund /Road Fund	93-94
LUI-GV-1.3	Moderate	Review LUI-GV-1.1 & 1.2 (see 2 programs listed above), and submit a report to the B/S on how to assist local businesses.	RMD	Unknown	General Fund	94-95
LUA-GV-1.7	Moderate	As part of Phase II of the Ag. Element, prepare an Ag. Protection Program, including the use of TDR, APD, O.S. Easements & Land Trusts.	RMD	\$50,000	General Fund /Private Land Owners	93-95
LUDS-GV-2.3 LUDS-GV-3.8	Moderate	Prepare a plan for a Devereux Slough Ecological Preserve (1st Phase).	RMD	\$5,500	General Fund	93-94

PROGRAM	PRIORITY	ACTIVITIES PERFORMED	RESPONSIBLE AGENCY	COST PER PROGRAM	SOURCE OF FUNDS	EST. TIME FRAME
FIRE-GV-1.1	Moderate	Provide fire station #10 in western Goleta when funding is avail.	Co. Fire/ Public Works	\$730,000 total	General Fund	Unknown
FIRE-GV-1.2	Moderate	Relocate fire station #16 in north-central Goleta when funding is avail.	Co. Fire/ Public Works	\$730,000 total	General Fund	Unknown
FIRE-GV-4.1	Moderate	Investigate installation of a crash gate on Vieja Dr. east of Puente.	RMD/Fire	\$500	General Fund	93-94
PRT-GV-5.1	Moderate	Prioritize trails for acquisition and/or development (see Fig. 26), when funding is avail.	RMD/Parks	Part of Trails Study (PRT-GV- 2.1)	Unknown	93-95
PRT-GV-6.1	Moderate	Study potential for combining F.C. easements, trail easements & greenbelt buffer zones.	Parks/Flood Control/RMD	Part of Trails Study (PRT-GV- 2.1)	Ongoing/ General Fund	93-94
PRT-GV-14.4	Moderate	Review public coastal access in the GPA and determine if additional access is needed.	RMD/Public Works	Part of Trails Study (PRT-GV- 2.1)	General Fund	93-94
POL-GV-1	Moderate	Hire additional police officers, when funding is avail.	Sheriff's Dept.	\$600,000	Ongoing	At buildout.
RRC-GV-3	Moderate	Require recycling bins at construction sites.	Public Works/ RMD	\$500	Ongoing	95-97
CIRC-GV-2.1	Moderate	Re-evaluate transportation and air quality improvement funding sources for possible diversion toward alternative transportation.	Public Works/ APCD/RMD	Part of the TIP (CIRC- GV-2)	General Fund	93-94
CIRC-GV-2.4	Moderate	Monitor operating conditions of designated roadways and intersections in Goleta report annually.	Public Works	Part of the TIP (CIRC- GV-2)	General Fund /Road Fund	Ongoing

PROGRAM	PRIORITY	ACTIVITIES PERFORMED	RESPONSIBLE AGENCY	COST PER PROGRAM	SOURCE OF FUNDS	TIME FRAME
CIRC-GV-2.5	Moderate	Develop programs encouraging the use of alternative modes of transportation.	Public Works/ RMD	Part of the TIP (CIRC-GV-2)	Ongoing/ Grants	Ongoing
CIRC-GV-2.8	Moderate	Work with the MTD to develop road improvements necessary for bus access to the S. Ward Dr. area.	Public Works	Unknown	Ongoing	94-95
CIRC-GV-2.9 CIRC-GV-5.1	Moderate	Update the Bikeways Master Plan & prepare an implementation program.	Public Works/ RMD	\$20,000	General Fund /Grants	94-95
Note: These items also relate to the TIP (CIRC-GV-2)						
CIRC-GV-2.12 CIRC-GV-6.1	Moderate	Explore feasibility and funding sources for pedestrian/bicycle overpasses and along existing creek channel tunnels across US 101.	Public Works/ RMD	Part of the TIP (CIRC-GV-2)	General Fund /Road Fund /Grants	93-95
CIRC-GV-1.2	Moderate	Request that the AOG update & maintain the existing TDM Ordinance in Goleta.	RMD	\$200	General Fund	94-95
CIRC-GV-2.13	Moderate	Prioritize 8 critical roadways & 3 critical intersections for capital improvements to be completed by year 2000.	RMD/ Public Works	Unknown	General Fund /Road Fund /Grants	Ongoing
WAT-GV-1.2	Moderate	Develop & maintain standardized water demand factors for use in project review.	RMD/ Public Works	\$2,000	General Fund	Ongoing
WAT-GV-2.1	Moderate	Coordinate with the Goleta Water District (GWD) to review development proposals.	RMD	Project Related	NA	Ongoing
WAT-GV-2.2	Moderate	Contact Goleta Water purveyors to discuss issues of water planning.	RMD	\$500	General Fund	94-95
WAT-GV-7	Moderate	Coordinate with water purveyors to update standards for low water use plumbing fixtures & to encourage retrofitting with low-flow fixtures.	RMD	\$5,000	General Fund	94-95

PROGRAM	PRIORITY	ACTIVITIES PERFORMED	RESPONSIBLE AGENCY	COST PER PROGRAM	SOURCE OF FUNDS	EST. TIME FRAME
AQ-GV-5.1	Moderate	Consider use of 12 energy-conserving techniques to implement Policy AG-GV-5.	RMD/ Public Works	Unknown	Ongoing	94-95
BIO-GV-22.3	Moderate	Develop a fee program to mitigate proposed projects' impacts to regional ecological systems.	RMD	\$5,000	General Fund /Grants	94-95
EMC-GV-1.1	Moderate	Consult with SCE & local/state experts as needed to determine appropriate setbacks for EMF sources.	RMD	\$1,500	General Fund	94-95
GEO-GV-1.1	Moderate	Investigate a coastal bluff retreat hazard overlay.	RMD	\$5,000	General Fund /Grants	94-95
HA-GV-1.4	Moderate	Consider development of a program to acquire protective easements &/or purchase development rights to preserve rural landscapes, buildings & plantings.	RMD	\$2,000	General Fund /Grants	94-98
LUR-GV-3.1	Low	Analyze under-utilized publicly owned land for possible residential development.	RMD	\$5,000	General Fund	94-95
Note: This item is also related to Housing Element implementation.						
LUR-GV-7	Low	Investigate methods to facilitate senior housing projects.	RMD	\$1,000	Mortgage Revenue Trust Funds	93-94
Note: This item is also related to Housing Element implementation.						
G-GV-2.2	Low	Monitor & update Capital Improvements Plan annually.	RMD	Unknown	Ongoing	Ongoing
PRT-GV-1.1	Low	Consider developing recreational programs for the GPA.	Parks/RMD	\$5,000	General Fund	94-95
PRT-GV-10.1	Low	Work with the NFS & cycling community to develop bicycle safety regulations for trails.	Parks/RMD	\$2,000	General Fund	94-95

PROGRAM	PRIORITY	ACTIVITIES PERFORMED	RESPONSIBLE AGENCY	COST PER PROGRAM	SOURCE OF FUNDS	EST. TIME FRAME
PRT-GV-13.1	Low	Explore the feasibility of entering into joint use agreements for public use of school facilities.	Parks/RMD	\$30,000	Quimby Fees/ Grants	94-95
PRT-GV-14.1	Low	Develop a comprehensive O.S. implementation program to coordinate the acquisition & development of O.S., trails & parks.	RMD/Parks	\$50,000	General Fund /Grants	94-95
SD-GV-1	Low	Coordinate with sanitary districts & regulatory agencies regarding sewer generation & capacity figures for the Goleta/Goleta W. Sanitary District plant.	RMD	\$1,500	General Fund	Ongoing
SD-GV-1.2	Low	Meet with Goleta sanitary districts regarding wastewater treatment & quality.	RMD	\$1,000	Ongoing	Ongoing
CIRC-GV-2.10	Low	Develop & promote a public relations & educational campaign for cycling safety, when funding is avail.	RMD	\$5,000	General Fund	94-95
CIRC-GV-10	Low	Purchase vacant property for parking or bus turnout areas to ease traffic congestion.	Public Works /MTD/Caltrans	\$10,000- \$100,000/ acre	Development Fees/ Road Funds/ Grants	Ongoing
SCH-GV-2	Low	Encourage School Districts pursue solutions to overcrowding.	RMD	\$500	General Fund	Ongoing
WAT-GV-4	Low	Over the long term, study the use of reclaimed water for roadway landscaping if available from GSD/GWD.	RMD/ Public Works	\$1,000	General Fund	94-98
WAT-GV-5.2	Low	Study the use of reclaimed water for tree crops & non-edible ornamental plants.	RMD/ESH	\$2,000	General Fund	96-97
WAT-GV-6.1	Low	Coordinate with water purveyors to biannually update its "acceptable drought tolerant landscape species" list.	RMD	\$500	General Fund	Ongoing



PROGRAM	PRIORITY	ACTIVITIES PERFORMED	RESPONSIBLE AGENCY	COST PER PROGRAM	SOURCE OF FUNDS	EST. TIME FRAME
FLD-GV-3.1	Low	Purchase a dredge & sand transport system for Goleta Slough/Beach.	Flood Control	\$500,000 (\$100,000/yr. operations)	General Fund /Grants /District Funds	94-97
HA-GV-1.1	Low	Work with local historical &/or architectural organizations to seek funding for a comprehensive historical architectural survey of the Goleta area.	RMD	\$1,000	General Fund	94-95
HA-GV-1.7	Low	Consider developing an historic overlay to protect potentially significant structures, when funding is avail.	RMD	\$1,000	General Fund	94-95
VIS-GV-1.2	Low	Consider developing architectural guidelines for residential development.	RMD	\$1,000	General Fund	94-95
VIS-GV-1.3	Low	Provide landscaping of the Hollister corridor, US 101 median & the southern R-O-W area, when funding is avail.	Public Works/ Caltrans	Unknown	Road Funds/ Grants/ Caltrans/ General Fund	94-97
VIS-GV-3.1	Low	Develop street tree planting & R-O-W landscape programs for the GPA, when funding is avail.	RMD/ Public Works /Parks	\$10,000	General Fund	95-96
VIS-GV-6.2	Low	Investigate alternative methods of street lighting, parking lot lighting & security lighting.	Public Works	\$2,000	Ongoing	94-95

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