

Goleta New Zoning Ordinance General Plan / Coastal Land Use Plan Policy Consistency Matrix

CHECKLIST FOR IMPLEMENTATION OF GENERAL PLAN: POLICIES RELATED TO NEW ZONING ORDINANCE	
<i>General Plan Policy</i>	<i>Public Hearing Draft New Zoning Ordinance Citation</i>
LAND USE ELEMENT	
Policy LU 1: Land Use Plan Map and General Policies - Maintain a land use pattern that provides continuity with the past and present use and development of the city and locates the various uses in a manner that is consistent with the fundamental goals and principles of the plan.	
LU 1.1	Land Use Plan Map. [GP/CP] The Land Use Plan map in Figure 2-1 is hereby adopted. The Land Use Plan map establishes the future distribution, extent, and geographic locations of the various land uses within Goleta. The standards applicable to each of the various use categories and sites are set forth in Policies LU 2 through LU 9.
LU 1.2	Residential Character. [GP/CP] The Land Use Plan map shall ensure that Goleta's land use pattern remains predominately residential and open, with the majority of nonresidential development concentrated along the primary transportation corridor—east and west along Hollister Avenue and US-101. The intent of the Land Use Plan is to protect and preserve residential neighborhoods by preventing intrusion of nonresidential uses that would be detrimental to the preservation of the existing character of the neighborhoods.
LU 1.3	Goleta Old Town. [GP] The City and the City of Goleta Redevelopment Agency shall continue to develop and implement programs to revitalize the Old Town area. When considering development proposals, lots designated for commercial or multifamily residential use that are less than 6,000 square feet shall be encouraged to be combined with any adjacent small lots to provide adequate parking and circulation, minimize driveway cuts on Hollister Avenue and other busy streets, and maximize design potential.
LU 1.4	Employment Centers. [GP] Existing developed office and industrial areas shall be preserved and protected to continue their role of providing employment opportunities for the community. A mix of industries and economic activities is encouraged in order to provide a wide range of employment opportunities and wage levels and to avoid over reliance on any one economic sector.
LU 1.5	Compatibility of Existing and New Industrial Areas with Adjacent Residential Development. [GP/CP] The Zoning Code shall include performance standards that will mitigate the effects of industrial uses and development on nearby residential areas. These standards shall include, but are not limited to, the following subjects: <ul style="list-style-type: none"> a. Air pollution, both direct and indirect; b. Dust; c. Noise; d. Drainage and stormwater runoff; e. Water pollution; f. Light pollution; g. Visual impacts; and h. Truck traffic. Standards may include requirements for industrial uses and development to provide an adequate physical buffer or separation as well as fencing and screening to help lessen the effects on adjacent residential development. Performance standards shall be applicable to discretionary approvals pertaining to alteration or expansion of existing industrial uses and development as well as to new industrial uses and development.
LU 1.6	Retail and Other Commercial Centers. [GP/CP] The priority for commercial uses, including large regional commercial centers, shall be for the types that will meet local needs and those that provide goods and services not now available in the city. Goleta's retail areas shall be designed to serve as community focal points and shall include appropriate outdoor gathering places. Retail and other commercial centers shall provide high levels of maintenance and upkeep to assure their quality appearance.
LU 1.7	New Development and Protection of Environmental Resources. [GP/CP] Approvals of all new development shall require adherence to high environmental standards and the preservation and protection of environmental resources, such as environmentally sensitive habitats, consistent with the standards set forth in the Conservation Element and the City's Zoning Code.
LU 1.8	New Development and Neighborhood Compatibility. [GP/CP] Approvals of all new development shall require compatibility with the character of existing development in the immediate area, including size, bulk, scale, and height. New development shall not substantially impair or block important viewsheds and scenic vistas, as set forth in the Visual and Historical Resources Element.
LU 1.9	Quality Design in the Built Environment. [GP/CP] The City shall encourage quality site, architectural, and landscape design in all new development proposals. Development proposals shall include coordinated site planning, circulation, and design. Public and/or common open spaces with quality visual environments shall be included to create attractive community gathering areas with a sense of place and scale.
LU 1.10	Multifamily Residential Development. [GP/CP] The Medium- and High-Density Multifamily designations shall provide appropriate locations for multifamily dwellings as well as allow development standards that enable creativity and diversity in design while protecting health and safety. The use categories differ in terms of maximum permitted densities allowed, but each designation shall permit a range of housing types, including detached units, attached townhouses, and garden apartments. All multifamily developments shall be required to provide or ensure: <ul style="list-style-type: none"> a. Adequate open space and recreational facilities, such as parks, open spaces, or bike paths as an integral part of the development; community garden areas are encouraged. b. Appropriate amounts of outdoor space for the exclusive use of individual residential units. c. Appropriate pedestrian and bicyclist access to commercial or other activity centers and appropriate facilities to encourage use of public transit. d. Adequate services and facilities (such as sewer, water, and roadway capacity) concurrent with development. e. Adequate off-street parking. f. Appropriate access by emergency vehicles.
LU 1.11	Multiple-Use Development. [GP/CP] New larger developments, including multifamily, commercial, retail, office, and industrial uses, shall be designed to incorporate features that enable a choice of various alternative modes of travel, such as transit, biking, and walking. Mixed-use development, where certain commercial and residential uses are provided in a single integrated development project, shall be allowed in appropriate areas, including, but not limited to, the Hollister corridor in Old Town.

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LU 1.13 Adequate Infrastructure and Services. [GP/CP] For health, safety, and general welfare reasons, approvals of new development shall be subject to a finding that adequate infrastructure and services will be available to serve the proposed development in accordance with the Public Facilities and Transportation Elements.	Section 17.52.070, Findings for Approval
Policy LU 2: Residential Land Uses - Provide appropriate land areas for the residential needs of existing and future city residents consistent with the existing character of the city's neighborhoods.	
LU 2.1 Residential Land Use Categories. [GP/CP] The residential land use categories, permitted uses, and recommended standards for density and building intensity are shown in Table 2-1. The recommended planned residential densities and building intensities in residential neighborhoods have been established to be consistent with the density, intensity, and scale of existing development in order to reinforce the character of well-established neighborhoods.	Chapter 17.07, Residential Districts
LU 2.2 Residential Use Densities. [GP/CP] All proposed residential projects shall be consistent with the recommended standards for density and building intensity set forth in this plan. The recommended densities described in the policies for the residential use categories and in Table 2-1 are maximum permitted densities but are not guaranteed. Density of development allowed on any site shall reflect site constraints, including: <ul style="list-style-type: none"> a. Environmentally sensitive habitat areas (ESHA). Areas prone to flooding and geologic, slope instability, or other natural hazards. b. Areas with stormwater drainage problems. c. Presence of other significant hazards or hazardous materials. d. Protection of significant public and private views. e. Exposure to exterior noise levels that exceed a Community Noise Exposure Level (CNEL) of 60 dBA (see related NE 1.2). f. Areas with archaeological or cultural resources. g. Deficiencies in the type or level of services necessary for urban development, such as transportation facilities (roadway and pedestrian), sewer and water service, and emergency service response time. h. Prevailing densities of adjacent developed residential areas. 	Section 17.03.060, Dwelling Unit Density; Chapter 17.07, Residential Districts
LU 2.3 Residential Development Standards. [GP/CP] The following standards or criteria shall be applicable to residential development proposals: <ul style="list-style-type: none"> a. The privacy of existing residential uses in the immediate area shall be protected in the design of new or expanded structures. b. Solar access of residential uses shall be protected in the design of new or expanded structures. Proposals for construction of new or expanded homes shall be required to have a size, bulk, scale, and height that are compatible with the character of the immediate existing neighborhood. 	Chapter 17.07, Residential Districts; Chapter 17.58, Design Review
LU 2.4 Single-Family Residential Use Category (R-SF). [GP/CP] The intent of this use category is to identify and protect appropriately located land areas for family living in low-density residential environments. Existing developed areas with this designation were generally subdivided at four units per acre or less and are characterized by a suburban atmosphere. This designation may be applied to provide a transition from the more intensely developed areas of the city to rural open spaces. The designation is also appropriate for areas that are subject to hazards or environmental constraints that limit the suitability of such areas for higher intensity uses. This designation is intended to provide for development of one single-family residence per lot at densities ranging from one or fewer to five units per acre. Assuming an average household size of 2.0 to 3.0 persons, this use category will allow population densities between 2.0 and 15.0 persons per acre.	Chapter 17.07, Residential Districts RS District
LU 2.5 Planned Residential (R-P). [GP/CP] The intent of the Planned Residential designation is to allow flexibility and encourage innovation and diversity in design of residential developments. This is accomplished by allowing a wide range of densities and housing types while requiring provision of a substantial amount of open space and other common amenities within new developments. Clustering of residential units is encouraged where appropriate to provide efficient use of space while preserving natural, cultural, and scenic resources of a site. Planned residential areas may also function as a transition between business uses and single-family residential neighborhoods. This designation permits single-family detached and attached dwellings, duplexes, apartments in multiunit structures, and accessory uses customarily associated with residences. This designation is intended to provide for development of residential units at densities ranging from 5.01 units per acre to 13.0 units per acre, with densities for individual parcels as shown on the map in Figure 2-1. Assuming an average household size of 2.0 to 3.0 persons, this use category will allow population densities between 10 persons per acre and 39 persons per acre.	Chapter 17.07, Residential Districts RP District
LU 2.6 Medium-Density Residential (R-MD). [GP/CP] This use category permits multifamily housing and accessory uses customarily associated with residences. Development may also include attached and detached single-family dwellings and duplex structures. Medium-density areas may also function as a transition between business uses and single-family residential neighborhoods. This designation is intended to provide for development of residential units at densities of up to 20.0 units per acre. In order to achieve efficient use of a limited supply of land designated in this use category, the minimum density permitted shall be 15.0 units per acre, except where site-specific constraints are determined to limit development to fewer units. Central Hollister Housing Opportunity Sites as identified in Housing Element Subpolicy HE 11.6 shall provide for development of residential units at densities ranging from a minimum of 20 to a maximum of 25 units per acre in support of the achievement of affordable housing goals. Assuming an average household size of 2.0 to 3.0 persons, the range of population densities allowed in this use category is between 26.0 persons per acre and 60.0 persons per acre. (See related Policy LU 8 and Subpolicy HE 11.6)	Chapter 17.07, Residential Districts RM District
LU 2.7 High-Density Residential (R-HD). [GP] This category permits multifamily housing units and accessory uses customarily associated with residences. Such areas may also function as a transition between higher intensity business uses and medium-density multifamily housing and single-family residential neighborhoods. Housing for special needs populations may be approved at higher than the base density in this designation provided that the City finds that the impacts on traffic, public facilities and services, biological resources, air and water quality, visual resources, or other environmental resources would not be greater than the impacts associated with development at the base density. This designation is intended to provide for development of residential units at densities ranging from 20.01 units per acre to 30.0 units per acre. In order to achieve efficient use of a limited supply of land designated in this use category, the minimum density permitted shall be 15.0 units per acre, except where site-specific constraints are determined to limit development to fewer units. Assuming an average household size of 2.0 to 3.0 persons, this use category allows population densities between 40 persons per acre and 90 persons per acre.	Chapter 17.07, Residential Districts RH District
LU 2.8 Mobile Home Park (R-MHP). [GP/CP] This category shall permit planned mobile home parks where sites for placement of individual mobile home units may be unsubdivided and held in a common ownership or subdivided and sold as separate lots to individual mobile home unit owners. The intent is that mobile home park sites be planned as a whole, with an adequate internal vehicular and pedestrian circulation system, adequate common and individual parking, common open space and recreation facilities, and other common amenities. Mobile homes usually provide a more-affordable housing alternative, and this designation is intended to preserve and protect existing mobile home parks in the city. The Mobile Home Park designation is intended to provide for development of residential units at densities ranging up to a maximum of 15.0 units per acre. Assuming an average household size of 2.0 to 3.0 persons, this use category allows population densities between 30.0 persons per acre and 45.0 persons per acre.	Chapter 17.07, Residential Districts RMHP District
Policy LU 3: Provide lands in locations that are suitable, functional, attractive, and convenient for an appropriate mix and scale of residential- and business-serving commercial uses, including business and professional offices, retail trade, business services, and residential mixed uses.	

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<p>LU 3.1 Commercial Land Use Categories. [GP/CP] Table 2-2 shows the permitted uses and recommended standards for building intensity in each of the commercial land use designations. The commercial use categories are intended to provide appropriate locations for business uses that serve neighborhoods, the community, the region, and the traveling public while seeking to minimize traffic congestion, visual, and other impacts on surrounding residential areas. The intent of each use category is further described in the following sections.</p>	Chapter 17.08, Commercial Districts
<p>LU 3.2 Regional Commercial (C-R). [GP] This category is intended to provide for a wide range of retail commercial uses, including, but not limited to, larger scale commercial uses that serve the community, the region, and the traveling public. These uses are typically land-extensive. The Regional Commercial use designation provides for commercial uses that require large sites or attract large volumes of activity, such as “large box” retail uses, restaurants, high-volume retail businesses, and professional, personal, and financial services. In order to limit regional traffic impacts, lands designated in this category shall be limited to existing locations of “large-box” uses as of 2005, shown on the Land Use Plan map in Figure 2-1, and no additional areas shall be designated.</p>	Chapter 17.08, Commercial Districts CR District
<p>LU 3.3 Community Commercial (C-C). [GP] The Community Commercial category is intended to allow relatively small commercial centers that provide convenience goods and services to serve the everyday needs of the surrounding residential neighborhoods while protecting the residential character of the area. Uses that may attract significant traffic volumes from outside the Goleta Valley are discouraged. Mixed-use, including residential, development at densities up to 12 units per acre may be permitted subject to approval of a conditional use permit in appropriate locations provided that it is compatible with adjacent uses, does not break up the continuity of commercial use at the sidewalk level, or is not within the airport approach zone as designated in the Safety Element. All community commercial development shall be designed to facilitate and promote pedestrian circulation in and to the area, as well as to link these areas to other activity centers. Noise levels and hours of operation may be regulated to avoid any potential conflict with adjacent residential uses. The size of any mixed-use developments shall be consistent with street and utility capacities. The Fairview Shopping Center and Calle Real Center are included in this designation.</p>	Chapter 17.08, Commercial Districts CC District
<p>LU 3.4 Old Town Commercial (C-OT). [GP] This designation is intended to permit a wide range of local- and community-serving retail and office uses. A major purpose is to enhance the physical and economic environment for existing businesses and uses of the Old Town commercial district, the historic center for the Goleta Valley situated along Hollister Avenue between Fairview Avenue and State Route 217 (SR-217). The following criteria and standards shall apply to lands designated Old Town Commercial:</p> <ol style="list-style-type: none"> a. Management of this area shall emphasize improving and reinforcing the character of the area as a pedestrian-oriented retail business area with a mix of businesses and services. b. “Large box” uses shall not be permitted within this use designation. c. Visitor-serving commercial uses, including transient lodging, may be permitted by conditional use permit. d. Existing heavy commercial uses (including printing and auto services and repair) are permitted uses although significant expansion of these activities shall be allowed only by conditional use permit if the expansion is compatible with adjacent uses. e. Allowed uses include retail uses; professional and business office uses; public uses, including governmental administration activities; restaurants; entertainment; cultural activities; personal, financial, and small business services; and various other public and quasi-public uses. See Table 2-2 for a complete listing of permitted uses. f. Any new development in the Old Town Commercial category shall include buildings, pedestrian plazas, design amenities, and facilities that are consistent with the Goleta Old Town Heritage District architecture and design guidelines. g. Continuity of retail and office uses is required at the street or sidewalk level. Residential and office uses may be allowed on the second floor of a structure or behind the portion of a building adjacent to the street, subject to approval of a conditional use permit. h. Residential uses may be approved only in conjunction with a permitted principal nonresidential use on the same site. i. New uses or design features (such as drive-through windows, excessive light and glare) that are incompatible with residential uses or pedestrian-oriented retail activities are prohibited. 	Chapter 17.08, Commercial Districts OT District; Chapter 17.19, -OTH Old Town Heritage Overlay District
<p>LU 3.5 Intersection or Highway Commercial (C-I). [GP] This use category is intended to provide for a limited variety of commercial uses of low to moderate intensity located at major roadway intersections. Customers are anticipated to drive to these establishments. Uses are limited to various commercial and retail services oriented to the traveling public, including, but not limited to, gas stations, convenience markets, highway-oriented restaurants, and similar uses.</p>	Chapter 17.08, Commercial Districts CI District
<p>LU 3.6 Visitor Commercial (C-V). [GP/CP] This use category is intended to provide for a variety of commercial uses of low to moderate intensity often at or near scenic locations that may serve as destinations for visitors. Customers are anticipated to drive or be transported to these establishments by vehicles. Development in Visitor Commercial areas shall be designed in a manner that will limit encroachment into residential or resource areas. When located near the beach or other natural areas, public access to resource areas shall be required. Transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be permitted uses, regulated through measures including but not limited to owner-occupancy limitations, to assure these accommodations are available without limitation to the general public and protect the City’s transient occupancy tax base.</p>	Chapter 17.08, Commercial Districts VS District
<p>LU 3.7 General Commercial (C-G). [GP] The purpose of this category is to provide appropriate sites to accommodate a diverse set of commercial uses that do not need highly visible locations, such as wholesale trade and service commercial, or that may involve activities that reduce compatibility with other uses. Appropriate sites are in locations that may have limited suitability for other more retail-oriented uses. General commercial uses may serve as a buffer between industrial activities or major transportation corridors and residential areas. The following criteria and standards apply to lands within this designation:</p> <ol style="list-style-type: none"> a. The permitted uses in this classification have similar characteristics to some industrial uses, and mixed-use developments that include residential uses, except for assisted living residential uses, are not allowed. b. While General Commercial uses do not usually generate high volumes of traffic, sites within this designation should be accessible from major arterials in order to minimize the need for traffic to pass through residential areas on local streets. c. Uses that require access by heavy vehicles shall be permitted only in locations where the street can support such heavy vehicle traffic and such uses would be compatible with adjacent uses. d. Heavy commercial uses that may cause noise, air emissions, hazardous materials, or excessive light and glare shall require approval of a conditional use permit. 	Chapter 17.08, Commercial Districts CG District
Policy LU 4: Provide lands in areas suitable for businesses that create diverse types of employment opportunities and related economic activities where impacts of these uses on the surrounding residential neighborhoods can be minimized and where traffic impacts can be adequately managed.	
<p>LU 4.1 General Purpose. [GP/CP] Table 2-3 shows the various office and industrial land use designations, including permitted uses and recommended standards for building intensity for each category. The categories are intended to provide appropriate locations for a range of employment-creating economic activities, from those based on advanced technology to storage and warehousing, while seeking to minimize traffic congestion, visual, and other impacts on the surrounding residential areas. The intent of each office and industrial use category is further described in the following sections.</p>	Part II: Base Zoning Districts and Allowed Uses
<p>LU 4.2 Business Park (I-BP). [GP/CP] This use designation is intended to identify lands for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area. The intensity, design, and landscaping of development should be consistent with the character of existing development currently located in these areas. Uses in the Business Park designation may include a wide variety of</p>	Chapter 17.09, Office Districts BP District;

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<p>research and development, light industrial, and office uses, as well as small-scale commercial uses that serve the needs of business park employees. In addition, lands designated with a Hotel Overlay may include transient lodging that emphasizes extended stays, as set forth in LU 1.12. Activities in business park areas shall be conducted primarily indoors, and outdoor storage, processing, manufacturing, and vehicle repair are prohibited.</p> <p>Performance standards for Business Park uses shall ensure that:</p> <ol style="list-style-type: none"> a. The scale and design of these uses are compatible with each other and with the existing character of the park and surrounding neighborhoods. b. Lighting from these uses will not interfere or conflict with adjacent nonindustrial properties. c. Signage will be controlled. d. Curb cuts will be minimized and sharing of access encouraged. e. Adequate and safe motorized and nonmotorized access to the site is provided, and transportation and circulation impacts, especially on residential areas, will be mitigated. f. Quality landscaping, including outdoor seating areas, will be provided to enhance the visual appeal of the area. 	<p>Chapter 17.34, Landscaping; Chapter 17.35, Lighting; Chapter 17.40, Signs; Chapter 17.58, Design Review</p>
<p>LU 4.3 Office and Institutional (I-OI). [GP] This designation is intended to provide areas for existing and future office-based uses. Uses allowed include moderate-density business and professional offices, medical and medical-related uses, hospitals, research and development, services oriented primarily to employees (such as day care centers, restaurants, personal and professional services), and public and quasi-public uses. In addition, lands designated with a Hotel Overlay may include transient lodging and related uses. Mixed-use developments with residential uses on the same site may be permitted at appropriate locations where the residential uses are compatible with adjacent uses and do not break up the continuity of office and institutional uses.</p> <p>The Office and Institutional use category includes lands intended to support the needs of the Goleta Valley Cottage Hospital and related medical services. These lands, which are in the vicinity of Hollister Avenue and Patterson Avenue, are designated within a Hospital Overlay on the land use plan map (Figure 2-1). The following shall apply solely to lands within the Hospital Overlay:</p> <ol style="list-style-type: none"> a. The recommended structure height set forth in Table 2-3 is increased from 35 feet to 55 feet for hospital buildings and to 45 feet for medical office buildings, provided however that no building shall exceed 3 stories in height. The heights of hospital and medical office buildings shall be the minimum height necessary to comply with applicable state hospital construction standards and/or technical requirements. b. The maximum recommended lot coverage ratio set forth in Table 2-3 is increased from 0.4 to 0.6 for hospitals and to 0.5 for medical office buildings. 	<p>Chapter 17.09, Office Districts OI District; Chapter 17.18, -H Hospital Overlay District</p>
<p>LU 4.4 Service Industrial (I-S). [GP/CP] This designation is applied to properties within the airport flight path where airport operations limit the range and density of activities that may be allowed. Densities shall not exceed 25 persons per acre to conform to the Airport Land Use Plan and airport operations, as well as to maintain acceptable levels of service on roadways serving these areas. Uses may occur in a less-managed environment than in the Business Park category. Allowed uses include warehouses, storage, outdoor storage (including storage of vehicles and recreational vehicles), automotive sales and rentals, manufacturing, heavy commercial uses, and similar uses that may be compatible with airport operations. The processing or storage of flammable or hazardous materials shall be strictly controlled. Near the airport, heights of structures and landscaping shall be limited so as not to interfere with the airspace in the airport approach zone and clear zone.</p>	<p>Chapter 17.10, Industrial Districts IS District; Chapter 17.16, -AE Airport Environs Overlay District</p>
<p>LU 4.5 General Industrial (I-G). [GP/CP] This designation is intended to provide land areas for a wide range of manufacturing uses, including those with potential noxious impacts, and for similar heavy commercial uses. Uses in these areas may occur in a less managed environment than in the Business Park designation. The processing or storage of hazardous materials shall be strictly controlled and subject to necessary permits in accordance with state and federal law. Uses appropriate in this land use designation include but are not limited to general manufacturing, assembly and fabrication, heavy commercial uses, high-technology manufacturing, research and development, wineries, breweries, building and construction services, and public facilities.</p>	<p>Chapter 17.10, Industrial Districts IG District</p>
Policy LU 5: Provide land areas for governmental administration and operations, schools, fire stations, and other public and institutional uses within the city.	
<p>LU 5.1 General. [GP/CP] Table 2-4 shows the permitted uses and recommended standards for building intensity for the Public and Quasi-Public land use category.</p>	<p>Chapter 17.11 Public and Quasi-Public District</p>
<p>LU 5.2 Public and Quasi-Public Use (P-QP). [GP] This designation is intended to identify existing and planned land areas for public facilities, such as, but not limited to, community centers, governmental administration, governmental operations, libraries, and public schools. The designation also allows quasi-public uses, such as private schools, religious institutions, lodges, social clubs, day care centers, and similar uses. Land within the rights-of-way for US-101 and SR-217 are also designated within this use category. Public and quasi-public uses are also permitted in various other land use categories in order to provide maximum flexibility in determining locations for future public facilities. The Public and Quasi-Public use category does not include public and private parks, recreation, or open space, which are accommodated in a separate use category.</p>	<p>Chapter 17.11, Public and Quasi-Public District</p>
Policy LU 6: Provide land areas for public parks, recreation, and open space land uses and private recreational lands within the city and recognize the importance of their contribution to the overall quality of life in Goleta.	
<p>LU 6.1 General. [GP/CP] Table 2-4 shows the Park and Open Space use categories, including permitted uses and recommended standards for building intensity for each category. The two use categories are intended to identify appropriate locations for parks and other active recreational uses and for open space and passive recreation. The intent of each use category is further described in the following sections.</p>	<p>Chapter 17.12, Open Space and Agricultural Districts OSPR and OSAR Districts</p>
<p>LU 6.2 Open Space/Passive Recreation. [GP/CP] This use category is intended to identify and reserve areas with significant environmental values or resources, wildlife habitats, significant views, and other open space values. It may be used to designate both private and public open space areas. The category includes areas reserved for natural drainage courses that may be managed as part of the City's stormwater management program. The following criteria and standards shall apply to lands within this designation:</p> <ol style="list-style-type: none"> a. Open space lands are intended to maintain the land in a natural condition in order to protect and conserve sensitive habitats. b. Resource management activities, including, but not limited to, habitat restorations, are permitted. c. Minimal improvements to accommodate passive public use, such as trails, nature education, beach access, and public viewing areas, are permitted. d. Except for existing facilities, active recreational uses involving structures or improvements to the land shall not be permitted. e. Limited parking and public access improvements may be allowed provided that any adverse impacts on the associated resources are either avoided or mitigated. 	<p>Chapter 17.12, Open Space and Agricultural Districts OSPR District</p>
<p>LU 6.3 Open Space/Active Recreation. [GP/CP] This designation is intended to identify existing or planned areas for public parks and active recreational activities and facilities, such as playgrounds, picnic areas, tennis courts, ballparks, and sports fields. This use category is also intended to apply to significant private outdoor recreational facilities, such as golf courses and privately owned parks. Individual recreational areas may include a mix of passive and active recreational features or improvements. Appropriate caretaker facilities and residences may also be allowed if consistent with the character of the planned uses. The designation may also include storm drainage facilities.</p>	<p>Chapter 17.12, Open Space and Agricultural Districts OSAR District</p>
Policy LU 7: Preserve existing agricultural lands and reserve vacant lands suitable for agriculture to maintain the option of future agricultural uses, including local production of food commodities.	

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LU 7.1 General. [GP] Table 2-4 shows the permitted uses and recommended standards for building intensity for the Agriculture land use category. Related standards for management of agricultural areas are set forth in Policy CE 11 in the Conservation Element.	Chapter 17.12, Open Space and Agricultural Districts AG District
LU 7.2 Purpose. [GP] The Agriculture use designation shall identify land areas reserved for or used for agricultural production. The intent of this designation is to preserve lands used for agriculture, as well as lands with characteristics that make them suitable for agriculture, to meet the needs of present and future generations.	Chapter 17.12, Open Space and Agricultural Districts AG District
LU 7.4 Permitted Uses. [GP] The Agriculture designation allows for a wide range of agricultural uses, including, but not limited to, grazing, raising of livestock and poultry, orchards, vineyards, growing of food and fiber crops, nurseries, and other forms of horticulture. Structures customary and incidental to agricultural activities are permitted, including one primary dwelling unit; farmworker housing, limited to workers employed on-site; barns; storage sheds; fences; and similar improvements. Except for these structures and appropriate utility and access improvements, activities or structures that impair the productivity of soils shall not be allowed. Retail sale of produce and products produced on the site, products produced by wineries and other small-scale processing facilities, and agricultural products grown off-site are allowed subject to approval of a conditional use permit.	Chapter 17.12, Open Space and Agricultural Districts AG District
<p>LU 7.5 City of Goleta Heritage Farmlands. [GP] The voters of the City of Goleta have, through the City of Goleta Heritage Farmlands Initiative (“Initiative”), established and adopted a Heritage Farmlands Policy in the City of Goleta General Plan. Section 3 of the Initiative: (1) reaffirmed and readopted General Plan goals and policies regarding agricultural lands; (2) reaffirmed and readopted the General Plan Land Use Map’s designations for lands designated “Agriculture,” which were ten (10) or more acres in size as of February 21, 2012; and (3) designated as “Agriculture” lands which were on the County of Santa Barbara Comprehensive Land Use Map and which were ten (10) or more acres in size as of February 21, 2012, and which were located within the City of Goleta’s Planning Area. The lands affected by the Initiative are “Heritage Farmlands.”</p> <p>Until December 31, 2032, the General Plan provisions readopted and/or amended by Section 3 of the Initiative (“Initiative’s Plan Amendments”) may not be further amended or repealed except by a vote of the people or as follows: Agriculture Uses at Fairview Gardens Farm Goleta General Plan/Coastal Land Use Plan 2.0 Land Use Element September 2006 2-24</p> <ol style="list-style-type: none"> a. The City Council, following at least one public hearing, may amend the Initiative’s Plan Amendments to comply with state law regarding the provision of housing for all economic segments of the community. Such amendment may be adopted only if the City Council makes each of the following findings based on substantial evidence: <ol style="list-style-type: none"> 1. That the proposed development is necessary to comply with a state law imposing a mandatory housing obligation (e.g., the provision of low and very low income housing), and the area of land within the proposed development will not exceed the minimum necessary to comply with the mandatory housing obligation; and 2. That there is no existing non-agricultural land available within the City of Goleta to accommodate development that will address the housing need identified in the analysis by which the City has determined that it is not in compliance with state. b. Upon request of an affected landowner, the City Council may, following at least one public hearing, amend the Initiative’s Plan Amendments if the City Council does so pursuant to a finding, based on substantial evidence in the record, that the application of such Policy to any specific property for which a development application has been submitted constitutes an unconstitutional taking of the landowner’s property; however, any such amendment shall be made only to the extent necessary to avoid such unconstitutional taking. c. The City Council may, following at least one public hearing, amend the Initiative’s Plan Amendments to exempt land contemplated for construction of public schools or public parks. Such amendment may be adopted only if the City Council makes each of the following findings based on substantial evidence: <ol style="list-style-type: none"> 1. The land is immediately adjacent to existing compatibly developed areas and there is evidence that the Fire Department, Police Department, Department of Public Works, the Community Services Department, and the applicable water and sewer districts with jurisdiction over such land have or will have adequate capacity to accommodate the proposed development and provide it with adequate public services; and 2. That there is no existing non-agricultural or open space land available to accommodate the proposed development. d. The City Council may reorganize, reorder, and renumber the Initiative’s Plan Amendments. 	Chapter 17.67, Amendments to the General Plan
Policy LU 8: Promote coordinated planning and development of designated medium-density residential sites in the Central Hollister area in order to create a quality, livable environment with appropriate design and amenities for future residents of this new residential neighborhood.	
LU 8.1 Applicability. [GP]	N/A
LU 8.2 Purpose. [GP]	N/A
LU 8.3 Permitted Uses. [GP]	N/A
LU 8.4 Affordable Housing Development. [GP] The land area addressed by this policy, which was redesignated from nonresidential to residential use through adoption of this plan, is intended to accommodate a substantial portion of the future production of affordable housing units within the city. These sites shall be subject to an Affordable Housing Overlay Zone.	Chapter 17.17, -AH Affordable Housing Overlay District
LU 8.5 Coordinated Development Plan and Quality Design. [GP]	N/A
<p>LU 8.6 Performance Standards. [GP] Performance standards applicable to development within this area shall ensure that:</p> <ol style="list-style-type: none"> a. The scale and design of uses are compatible with each other and reinforce the character and functions of other uses in the area and surrounding areas. b. The timing of new development will ensure a balance of housing and commercial uses. c. Lighting, noise, odors, and air pollutant emissions from commercial and Business Park uses will not interfere or conflict with residential uses. d. Signage will be controlled and limited to maintain an attractive living environment. e. Curb cuts for driveway access to individual properties will be minimized and sharing of access encouraged. f. Efficient and attractive pedestrian and bicycle connectivity will be provided between uses. g. Pedestrian-oriented outdoor spaces will be provided at strategic locations in the development. h. Adequate and safe motorized and nonmotorized access to each site is provided. 	Chapter 17.35, Lighting, Chapter 17.39, Performance Standards, Chapter 17.40, Signs; Chapter 17.58 Design Review
Policy LU 9: Coastal-Development and –Related Uses– Designate lands in appropriate locations near or on the shoreline for uses that are dependent upon coastal locations and cannot readily be provided at inland sites.	

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<p>LU 9.1 Site #1 – Coastal Resort Parcels (Visitor Commercial). [GP/CP] The Land Use Plan map designates the lands that comprise the Bacara Resort as Visitor Commercial. This site is the only shoreline land in the City that is designated in this category or that is suitable for this type of use. The requirements applicable to this property are as follows:</p> <ul style="list-style-type: none"> a. The site shall continue to be used for transient lodging, such as a hotel, and various facilities and services accessory to transient lodging, such as restaurants, retail shops, conferences and meetings, hotel-related events, recreational services, and other services that are dependent upon a coastal location, while ensuring the conservation and protection of coastal resources. b. Residential use shall be prohibited. c. All transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be limited to occupancy for no more than 30 consecutive days at any one time and shall be available for overnight stays by the general public. d. Transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be a permitted use regulated by mechanisms such as owner-occupancy limits, to ensure that these accommodations are available to the general public. e. Approval of any proposal for transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall limit occupancy by owners of individual units to 30 or fewer consecutive days for any single stay and no more than 90 total days in any calendar year. All transient lodging units in above-mentioned forms of ownership shall be made available for transient occupancy use by the general public through the hotel reservation system at times when units are not occupied. f. Any expansion or alteration of existing development shall be required to maintain or expand the extent of existing coastal access facilities, including parking and vertical access to the beach. “Maintain or expand” is clarified to include flexibility, if at least one of the following is met: <ul style="list-style-type: none"> 1. To provide better protection of coastal resources; 2. To maximize public access; and/or 3. If natural processes impede existing access. g. Any expansion or alteration of existing development shall be required to protect environmentally sensitive habitats and archaeological resources, including provision of the buffers set forth in the Conservation Element. 	<p>Chapter 17.08, Commercial Districts VS District</p>
<p>LU 9.2 Site #2 – Coastal Recreation. [GP/CP] This parcel, occupied as of 2005 by the Venoco EOF, is designated in the Open Space/Active Recreation use category. The requirements applicable to this site are as follows (see Figure 2-2):</p> <ul style="list-style-type: none"> a. The Recreation designation shall continue the nonconforming status of the existing use. The use was nonconforming at the time of incorporation of the City of Goleta. Its nonconforming status dates to the early 1990s when the property’s zoning was changed by the County of Santa Barbara to the Recreation District as part of a plan to consolidate onshore oil and gas processing at the Las Flores Canyon site in the unincorporated area west of Goleta. b. The intent is that in the long-term use of the property for oil and gas processing shall be terminated. The processing of hazardous materials and the risks associated with air emissions make this location, which is adjacent to Bacara Resort and Sandpiper Golf Course and near Ellwood School and the residential neighborhoods of Santa Barbara Shores and Winchester Commons, unsuitable for oil and gas processing in the long term. c. Until such time as the oil and gas processing use is terminated, any modifications or alternations of the existing facilities shall be in accordance with the provisions of LU 10.1 and shall be designed to improve air quality, reduce environmental impacts and hazards, and improve safety for nearby lodging, recreational, and residential uses. d. Upon termination of the oil and gas processing use, the priority use for the site shall be coastal-dependent and coastal-related recreational uses that are conducted primarily outdoors or limited to small-scale structures. Adequate on-site parking shall be provided to serve all recreational uses (see related Policy OS 2). 	<p>Chapter 17.12, Open Space and Agricultural Districts OSAR District; Chapter 17.36, Nonconforming Uses and Structures; Chapter 17.37, Oil and Gas Facilities</p>
<p>LU 9.3 Site #3 – Coastal Recreation Parcels. [GP/CP] These parcels, which were occupied by the Sandpiper Golf Course as of 2005, are designated in the Open Space/Active Recreation use category. The requirements applicable to this site are as follows (see Figure 2-2):</p> <ul style="list-style-type: none"> a. The Sandpiper site shall continue to be used for golf course and other related outdoor recreation purposes. b. The golf course shall be maintained as a public course and shall not be converted to a members-only course. c. Any future project that requires a discretionary approval by the City shall be subject to a condition that requires preference to be given to local residents in terms of fees and tee times during appropriate time periods each week. d. The size and design of any new buildings and structures, or expansions and alterations of existing buildings, shall be controlled so as to preserve the character of the property as open land and minimize impacts on views of the ocean and Channel Islands from Hollister Avenue and views of the Santa Ynez Mountains from within the property and from beach and water areas. e. Any new development or alternation of the existing facilities and golf course shall be required to maintain or expand the extent of existing coastal access facilities, including parking and vertical access to the beach. Lateral bluff-top access may also be considered and should connect with the bluff-top trail on Santa Barbara Shores Park, with a transition down the bluff to the SL 421 access road. The intent is to secure access easements, or offers to dedicate, that will provide for lateral access during all seasons and tide conditions. Conceptual locations for future coastal accessways are shown on Figure 3-1 in the Open Space Element (see also OS 1.7). f. Any commercial uses, including restaurants, shall be open to the general public. g. Views from Hollister Avenue to the ocean and islands shall be preserved. Perimeter walls and landscaping that would obstruct or impair coastal views shall not be permitted. h. Any rerouting or alteration of the golf course shall be designed in a manner that protects and enhances environmental resources, including adjacent monarch butterfly habitat areas, Devereux Creek, and other drainages, and that protects safety on the beach. (See related Policies OS 1 and OS 2). 	<p>Chapter 17.12, Open Space and Agricultural Districts OSAR District; Chapter 17.25, Coastal Access; Chapter 17.26, Coastal/Inland Visual Resource Preservation; Chapter 17.30, Environmentally Sensitive Habitat Areas</p>
<p>LU 9.4 Site #4 – Santa Barbara Shores Park and Sperling Preserve Parcels (Open Space/Passive Recreation). [GP/CP] This group of parcels, with a total of about 229 acres, is owned by the City. These lands are subject to deed restrictions that require the use of the property to be restricted in perpetuity to passive recreational activities and habitat protection. The criteria applicable to these parcels are as follows (see Figure 2-2):</p> <ul style="list-style-type: none"> a. All future actions shall be consistent with the primary purposes of (1) preserving and enhancing the properties’ sensitive habitats, including habitats for monarch butterflies, various raptors, and western snowy plovers, as well as vernal pools, riparian areas, native grasslands, coastal scrub, and other sensitive aquatic and terrestrial habitats and (2) preserving or improving the past level of access and use by the public. 	<p>Chapter 17.12, Open Space and Agricultural Districts OSPR District; Chapter 17.25, Coastal Access; Chapter 17.34, Landscaping</p>

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<p>b. Any development of structures shall be limited to a public restroom facility to be located at the public parking lot at Hollister Avenue.</p> <p>c. An extensive coastal access trail system shall be maintained, as shown in Figure 3-2 of the Open Space Element. The trails shall include segments of the California Coastal Trail and the Juan Bautista de Anza Historic Trail.</p> <p>d. Any trail improvements shall be designed to maintain the natural, low-impact appearance of the existing informal trails; surfacing materials shall be limited to compacted fines or native soil materials without binders. The widths of trails shall be the minimum necessary to accommodate the planned types of users.</p> <p>e. A public coastal access parking lot, not to exceed 45 parking spaces, shall be maintained at Santa Barbara Shores Park, with vehicular access from Hollister Avenue.</p> <p>f. Any ornamental landscaping shall be limited to native species that will maintain the natural appearance of the area and that will not impair or obstruct scenic views from Hollister Avenue to the coastal bluffs, Pacific Ocean, and Channel Islands and preserve views from within the property to the Santa Ynez Mountains.</p> <p>(See related Policy OS 5 and Figures 3-3 and 3-4.)</p>	
Policy LU 10: Energy-Related On-and Off-Shore Uses – Promote the discontinuation of onshore processing and transport facilities for oil and gas, the removal of unused or abandoned facilities, and the restoration of areas affected by existing or former oil and gas facilities within the city	
<p>LU 10.1 Oil and Gas Processing Facilities (Venoco Ellwood Onshore Oil and Gas Processing Facility). [GP/CP] As of 2005, the city had one existing oil and gas processing facility situated within its boundaries, the Venoco-owned EOF, which is a nonconforming use. The EOF and other oil and gas processing facilities generate emissions of air pollutants, pose safety hazards to nearby areas, create visual impacts, and create risks to marine and land resources associated with spills, leaks, or pipeline ruptures. The following standards shall apply to oil and gas processing facilities:</p> <p>a. The City supports County policies regarding consolidation of oil and gas processing in the South Coast Consolidation Planning Area at Las Flores Canyon in the unincorporated area west of Goleta. No new oil and gas processing facilities shall be permitted within Goleta.</p> <p>b. The Venoco EOF site is an inappropriate location for processing of oil and gas because of the public safety and environmental hazards associated with this type of use and its close proximity to residential neighborhoods, Ellwood School, Bacara Resort, and environmentally sensitive habitat areas. The site is designated in the Open Space/Active Recreation use category on the Land Use Plan map and shall continue to be a nonconforming use.</p> <p>c. The EOF shall continue to be subject to the rights and limitations applicable to nonconforming uses under California law. No modifications or alterations of the facility or other actions shall be authorized that would result in the expansion of the permitted throughput capacity of the EOF. The existing maximum permitted capacity shall not be exceeded, except for very minor increases that may be incidental to actions designed to improve safety or reduce environmental impacts.</p> <p>d. Until the EOF use is terminated, the priority shall be to insure that the facility strictly meets or exceeds all applicable environmental and safety standards.</p>	<p>Chapter 17.12, Open Space and Agricultural Districts OSAR District; Chapter 17.36, Nonconforming Uses and Structures; Chapter 17.37, Oil and Gas Facilities</p>
<p>LU 10.2 Decommissioning of the Venoco Ellwood Onshore Oil and Gas Processing Facility. [GP/CP] The following requirements shall apply to the cessation of operations and decommissioning of the facility:</p> <p>a. Within 12 months of cessation of operations, the existing owner/operator shall submit an Abandonment Plan application for City review and approval. The Abandonment Plan shall include a detailed description of all decommissioning work and site restoration, including, but not limited to, remediation of soil and groundwater contamination if required by the City or County Fire Department. Removal of all oil and gas facilities and debris from the site shall be required, except where such removal would result in greater adverse impacts than abandonment in place. Disposition of all materials shall be at a properly licensed disposal site and in compliance with any applicable requirements. The estimated cost of the decommissioning work shall be deposited to an escrow account no later than the time the Abandonment Plan is submitted to the City.</p> <p>b. An Abandonment Plan shall also be required as part of any request for expansion of production levels for oil or gas. This Abandonment Plan shall be subject to a requirement for the owner/operator to provide a sinking fund or other financial instrument or surety that would pay for the full costs of decommissioning, including any required soil or groundwater remediation.</p> <p>c. The owner/operator shall commence the decommissioning activities within 2 years of the cessation of operations and shall complete removal of all oil and gas facilities within 2 years following the start of the decommissioning project.</p> <p>d. Decommissioning shall include restoration of the EOF site to a natural condition or to a condition that is suitable for the uses and development that are allowed within the Open Space/Active Recreation use category designated for the property. Restoration shall include recontouring the site, if appropriate, and revegetation with suitable native plant material. The restoration plan shall be prepared by the owner/operator and shall be subject to review and approval by the City.</p>	<p>Chapter 17.12, Open Space and Agricultural Districts OSAR District</p>
<p>LU 10.3 Oil and Gas Transport and Storage Facilities. [GP/CP] Existing active oil and gas pipelines and storage facilities as of 2005 are associated with transporting oil and gas from Platform Holly and shoreline wells at S.L. 421 to the EOF and to Line 96, which transports oil from the EOF to the Ellwood Marine Terminal (EMT). Inactive and abandoned pipelines may exist at various locations within the city, particularly near the shoreline. The following shall apply to oil and gas transport and storage facilities within the city:</p> <p>a. New oil and gas pipelines and storage facilities, except for transmission and distribution facilities of a Public Utility Commission (PUC) regulated utility, shall not be approved within the city unless there is no feasible or less environmentally damaging alternative location for a proposed pipeline. Existing facilities shall be maintained and operated in a manner that assures safety, minimizes or avoids risks of leakage or rupture, and that avoids impacts to visual and recreation and scenic resources, including beaches. Alterations or replacement of existing pipelines or segments of pipelines shall be limited to the minimum necessary to ensure safety or prevent environmental damage.</p> <p>b. In the event that extended field development from Platform Holly is approved, the City supports the processing of oil and gas production at the South Coast Consolidation Planning Area at Las Flores Canyon. Any increase in throughput above currently permitted levels shall require a General Plan amendment and rezone of the EOF site to a use category and zoning district that allow oil and gas processing.</p> <p>c. Unused, inactive, or abandoned pipelines as of 2005, including the remnants of the Arco pipeline, shall be required to be decommissioned. An Abandonment Plan application shall be required to be submitted for City review and approval. Where such pipelines exist on property that is proposed for development or redevelopment, the Abandonment Plan application shall be submitted concurrent with the application for development of the property but shall be processed separately.</p> <p>d. Existing pipelines that were actively used as of 2005 shall be decommissioned as part of and concurrent with the decommissioning of the related oil and gas facilities, such as the EOF, EMT, the S.L. 421 shoreline wells and piers, and Platform Holly.</p> <p>e. When onshore and offshore oil and gas pipelines are decommissioned, regardless of whether the pipeline was active or unused as of 2005, the pipeline and all related debris shall be removed. Exceptions may be granted for segments of onshore pipelines that are within city street rights-of-way or that traverse environmentally sensitive habitat areas, provided that the applicable pipeline segments are properly cleaned and treated prior to abandonment in place. Areas of ground disturbance shall be restored to pre-project conditions, including revegetation of the affected area. Where segments of pipelines that traverse</p>	<p>Chapter 17.30, Environmentally Sensitive Habitat Areas; Chapter 17.37, Oil and Gas Facilities</p>

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environmentally sensitive habitats, including, but not limited to, wetlands, streams, or coastal dunes and beaches, are decommissioned and/or removed, all affected habitat areas shall be restored consistent with the character of the habitat.	
f. The existing owner/operator of a pipeline to be decommissioned shall be responsible for all costs related to the decommissioning. When a responsible owner/operator of an inactive or abandoned pipeline cannot be found, any successor in interest shall be the responsible party, including the owner of the real property on which the pipeline is situated	
LU 10.4 State Lands Commission Lease 421. [GP/CP]	N/A
LU 10.5 Ellwood Marine Terminal. [GP]	N/A
LU 10.6 Oil and Gas Production Areas. [GP] As of 2005, all oil and gas transported by or processed at facilities within the city was produced from wells in offshore lease areas. These include leases within state waters administered by SLC, specifically State Leases 421, 3120, and 3242. Leases beyond the 3-mile boundary of the state within the waters of the outer continental shelf (OCS) are administered by the U.S. Minerals Management Service (MMS). <ul style="list-style-type: none"> a. The City shall oppose any new leases in the western Santa Barbara Channel for offshore oil and gas production within state waters and within the waters of the outer continental shelf. b. The City shall oppose the construction of any new oil and gas production or processing facilities in the waters offshore of Goleta. c. Upon cessation of production at Platform Holly, the City supports the timely quitclaim of all associated leases, permanent discontinuation of all oil and gas production, and inclusion of all former lease areas into the California Coastal Sanctuary offshore of Goleta and the County of Santa Barbara. d. If oil and gas production from new offshore leases or facilities occurs, the new production shall not be processed at the EOF. Any such production should be transported by pipeline to the nearest consolidated processing facility as defined by the County of Santa Barbara’s South Coast Consolidation Planning Area policies. 	Chapter 17.36, Nonconforming Uses and Structures; Chapter 17.37, Oil and Gas Facilities
Policy LU 11 Growth Management – Manage the timing of future growth based on maintenance of service levels and quality of life.	
LU 11.1 Pacing of Growth. [GP] The City shall ensure that the timing of new development is consistent with resource and service constraints, including, but not limited to, transportation infrastructure, parks, water supply, sewer system capacity, and energy availability. (See also LU Guiding Principle and Goal #9; LU 1.13; TE 1.2; TE 13; TE 14; PF Guiding Principles and Goals #6, 7 and 9; PF 4; PF 7.1; PF 7.2; HE 3).	Section 17.52.070, Findings for Approval
Policy LU 12 Land Use In Goleta’s Environs	
OPEN SPACE ELEMENT	
Policy OS 1: Lateral Shoreline Access – Provide for the creation of continuous public lateral beach and bluff-top access along the entire Goleta shoreline and increase and enhance opportunities for enjoyment of beach, shoreline, and bluff-top areas, consistent with the natural shoreline character, private property rights, and public safety.	
OS 1.1 Definition. [GP/CP] Lateral shoreline access is defined as the right of public access and use of areas generally along and parallel to the shoreline that have been secured for public use by the granting and recordation of access easements or by offers to dedicate such access. As used in this plan, such public access may be on the beach landward from the mean high tide line for a particular specified distance or to the base of the ocean bluffs. Beach areas seaward of the mean high tide line are considered by Article X of the Constitution of the State of California to be public tidelands and are administered by the California State Lands Commission. Lateral shoreline access may also include public access and use of areas along and generally parallel to the top of the ocean bluffs.	Chapter 17.25, Coastal Access; Chapter 17.73, List of Terms and Definitions
OS 1.2 Adoption of Coastal Access Plan Map. [GP/CP]	N/A
OS 1.3 Preservation of Existing Coastal Access and Recreation. [GP/CP] Goleta’s limited Pacific shoreline of approximately two miles provides a treasured and scarce recreational resource for residents of the city, region, and state. Existing public beaches, shoreline, parklands, trails, and coastal access facilities shall be protected and preserved and shall be expanded or enhanced where feasible (see related Policies LU 9 and OS 4).	Chapter 17.25, Coastal Access
OS 1.4 Mitigation of Impacts to Lateral Coastal Access. [GP/CP] New development, including expansions and/or alterations of existing development, shall be sited and designed to avoid impacts to public access and recreation along the beach and shoreline. If there is no feasible alternative that can eliminate all access impacts, then the alternative that would result in the least significant adverse impact shall be required. Impacts shall be mitigated through the dedication of an access and/or trail easement where the project site encompasses an existing or planned coastal accessway, as shown on the map in Figure 3-1.	Chapter 17.25, Coastal Access
OS 1.5 Existing and Planned Lateral Coastal Access. [GP/CP] Existing and planned lateral beach and bluff-top accessways within Goleta are shown on the map in Figure 3-1. Lateral beach and shoreline public access and recreation shall be permitted uses in the Visitor-serving Commercial, Recreation, and Open Space land use categories, which are the land-use categories applicable to lands situated along Goleta’s shoreline.	Chapter 17.25, Coastal Access
OS 1.6 Dedication of Lateral Beach Accessways. [GP/CP] Lateral beach access along the entire length of Goleta’s shoreline shall be required. Access easements shall be a required condition for approval of coastal development permits for projects within the city, provided there is a clear nexus to project impacts and the required condition is roughly proportional to the extent of the impacts. The following criteria and standards shall apply to lateral accessways: <ul style="list-style-type: none"> a. The access easement, or offer to dedicate, shall apply to the beach area extending from the mean high tide line landward to the base of the ocean bluffs. Where there is no ocean bluff, the area shall extend to the nearest nonbeach natural feature, but generally shall not be less than 25 feet in width. b. It shall be the intent of the City to accept all dedications or offers to dedicate for lateral beach access for areas located within the city boundaries. If the City is unable to accept the dedication of particular access easements, it shall have authority to designate another public entity or a private nonprofit organization such as a land trust to accept the easement, provided the entity is willing to operate and maintain the easement. c. Mitigation measures that require dedication of public access and recreational opportunities shall be implemented prior to or concurrent with construction of the proposed development or initiation of the proposed use in instances where there is no physical development. 	Chapter 17.25, Coastal Access
OS 1.7 Lateral Bluff-Top Accessways. [GP/CP] Lateral bluff-top access easements, or offers to dedicate easements, may be required as a condition of approval of coastal development permits for projects located on shoreline parcels, provided there is a clear nexus to project impacts and the required condition is roughly proportional to the extent of the impacts. The intent shall be to provide a trail along the entire shoreline of the city that is usable during all seasons and tide conditions, extending from the eastern boundary of the City-owned Sperling Preserve westward through the Bacara Resort site to the City’s western boundary. Some segments of the trail, such as part of the alignment on the Sandpiper Golf Course property, may be located below the bluff but above the beach on an access road to State Lease 421.	Chapter 17.25, Coastal Access
OS 1.8 Prescriptive Access Rights. [GP/CP] Public prescriptive rights may exist in certain areas along the beach and shoreline within Goleta. Development shall not interfere with the public’s right of access to the sea where such right has been acquired through historic use or legislative authorization. Where there is substantial evidence that such rights exist, these rights shall be protected through public acquisition measures or through conditions imposed on approvals of permits for new development.	Chapter 17.25, Coastal Access

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<p>OS 1.9 Siting and Design of Lateral Accessways. [GP/CP] Public accessways and trails shall be an allowed use in environmentally sensitive habitat areas (ESHAs). The following criteria and standards shall apply to the siting and design of lateral accessways:</p> <ul style="list-style-type: none"> a. Sensitive habitat areas shall be avoided to the extent practicable in circumstances where there are feasible alternative alignments of lateral accessways. b. Except as expressly provided for the Anza Trail (in Policy OS 4), all lateral accessways shall be designed to use native beach or soil materials and have no more than the minimum width needed to accommodate the intended type(s) of users. c. Lateral beach accessways shall be maintained in a natural condition free of structures and other constructed facilities and shall be limited to native sand supply. d. Lateral beach accessways shall be sited, designed, managed to avoid and/or protect marine mammal hauling grounds, seabird and shorebird nesting and roosting sites, sensitive rocky points and intertidal areas, and coastal dunes. e. New public beach facilities shall be limited to only those structures that provide or enhance public access and recreation activities. No structures shall be permitted on sandy beach areas. f. All lateral shoreline access and recreation improvements shall be designed to minimize any adverse impacts to visual resources and shall be compatible with maintenance of a natural appearance. g. Signs shall be designed to minimize impacts to scenic coastal resources and shall be limited to trail markers and regulatory and interpretative signs. Commercial signs are prohibited. 	<p>Chapter 17.25, Coastal Access; Chapter 17.26, Chapter 17.26 Coastal/Inland Visual Resource Preservation; Chapter 17.30, Environmentally Sensitive Habitat Areas</p>
<p>OS 1.10 Management of Public Lateral Access Areas. [GP/CP] The following criteria and standards shall apply to use and management of lateral shoreline access areas:</p> <ul style="list-style-type: none"> a. Private commercial uses of public beach areas shall be limited to coastal-dependent recreational uses, including but not limited to surfing schools, ocean kayaking, and similar uses. All commercial uses of beach areas and other lateral accessways shall be subject to approval of a permit by the City. The number, size, duration, and other characteristics of commercial uses of beach areas may be limited in order to preserve opportunities for use and enjoyment of the beach area by the general public. For-profit commercial uses at the City-owned Santa Barbara Shores Park and Sperling Preserve (the Ellwood-Devereux Open Space and Habitat Management Plan [OSHMP] area) are prohibited (see related Policy OS 5). b. Temporary special events shall minimize impacts to public access and recreation along the shoreline. Coastal Development Permits shall be required for any temporary event that proposes to use a sandy beach area and involves a charge for admission or participation. c. Where sensitive habitat resources are present, limited or controlled methods of access and/or mitigation designed to eliminate or reduce impacts to ESHAs shall be implemented. d. The hours during which coastal access areas are available for public use shall be the maximum feasible while maintaining compatibility with nearby neighborhoods and land uses. The hours for public use shall be set forth in each individual coastal development permit. Unless specific hours are described within a permit, the access shall be deemed to be 24 hours per day and 7 days per week. e. In order to maximize public use and enjoyment, user fees for access to lateral beach and shoreline areas shall be prohibited. Activities and/or uses that would deter or obstruct public lateral access shall be prohibited. f. Overnight camping and use of motorized vehicles, except for public safety vehicles and vehicles associated with construction of access improvements and maintenance and restoration or enhancement activities, shall be prohibited in lateral shoreline access areas. 	<p>Chapter 17.25, Coastal Access; Chapter 17.30, Environmentally Sensitive Habitat Areas; Chapter 17.56, Temporary Use Permits; Chapter 17.57, Conditional Use Permits; Chapter 17.61, Coastal Development Permits</p>
<p>Policy OS 2: Vertical Access to the Shoreline – Provide for expanded and enhanced public vertical access to Goleta’s shoreline by preserving existing accessways and establishing new vertical access opportunities at key locations so as to increase opportunities for public enjoyment of beach, bluff-top, and other shoreline areas, consistent with the natural shoreline character, private property rights, and public safety.</p>	
<p>OS 2.1 Definition. [GP/CP] “Vertical” accessways are defined as the right of public access and use of areas generally perpendicular to the beach and shoreline that provide access to beach and shoreline areas from public street rights-of-way or parking areas and that have been secured for public use by the granting and recordation of access easements or by offers to dedicate such access.</p>	<p>Chapter 17.25, Coastal Access; Chapter 17.73, List of Terms and Definitions</p>
<p>OS 2.2 Planned Vertical Accessways. [GP/CP]</p>	<p>N/A</p>
<p>OS 2.3 Preservation of Existing Vertical Accessways. [GP/CP] Vertical access to Goleta’s Pacific shoreline was limited to two locations as of 2005. These include access to Haskell’s Beach within the Bacara Resort property and access at the City-owned Santa Barbara Shores Park and Sperling Preserve properties. The latter includes numerous trails that provide access to the bluff tops, although access from the bluff top to Ellwood Beach is available at only two locations. Existing public vertical coastal access facilities shall be protected and preserved and shall be expanded or enhanced where feasible (see related Policies LU 9 and OS 4).</p>	<p>Section 17.25.030, Access Location Requirements; Section 17.25.050, Prescriptive Rights</p>
<p>OS 2.4 Mitigation of Impacts to Vertical Coastal Access. [GP/CP] New development, including expansions and/or alterations of existing development, shall be sited and designed to avoid impacts to public vertical accessways to the shoreline unless a comparable, feasible alternative is provided. If there is no feasible alternative that can eliminate all access impacts, then the alternative that would result in the least significant adverse impact shall be required. Impacts shall be mitigated through the dedication of an access and/or trail easement in the general location where the project site encompasses an existing or planned coastal accessway, as shown generally on the map in Figure 3-1.</p>	<p>Section 17.25.070, Mitigation of Impacts to Coastal Access</p>
<p>OS 2.5 Dedication of Vertical Accessways. [GP/CP] Dedication of vertical access easements, or offers to dedicate, shall be a required condition of approval of coastal development permits for projects on shoreline sites within the city, provided there is a clear nexus to the project impacts and the required condition is roughly proportional to the extent of the impacts. The following criteria and standards shall apply to vertical accessways:</p> <ul style="list-style-type: none"> a. The access easement, or offer to dedicate, shall apply to an area that includes the entire public accessway that extends from the public road or parking area to the shoreline. b. The width of the access easement should not be less than 25 feet and shall be centered on a pathway of at least 5 feet in width. c. It shall be the intent of the City to accept all dedications or offers to dedicate for vertical beach access for areas located within the city boundaries. If the City is unable to accept the dedication of particular access easements, it shall have authority to designate another public entity or a private nonprofit organization, such as a land trust, to accept the easement, provided the entity is willing to operate and maintain the easement. d. Mitigation measures that require dedication of public access and recreational opportunities shall be implemented prior to or concurrent with construction of the proposed development or initiation of the proposed use in instances where there is no physical development. e. The opening of access easements that are dedicated as a condition of approval of coastal development permits shall occur only after the City, or other public or nonprofit entity designated by the City, has accepted the offer of dedication and agreed to open, operate, and maintain the accessway. f. New offers to dedicate access easements shall include an interim deed restriction that: (1) states the terms and conditions of the permit do not authorize any interference with prescriptive rights prior to acceptance of the offer and (2) prohibits any development or obstruction in the easement area prior to acceptance of the offer. 	<p>Chapter 17.25, Coastal Access</p>

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OS 2.6 Prescriptive Vertical Access Rights. [GP/CP] Public prescriptive vertical access rights to the shoreline may exist in certain areas within Goleta. Development or uses shall not interfere with the public’s right of access to the sea where such right has been acquired through historic use or legislative authorization. Where there is substantial evidence that such rights exist, these rights shall be protected through public acquisition measures or through conditions imposed on approvals of permits for new development.	Section 17.25.050, Prescriptive Rights
OS 2.7 Siting and Design of Vertical Accessways. [GP/CP] Public vertical accessways and trails shall be an allowed use in ESHAs. The following criteria and standards shall apply to the siting and design of all vertical accessways: <ul style="list-style-type: none"> a. Sensitive habitat areas shall be avoided to the extent practicable in circumstances where there are feasible alternative alignments of vertical accessways. b. Public access paths shall maintain a natural appearance and shall not be paved with impervious materials, except for segments that are intended to provide handicapped access or short segments to beach overlook points. c. No structures shall be permitted on bluff faces except for vertical beach accessways. d. Access to the beach shall be provided by natural trails or ramps down the face of the bluff rather than by concrete or wooden stairways. Railroad ties or a similar material may be used to provide stability to the access route and to reduce bluff erosion. e. Where vertical access to the beach area is not feasible or appropriate, vertical accessways may terminate at a beach overlook or vista point. 	Chapter 17.25, Coastal Access
OS 2.8 Management of Vertical Accessways. [GP/CP] The following standards shall apply to management of vertical accessways: <ul style="list-style-type: none"> a. Where sensitive habitat resources are present, limited or controlled methods of access and/or mitigation designed to eliminate or reduce impacts to ESHAs shall be required. b. The hours during which vertical coastal access areas are available for public use shall be the maximum feasible while maintaining compatibility with nearby neighborhoods and land uses. The hours for public use shall be set forth in each individual coastal development permit. Unless specific hours are described within a permit, the access shall be deemed to be 24 hours per day, 7 days per week. c. In order to maximize public use and enjoyment, user fees for access to vertical beach and shoreline areas shall be prohibited. Activities and/or uses that would deter or obstruct public vertical access shall be prohibited. d. Private for-profit commercial use of vertical accessways shall be prohibited. e. Camping or other use of vertical accessways for overnight accommodations shall be prohibited. f. Motorized vehicles shall be prohibited on vertical accessways. 	Chapter 17.25, Coastal Access; Chapter 17.30, Environmentally Sensitive Habitat Areas; Chapter 17.61, Coastal Development Permits
Policy OS 3: Coastal Access Routes, Parking, and Signage – Provide an adequate supply of public coastal access parking in lots or areas that are appropriately distributed along Goleta’s shoreline with convenient and linkages to regional transportation routes.	
OS 3.1 Coastal Access Highway Routes. [GP/CP]	N/A
OS 3.2 Coastal Access Parking. [GP/CP] Adequate public parking shall be provided and maintained to serve coastal access and recreation uses to the extent feasible. The following criteria and standards shall apply: <ul style="list-style-type: none"> a. Existing and planned public coastal access parking areas are shown on Figure 3-1. b. Existing public parking areas serving coastal recreation users shall not be displaced unless a comparable replacement parking area is provided. c. New development shall be required to provide offstreet parking sufficient to serve the proposed uses in order to minimize impacts to public onstreet parking available for coastal access and recreation. d. New or expanded nonresidential development that may individually or cumulatively impact public shoreline access and recreation shall include parking areas that are designed to serve beach access during weekends as well the proposed uses on weekdays. In addition, vehicular access to the shoreline with a drop-off point for marine recreation equipment shall be required in appropriate locations, as shown on the map in Figure 3-1. 	Chapter 17.25, Coastal Access; Chapter 17.38, Parking and Loading
OS 3.3 Signage for Coastal Access. [GP/CP] Coastal access signage should be provided as follows: <ul style="list-style-type: none"> a. Distinctive logo signs or markers consistent with visual resources may be provided for the California Coastal Trail, the Coastal Bluff-Top Trail, and the Anza Trail. b. Coastal access signs shall be provided at appropriate locations within street and highway rights-of-way to direct visitors to coastal access sites, including signs at appropriate locations along the California Department of Transportation right-of-way for US-101. c. Coastal access signs shall be provided at entrances to public coastal access parking lots. 	Chapter 17.40, Signs
OS 3.4 Coastal Access Amenities. [GP/CP]	N/A
Policy OS 4: Trails and Bikeways [GP/CP]	N/A
Policy OS 5: Ellwood-Devereux Open Space Area [GP/CP]	N/A
Policy OS 6: Public Park System Plan [GP]	N/A
Policy OS 7: Adoption of Open Space Plan Map – Designate, preserve, and protect significant open space resources including agricultural, ecological, recreational, and scenic lands in Goleta and surrounding areas for current and future generations.	
OS 7.1 Definition. [GP]	N/A
OS 7.2 Adoption of Open Space Plan Map. [GP]	N/A
OS 7.3 Open Space for Preservation of Natural Resources. [GP] Goleta’s natural resource lands include sandy beaches and dunes; rocky intertidal areas; coastal lagoons; coastal bluffs; eucalyptus groves and monarch butterfly aggregation sites; native grasslands; streams and associated riparian areas; wetlands, lakes, and ponds; and habitats for various protected plant and animal species. Figure 3-5 designates all ESHAs as protected open space. The following standards shall apply to these areas: <ul style="list-style-type: none"> a. The designated natural resource areas shall be managed by the City in accord with the policies described in the Conservation Element. b. The City may require dedication of open space easements as a condition of approval of development on sites that have open space resources as shown in Figure 3-5. c. The City encourages the donation of easements or fee-simple interests in open space lands to the City or other appropriate nonprofit entity, such as a land trust. 	Chapter 17.30, Environmentally Sensitive Habitat Areas

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<p>OS 7.4 Open Space for Managed Production of Resources. [GP] Goleta’s managed resource lands include lands actively used for agricultural production, vacant lands that were historically used and zoned for agriculture and that have soils suitable for agricultural production, watersheds appropriate for recharge of groundwater basins, and coastal streams and marshes important for the management of recreational and commercial fisheries. Figure 3-5 designates land areas that are to be preserved as open space for managed production of resources. The following standards shall apply to these areas:</p> <ul style="list-style-type: none"> a. Lands designated for agricultural use by the Land Use Element include areas devoted to agricultural production as of 2005 and those lands that were zoned for agriculture at the time of incorporation of the City in February 2002. These lands, shown on the Land Use Plan map in Figure 2-1, shall be protected as open space to preserve the potential for future agricultural production. Although some of these lands were not actively used for agriculture, their historical use for agricultural activities and soil characteristics make them suitable for agricultural production in the long term. b. Agricultural lands shall be managed in accord with Land Use Element Policy LU 7 and with Conservation Element Policy CE 11. Conversion of lands designated for agriculture to urban or other nonagricultural uses shall not be permitted. c. Streams and their associated watershed lands shall be managed in accord with Conservation Element Policy CE 10. d. Open space easements or deed restrictions may be acquired by dedication, where feasible, or by donation or purchase. 	Chapter 17.12, Open Space and Agricultural Districts; Chapter 17.30, Environmentally Sensitive Habitat Areas
<p>OS 7.5 Open Space for Outdoor Recreation. [GP] Lands designated in Figure 3-5 for outdoor recreation include Goleta’s diverse City-owned parks and open space areas, as well as private lands that are devoted to active recreation. Private lands, such as Girsh Park and the Sandpiper Golf Course, may be available to the general public or may be for the exclusive use and enjoyment of residents or customers of particular development projects. The following shall apply to lands designated for outdoor recreation:</p> <ul style="list-style-type: none"> a. City-owned parks and recreation areas shall be managed in accord with the provisions of Policy OS 7. b. Lake Los Carneros Natural and Historic Preserve shall be managed primarily as a passive preserve, with low-intensity activities allowed near the Stow House, the historic farm buildings, and the historic Goleta Train Depot and South Coast Railroad Museum. c. Private lands for outdoor recreation, including but not limited to Girsh Park and Sandpiper Golf Course, shall be protected and preserved for the valuable contribution that they make to the supply of recreation services available to residents of Goleta and adjacent areas. d. The City should maximize the use of the existing park, recreation, and open space resources within the City by connecting them with an integrated system of trails and sidewalks. e. General locations for proposed or planned future park sites are shown in Figure 3-2. 	Chapter 17.12, Open Space and Agricultural Districts
<p>OS 7.6 Open Space for Protection of Public Health and Safety. [GP] Although lands that provide open space for public health and safety are not specifically designated on Figure 3-5, the following land areas that are subject to hazardous conditions shall be considered to be designated open space as if fully depicted on the map:</p> <ul style="list-style-type: none"> a. Lands situated along streams identified on the latest edition of the Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency (FEMA), or any successor agency, as falling within the area of inundation caused by a 100-year flood event. b. Lands along the Pacific shoreline and at the mouths of streams identified on the FIRM maps as subject to 100-year event coastal flooding hazards, including areas potentially inundated by high velocity wave action. c. Lands subject to wildland fire hazards or lands needed as a buffer between urban development and wildland fire hazard areas. d. Lands within 50 feet on each side of active earthquake fault zones. e. Land areas with slopes in excess of 25 percent. f. Lands subject to the safety hazards identified in items a through e above shall be managed in accord with the applicable policies and standards of the Safety Element of this plan. 	Chapter 17.31, Floodplain Management; Chapter 17.32, Hazards
<p>OS 7.7 Ownership of Open Space Lands. [GP]</p>	N/A
<p>OS 7.8 Provision of Open Space in New Development. [GP] A minimum open space area shall be required in new development situated in certain land use categories, as set forth in the applicable policies of the Land Use Element. These private open space areas shall be in addition to any public park and open space land that may be required to be dedicated pursuant to the Quimby Act or other state or local statutes. Although private open space areas may be reserved to protect resources or avoid development in areas subject to hazards, such reservations shall include lands usable for outdoor recreation activities, where feasible.</p>	Part II: Base Zoning Districts and Allowed Uses; Chapter 17.30, Environmentally Sensitive Habitat Areas; Chapter 17.32, Hazards; Chapter 17.34, Landscaping; Chapter 17.43, Cultural Resources
<p>OS 7.9 Open Space or Greenbelt around Goleta. [GP]</p>	N/A
<p>Policy OS 8: Protection of Native American and Paleontological Resources [GP/CP]</p>	
<p>OS 8.1 Definition. [GP/CP] Cultural resources include Native American archaeological sites and areas of the natural landscape that have traditional cultural significance. Archaeological sites include prehistoric sites that represent the material remains of Native American societies and their activities and ethnohistoric sites that are Native American settlements occupied after the arrival of European settlers in California. Such archaeological sites may include villages, seasonal campsites, burial sites, stone tool quarry sites, hunting sites, traditional trails, and sites with rock carvings or paintings. Areas of traditional cultural significance include Native American sacred areas where religious ceremonies are practiced or which are central to their origins as a people, as well as areas traditionally used to gather plants for food, medicinal, or economic purposes.</p>	Chapter 17.43, Cultural Resources
<p>OS 8.2 Inventory. [GP/CP]</p>	N/A
<p>OS 8.3 Preservation. [GP/CP] The City shall protect and preserve cultural resources from destruction. The preferred method for preserving a recorded archeological site shall be by preservation in place to maintain the relationship between the artifacts and the archaeological context. Preservation in place may be accomplished by deed restriction as a permanent conservation easement, avoidance through site planning and design, or incorporation of sites into other open spaces to prevent any future development or use that might otherwise adversely impact these resources.</p>	Chapter 17.43, Cultural Resources
<p>OS 8.4 Evaluation of Significance. [GP/CP] For any development proposal identified as being located in an area of archaeological sensitivity, a Phase I cultural resources inventory shall be conducted by a professional archaeologist or other qualified expert. All sites determined through a Phase 1 investigation to potentially include cultural resources must undergo subsurface investigation to determine the extent, integrity, and significance of the site. Where Native American artifacts have been found or where oral traditions indicate the site was used by Native Americans in the past, research shall be conducted to determine the extent of the archaeological significance of the site.</p>	Chapter 17.43, Cultural Resources
<p>OS 8.5 Mitigation. [GP/CP] If research and surface reconnaissance shows that the project area contains a resource of cultural significance that would be adversely impacted by proposed development and avoidance is infeasible, mitigation measures sensitive to the cultural beliefs of the affected population shall be required. Reasonable efforts to leave these resources in an undisturbed state through capping or covering resources with a soil layer</p>	Chapter 17.43, Cultural Resources

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prior to development shall be required. If data recovery through excavation is the only feasible mitigation, the City shall confer with the affected Native American nation or most-likely descendants, as well as agencies charged with the responsibility of preserving these resources and organizations having a professional or cultural interest, prior to the removal and disposition of any artifacts.	
<p>OS 8.6 Monitoring and Discovery. [GP/CP] On-site monitoring by a qualified archaeologist and appropriate Native American observer shall be required for all grading, excavation, and site preparation that involves earth moving operations on sites identified as archaeologically sensitive. If cultural resources of potential importance are uncovered during construction, the following shall occur:</p> <ul style="list-style-type: none"> a. The grading or excavation shall cease and the City shall be notified. b. A qualified archeologist shall prepare a report assessing the significance of the find and provide recommendations regarding appropriate disposition. c. Disposition will be determined by the City in conjunction with the affected Native American nation. 	Section 17.24.100, Grading and Grubbing; Chapter 17.43, Cultural Resources
<p>OS 8.7 Protection of Paleontological Resources. [GP/CP] Should substantial paleontological resources be encountered during construction activities, all work that could further disturb the find shall be stopped and the City of Goleta shall be notified within 24 hours. The applicant shall retain a qualified consultant to prepare a report to the City that evaluates the significance of the find and, if warranted, identifies recovery measures. Upon review and approval of the report by the City, construction may continue after implementation of any identified recovery measures.</p>	Chapter 17.43, Cultural Resources
Policy OS 9: Financing Public Parks, Open Space, and Recreation Facilities [GP]	
OS 9.1 Park and Open Space Standards and Fee Study. [GP]	N/A
<p>OS 9.2 Mitigation of Impacts of New Development on Parks and Recreation Facilities. [GP] The following shall apply to approvals of new development projects:</p> <ul style="list-style-type: none"> a. To ensure new development pays a proportionate share of the cost of acquisition and improvement of parks, recreation facilities, and open space, the City shall require a one-time impact fee to offset costs necessary to accommodate the development. These fees shall be used for acquiring and/or developing new or improving/rehabilitating existing park, recreation, or open space facilities. b. At its discretion, the City may allow any appropriate park and recreational facilities provided within a development to meet all or part of the mitigation requirement in lieu of payment of a portion of the impact fee only if they are open and accessible to the public. c. Within new subdivisions, where the City may allow dedications of land in lieu of payment of fees pursuant to California Government Code Section 66477 (Quimby Act), the land area to be dedicated shall be usable space for active recreation purposes. 	Chapter 17.70, Development Impact Fees
<p>OS 9.3 Alternatives to Impact Fees. [GP] In appropriate circumstances for larger development proposals, the City may consider using alternatives to impact fees for meeting park, recreation, and open space needs. These alternatives may include negotiated development agreements wherein the developer agrees to provide land and construct appropriate park, recreation, and open space facilities that will be dedicated to the City and made available for use by the general public. Any agreements may also include a funding mechanism for maintenance of the dedicated facilities.</p>	Chapter 17.65, Development Agreements; Chapter 17.70, Development Impact Fees
OS 9.4 Other Funding Sources. [GP]	N/A
OS 9.5 Park and Recreation Facilities of Other Public and Private Entities. [GP]	N/A
OS 9.6 Private Support. [GP]	N/A
CONSERVATION ELEMENT	
Policy CE 1: Environmentally Sensitive Habitat Area Designations and Policy – Identify, preserve, and protect the city’s natural heritage by preventing disturbance of ESHAs.	
<p>CE 1.1 Definition of Environmentally Sensitive Habitat Areas. [GP/CP] ESHAs shall include, but are not limited to, any areas that through professional biological evaluation are determined to meet the following criteria:</p> <ul style="list-style-type: none"> a. Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and that could be easily disturbed or degraded by human activities and developments. b. Any area that includes habitat for species and plant communities recognized as threatened or endangered by the state or federal governments; plant communities recognized by the State of California (in the Terrestrial Natural Communities Inventory) as restricted in distribution and very threatened; and those habitat types of limited distribution recognized to be of particular habitat value, including wetlands, riparian vegetation, eucalyptus groves associated with monarch butterfly roosts, oak woodlands, and savannas. c. Any area that has been previously designated as an ESHA by the California Coastal Commission, the California Department of Fish and Game, City of Goleta, or other agency with jurisdiction over the designated area. 	Chapter 17.73, List of Terms and Definitions
<p>CE 1.2 Designation of Environmentally Sensitive Habitat Areas. [GP/CP] ESHAs in Goleta are generally shown in Figure 4-1, and Table 4-2 provides examples of the ESHAs and some locations of each. The provisions of this policy shall apply to all designated ESHAs. ESHAs generally include but are not limited to the following:</p> <ul style="list-style-type: none"> a. Creek and riparian areas. b. Wetlands, such as vernal pools. c. Coastal dunes, lagoons or estuaries, and coastal bluffs/coastal bluff scrub. d. Beach and shoreline habitats. e. Marine habitats. f. Coastal sage scrub and chaparral. g. Native woodlands and savannahs, including oak woodlands. h. Native grassland. i. Monarch butterfly aggregation sites, including autumnal and winter roost sites, and related habitat areas. j. Beach and dune areas that are nesting and foraging locations for the western snowy plover. k. Nesting and roosting sites and related habitat areas for various species of raptors. l. Other habitat areas for species of wildlife or plants designated as rare, threatened, or endangered under state or federal law. 	Chapter 17.73, List of Terms and Definitions

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m. Any other habitat areas that are rare or especially valuable from a local, regional, or statewide perspective.	
CE 1.3 Site-Specific Studies and Unmapped ESHAs. [GP/CP] Any area not designated on the ESHA map in Figure 4-1 that meets the ESHA criteria for the resources specified in CE 1.1 shall be granted the same protections as if the area was shown on the map. Proposals for development on sites where ESHAs are shown on the map or where there is probable cause to believe that ESHAs may exist shall be required to provide the City with a site-specific biological study that includes the following information: a. A base map that delineates topographic lines, parcel boundaries, and adjacent roads. b. A vegetation map that identifies species that may be indicators of ESHAs. c. A soils map that delineates hydric and nonhydric soils, if applicable. d. A census of animal species that indicates the potential existence of ESHAs. e. A detailed map that shows the conclusions regarding the boundary, precise location and extent, or current status of the ESHA based on substantial evidence provided in the biological studies.	Section 17.30.030(B), Biological Study
CE 1.4 Illegal Destruction of ESHAs. [GP/CP]	N/A
CE 1.5 Corrections to Map of ESHAs. [GP/CP]	N/A
CE 1.6 Protection of ESHAs. [GP/CP] Protection of ESHAs. [GP/CP] ESHAs shall be protected against significant disruption of habitat values, and only uses or development dependent on and compatible with maintaining such resources shall be allowed within ESHAs or their buffers. The following shall apply: a. No development, except as otherwise allowed by this element, shall be allowed within ESHAs and/or ESHA buffers. b. A setback or buffer separating all permitted development from an adjacent ESHA shall be required and shall have a minimum width as set forth in subsequent policies of this element. The purpose of such setbacks shall be to prevent any degradation of the ecological functions provided by the habitat area. c. Public accessways and trails are considered resource-dependent uses and may be located within or adjacent to ESHAs. These uses shall be sited to avoid or minimize impacts on the resource to the maximum extent feasible. Measures— such as signage, placement of boardwalks, and limited fencing or other barriers—shall be implemented as necessary to protect ESHAs. d. The following uses and development may be allowed in ESHAs or ESHA buffers only where there are no feasible, less environmentally damaging alternatives and will be subject to requirements for mitigation measures to avoid or lessen impacts to the maximum extent feasible: 1) public road crossings, 2) utility lines, 3) resource restoration and enhancement projects, 4) nature education, 5) biological research, and 6) Public Works projects as identified in the Capital Improvement Plan, only where there are no feasible, less environmentally damaging alternatives. e. If the provisions herein would result in any legal parcel created prior to the date of this plan being made unusable in its entirety for any purpose allowed by the land use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel. Alternatively, the City may establish a program to allow transfer of development rights for such parcels to receiving parcels that have areas suitable for and are designated on the Land Use Plan map for the appropriate type of use and development.	Section 17.01.040(A)(2), Private Property Takings; Section 17.30.020, Applicability; Section 17.30.040, Mitigation of Impacts
CE 1.7 Mitigation of Impacts to ESHAs. [GP/CP] New development shall be sited and designed to avoid impacts to ESHAs. If there is no feasible alternative that can eliminate all impacts, then the alternative that would result in the fewest or least significant impacts shall be selected. Any impacts that cannot be avoided shall be fully mitigated, with priority given to onsite mitigation. Offsite mitigation measures shall only be approved when it is not feasible to fully mitigate impacts on site. If impacts to onsite ESHAs occur in the Coastal Zone, any offsite mitigation area shall also be located within the Coastal Zone. All mitigation sites shall be monitored for a minimum period of 5 years following completion, with changes made as necessary based on annual monitoring reports. Where appropriate, mitigation sites shall be subject to deed restrictions. Mitigation sites shall be subject to the protections set forth in this plan for the habitat type unless the City has made a specific determination that the mitigation is unsuccessful and is to be discontinued.	Section 17.30.040, Mitigation of Impacts
CE 1.8 ESHA Buffers. [GP/CP] Development adjacent to an ESHA shall minimize impacts to habitat values or sensitive species to the maximum extent feasible. Native vegetation shall be provided in buffer areas to serve as transitional habitat. All buffers shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA they are designed to protect.	Chapter 17.30, Environmentally Sensitive Habitat Areas
CE 1.9 Standards Applicable to Development Projects. [GP/CP] The following standards shall apply to consideration of developments within or adjacent to ESHAs: a. Site designs shall preserve wildlife corridors or habitat networks. Corridors shall be of sufficient width to protect habitat and dispersal zones for small mammals, amphibians, reptiles, and birds. b. Land divisions for parcels within or adjacent to an ESHA shall only be allowed if each new lot being created, except for open space lots, is capable of being developed without building in any ESHA or ESHA buffer and without any need for impacts to ESHAs related to fuel modification for fire safety purposes. c. Site plans and landscaping shall be designed to protect ESHAs. Landscaping, screening, or vegetated buffers shall retain, salvage, and/or reestablish vegetation that supports wildlife habitat whenever feasible. Development within or adjacent to wildlife habitat networks shall incorporate design techniques that protect, support, and enhance wildlife habitat values. Planting of nonnative, invasive species shall not be allowed in ESHAs and buffer areas adjacent to ESHAs. d. All new development shall be sited and designed so as to minimize grading, alteration of natural landforms and physical features, and vegetation clearance in order to reduce or avoid soil erosion, creek siltation, increased runoff, and reduced infiltration of stormwater and to prevent net increases in baseline flows for any receiving water body. e. Light and glare from new development shall be controlled and directed away from wildlife habitats. Exterior night lighting shall be minimized, restricted to low intensity fixtures, shielded, and directed away from ESHAs. f. All new development should minimize potentially significant noise impacts on special-status species in adjacent ESHAs. g. All new development shall be sited and designed to minimize the need for fuel modification, or weed abatement, for fire safety in order to preserve native and/or nonnative supporting habitats. Development shall use fire-resistant materials and incorporate alternative measures, such as firewalls and landscaping techniques, that will reduce or avoid fuel modification activities. h. The timing of grading and construction activities shall be controlled to minimize potential disruption of wildlife during critical time periods such as nesting or breeding seasons. i. Grading, earthmoving, and vegetation clearance adjacent to an ESHA shall be prohibited during the rainy season, generally from November 1 to March 31, except as follows: 1) where erosion control measures such as sediment basins, silt fencing, sandbagging, or installation of geofabrics have been incorporated into the project and approved in advance by the City; 2) where necessary to protect or enhance the ESHA itself; or 3) where necessary to remediate hazardous flooding or geologic conditions that endanger public health and safety. j. In areas that are not adjacent to ESHAs, where grading may be allowed during the rainy season, erosion control measures such as sediment basins, silt fencing, sandbagging, and installation of geofabrics shall be implemented prior to and concurrent with all grading operations.	Section 17.30.050, Development Standards

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<p>CE 1.10 Management of ESHAs. [GP/CP] The following standards shall apply to the ongoing management of ESHAs:</p> <ul style="list-style-type: none"> a. The use of insecticides, herbicides, artificial fertilizers, or other toxic chemical substances that have the potential to degrade ESHAs shall be prohibited within and adjacent to such areas, except where necessary to protect or enhance the ESHA itself. b. The use of insecticides, herbicides, or other toxic substances by City employees and contractors in construction and maintenance of City facilities and open space lands shall be minimized. c. Mosquito abatement within or adjacent to ESHAs shall be limited to the implementation of the minimum measures necessary to protect human health and shall be undertaken in a manner that minimizes adverse impacts to the ESHAs. d. Weed abatement and brush-clearing activities for fire safety purposes shall be the minimum that is necessary to accomplish the intended purpose. Techniques shall be limited to mowing and other low-impact methods such as hand crews for brushing, tarping, and hot water/foam for weed control. Disking shall be prohibited. e. Where there are feasible alternatives, existing sewer lines and other utilities that are located within an ESHA shall be taken out of service, abandoned in place, and replaced by facilities located outside the ESHA to avoid degradation of the ESHA resources, which could be caused by pipeline rupture or leakage and by routine maintenance practices such as clearing of vegetation. f. Removal of nonnative invasive plant species within ESHAs may be allowed and encouraged, unless the nonnatives contribute to habitat values. g. The following flood management activities may be allowed in creek and creek protection areas: desilting, obstruction clearance, minor vegetation removal, and similar flood management methods. 	Section 17.30.060, Management of ESHAs
Policy CE 2: Protection of Creeks and Riparian Areas [GP/CP]	
CE 2.1 Designation of Protected Creeks. [GP/CP]	N/A
<p>CE 2.2 Streamside Protection Areas. [GP/CP] A streamside protection area (SPA) is hereby established along both sides of the creeks identified in Figure 4-1. The purpose of the designation shall be to preserve the SPA in a natural state in order to protect the associated riparian habitats and ecosystems. The SPA shall include the creek channel, wetlands and/or riparian vegetation related to the creek hydrology, and an adjacent upland buffer area. The width of the SPA upland buffer shall be as follows:</p> <ul style="list-style-type: none"> a. The SPA upland buffer shall be 100 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of wetlands and/or riparian vegetation, whichever is greater. The City may consider increasing or decreasing the width of the SPA upland buffer on a case-by-case basis at the time of environmental review. The City may allow portions of a SPA upland buffer to be less than 100 feet wide, but not less than 25 feet wide, based on a site specific assessment if (1) there is no feasible alternative siting for development that will avoid the SPA upland buffer; and (2) the project’s impacts will not have significant adverse effects on streamside vegetation or the biotic quality of the stream. b. If the provisions above would result in any legal parcel created prior to the date of this plan being made unusable in its entirety for any purpose allowed by the land-use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel, subject to approval of a conditional use permit. 	Section 17.30.080, Streamside Protection Areas
<p>CE 2.3 Allowable Uses and Activities in Streamside Protection Areas. [GP/CP] The following compatible land uses and activities may be allowed in SPAs, subject to all other policies of this plan, including those requiring avoidance or mitigation of impacts:</p> <ul style="list-style-type: none"> a. Agricultural operations, provided they are compatible with preservation of riparian resources. b. Fencing and other access barriers along property boundaries and along SPA boundaries. c. Maintenance of existing roads, driveways, utilities, structures, and drainage improvements. d. Construction of public road crossings and utilities, provided that there is no feasible, less environmentally damaging alternative. e. Construction and maintenance of foot trails, bicycle paths, and similar low-impact facilities for public access. f. Resource restoration or enhancement projects. g. Nature education and research activities. h. Low-impact interpretive and public access signage. i. Other such Public Works projects as identified in the Capital Improvement Plan, only where there are no feasible, less environmentally damaging alternatives. 	Section 17.30.020, Applicability; Section 17.30.080(D), Allowable Uses within SPAs; Section 17.53.020, Exempt Development
<p>CE 2.4 Dedication of Easements or Other Property Interests. [GP/CP] In new subdivisions of land, SPAs shall not be included in developable lots but shall be within a separate parcel or parcels, unless the subdivider demonstrates that it is not feasible to create a separate open space lot for the SPA. An easement or deed restriction limiting the uses allowed on the open space lot to those set forth in CE 2.3 shall be required. Dedication of the open space lot or easement area to the City or a nonprofit land trust is encouraged.</p>	Section 17.30.090, Dedication of Easements or Other Property Interests
CE 2.5 Maintenance of Creeks as Natural Drainage Systems. [GP/CP]	N/A
CE 2.6 Restoration of Degraded Creeks. [GP/CP]	N/A
Policy CE 3: Protection of Wetlands – Preserve, protect, and enhance the functions and values of Goleta’s wetlands.	
<p>CE 3.1 Definition of Wetlands. [GP/CP] <i>Wetlands</i> are defined as any area that meets the definition of a wetland as defined by the California Coastal Commission, California Department of Fish and Game, and U.S. Fish and Wildlife Service. The most protective of definitions shall be applied and used to determine the boundary of a wetland. The City of Goleta uses the identification of a single indicator (soil, hydrology, or plants) to determine the boundary of a wetland.</p>	Chapter 17.73, List of Terms and Definitions
CE 3.2 Designation of Wetland ESHAs. [GP/CP]	N/A
<p>CE 3.3 Site-Specific Wetland Delineations. [GP/CP] In considering development proposals where an initial site inventory or reconnaissance indicates the presence or potential for wetland species or indicators, the City shall require the submittal of a detailed biological study of the site, with the addition of a delineation of all wetland areas on the project site. Wetland delineations shall be based on the definitions contained in Section 13577(b) of Title 14 of the California Code of Regulations. A preponderance of hydric soils or a preponderance of wetland indicator species will be considered presumptive evidence of wetland conditions. At a minimum, the delineation report shall contain:</p> <ul style="list-style-type: none"> a. A map at a scale of 1”=200’ or larger showing topographic contours. b. An aerial photo base map. 	Section 17.30.030(B), Biological Study

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<ul style="list-style-type: none"> c. A map at a scale of 1"=200' or larger with polygons delineating all wetland areas, polygons delineating all areas of vegetation with a preponderance of wetland indicator species, and the locations of sampling points. d. A description of the survey methods and surface indicators used for delineating the wetland polygons. e. A statement of the qualifications of the person preparing the wetland delineation. 	
<p>CE 3.4 Protection of Wetlands in the Coastal Zone. [CP] The biological productivity and the quality of wetlands shall be protected and, where feasible, restored in accordance with the federal and state regulations and policies that apply to wetlands within the Coastal Zone. Only uses permitted by the regulating agencies shall be allowed within wetlands. The filling, diking, or dredging of open coastal waters, wetlands, estuaries, and lakes is prohibited unless it can be demonstrated that:</p> <ul style="list-style-type: none"> a. There is no feasible, environmentally less damaging alternative to wetland fill. b. The extent of the fill is the least amount necessary to allow development of the permitted use. c. Mitigation measures have been provided to minimize adverse environmental effects. d. The purposes of the fill are limited to: incidental public services, such as burying cables or pipes; restoration of wetlands; and nature study, education, or similar resource-dependent activities. <p>A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall be required. Generally the required buffer shall be 100 feet, but in no case shall wetland buffers be less than 50 feet. The buffer size should take into consideration the type and size of the development, the sensitivity of the wetland resources to detrimental edge effects of the development to the resources, natural features such as topography, the functions and values of the wetland, and the need for upland transitional habitat. A 100-foot minimum buffer area shall not be reduced when it serves the functions and values of slowing and absorbing flood waters for flood and erosion control, sediment filtration, water purification, and ground water recharge. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion.</p>	Section 17.30.100, Protection of Wetlands in the Coastal Zone
<p>CE 3.5 Protection of Wetlands Outside the Coastal Zone. [GP] The biological productivity and the quality of inland wetlands shall be protected and, where feasible, restored. The filling of wetlands outside the Coastal Zone is prohibited unless it can be demonstrated that:</p> <ul style="list-style-type: none"> a. The wetland area is small, isolated, not part of a larger hydrologic system, and generally lacks productive or functional habitat value. b. The extent of the fill is the least amount necessary to allow reasonable development of a use allowed by the Land Use Element. c. Mitigation measures will be provided to minimize adverse environmental effects, including restoration or enhancement of habitat values of wetlands at another location on the site or at another appropriate offsite location within the City. <p>A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall be required. A wetland buffer shall be no less than 50 feet. The buffer size should take into consideration the type and size of the development, the sensitivity of the wetland resources to detrimental edge effects of the development to the resources, natural features such as topography, the functions and values of the wetland and the need for upland transitional habitat. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion.</p>	Section 17.30.110, Protection of Wetlands Outside the Coastal Zone
<p>CE 3.6 Mitigation of Wetland Fill. [GP/CP] Where any dike or fill development is permitted in wetlands in accordance with the Coastal Act and the policies of this plan, at a minimum mitigation measures shall include creation or substantial restoration of wetlands of a similar type. Adverse impacts shall be mitigated at a ratio of 3:1 unless the project proponent provides evidence that the creation or restoration of a lesser area of wetlands will fully mitigate the adverse impacts of the fill. However, in no event shall the mitigation ratio be less than 2:1. All mitigation measures are subject to the requirements of CE 1.7.</p>	Chapter 17.30, Environmentally Sensitive Habitat Areas
<p>CE 3.7 Lagoon Protection. [GP/CP] The lagoons at the mouths of Bell Canyon and Tecolote Creeks shall be protected. Lagoon breaching or water level modification shall not be allowed.</p>	Section 17.30.130, Lagoon Protection
<p>CE 3.8 Vernal Pool Protection. [GP/CP] Vernal pools, an especially rare wetland habitat on the south coast of Santa Barbara County, shall be preserved and protected. Vernal pools in Goleta, which are generally small in area and only a few inches deep, are found at scattered locations on the City-owned Ellwood Mesa and Santa Barbara Shores Park. These appear to be naturally formed and exhibit little or no evidence of altered hydrology. Trails on these two properties shall be sited and constructed in a manner that avoids impacts to vernal pool hydrology and that will allow restoration by removing several informal trail segments that bisect vernal pool habitats. Additional vernal pools are found at Lake Los Carneros Natural and Historical Preserve.</p>	Section 17.30.140, Vernal Pool Protection
Policy CE 4: Protection of Monarch Butterfly Habitat Areas [GP/CP]	
<p>CE 4.1 Definition of Habitat Area. [GP/CP] The monarch butterfly is recognized as a California and Goleta special resource. Although the species is not threatened with extinction, its autumnal and winter aggregation sites, or roosts, are especially vulnerable to disturbance. Sites that provide the key elements essential for successful monarch butterfly aggregation areas and are locations where monarchs have been historically present shall be considered ESHAs. These elements include stands of eucalyptus or other suitable trees that offer shelter from strong winds and storms, provide a microclimate with adequate sunlight, are situated near a source of water or moisture, and that provide a source of nectar to nourish the butterflies.</p>	Section 17.30.100(A), Applicability
<p>CE 4.2 Designation of Monarch Butterfly ESHAs. [GP/CP]</p>	N/A
<p>CE 4.3 Site-Specific Studies and Unmapped Monarch ESHAs. [GP/CP] Any area not designated on Figure 4-1 that is determined by a site-specific study to contain monarch habitats, including autumnal and winter roost sites, shall be granted the same protections as if the area was shown on the figure. Proposals for development on sites shown on this figure or where there is probable cause to believe that monarch habitats may exist shall be required to provide a site-specific study.</p>	Section 17.30.030(B), Biological Study
<p>CE 4.4 Protection of Monarch Butterfly ESHAs. [GP/CP] Monarch butterfly ESHAs shall be protected against significant disruption of habitat values, and only uses or development dependent on and compatible with maintaining such resources shall be allowed within these ESHAs or their buffer areas. The following standards shall apply:</p> <ul style="list-style-type: none"> a. No development, except as otherwise allowed by this policy, shall be allowed within monarch butterfly ESHAs or ESHA buffers. b. Since the specific locations of aggregation sites may vary from one year to the next, the focus of protection shall be the entire grove of trees rather than individual trees that are the location of the roost. c. Removal of vegetation within monarch ESHAs shall be prohibited, except for minor pruning of trees or removal of dead trees and debris that are a threat to public safety. d. Public accessways are considered resource-dependent uses and may be located within a monarch ESHA or its buffer; however, such accessways shall be sited to avoid or minimize impacts to aggregation sites. e. Interpretative signage is allowed within a monarch ESHA or its buffer, but shall be designed to be visually unobtrusive. f. Butterfly research, including tree disturbance or other invasive methods, may be allowed subject to City approval of a permit. 	Section 17.30.190(B), Monarch Butterfly Protection Standards

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<p>CE 4.5 Buffers Adjacent to Monarch Butterfly ESHAs. [GP/CP] A buffer of a sufficient size to ensure the biological integrity and preservation of the monarch butterfly habitat, including aggregation sites and the surrounding grove of trees, shall be required. Buffers shall not be less than 100 feet around existing and historic roost sites as measured from the outer extent of the tree canopy. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion. The buffer may be reduced to 50 feet in circumstances where the trees contribute to the habitat but are not considered likely to function as an aggregation site, such as along narrow windrows. Grading and other activities that could alter the surface hydrology that sustains the groves of trees are prohibited within or adjacent to the buffer area.</p>	<p>Section 17.24.100, Grading and Grubbing; Section 17.30.190(C), Required ESHA Buffer</p>
<p>CE 4.6 Standards Applicable to New Development Adjacent to Monarch ESHAs. [GP/CP] The following standards shall apply to consideration of proposals for new development adjacent to monarch ESHAs or ESHA buffers:</p> <ul style="list-style-type: none"> a. A site-specific biological study, prepared by an expert approved by the City who is qualified by virtue of education and experience in the study of monarch butterflies, shall be required to be submitted by the project proponent. b. The study shall include preparation of a Monarch Butterfly Habitat Protection Plan, which at a minimum shall include: <ul style="list-style-type: none"> 1) the mapped location of the cluster of trees where monarchs are known, or have been known, to roost in both autumnal and over-wintering aggregations; 2) an estimate of the size of the population within the colony; 3) the mapped extent of the entire habitat area; and 4) the boundaries of the buffer zone around the habitat area. c. A temporary fence shall be installed along the outer boundary of the buffer zone prior to and during any grading and construction activities on the site. d. If an active roost or aggregation is present on the project site, any construction grading, or other development within 200 feet of the active roost, shall be prohibited between October 1 and March 1. 	<p>Section 17.30.030(B)(7), Biological Study; Section 17.30.190(D), Construction Standards</p>
<p>Policy CE 5: Protection of Other Terrestrial Habitat Areas – Preserve, protect, and enhance unique, rare, or fragile native flora and plant communities.</p>	
<p>CE 5.1 Designation of Other Terrestrial ESHAs. [GP/CP]</p>	<p>N/A</p>
<p>CE 5.2 Protection of Native Grasslands. [GP/CP] In addition to the provisions of Policy CE 1, the following standards shall apply:</p> <ul style="list-style-type: none"> a. For purposes of this policy, existing native grasslands are defined as an area where native grassland species comprise 10 percent or more of the total relative plant cover. Native grasslands that are dominated by perennial bunch grasses tend to be patchy. Where a high density of separate small patches occurs in an area, the whole area shall be delineated as native grasslands. b. To the maximum extent feasible, development shall avoid impacts to native grasslands that would destroy, isolate, interrupt, or cause a break in continuous habitat that would (1) disrupt associated animal movement patterns and seed dispersal, or (2) increase vulnerability to weed invasions. c. Removal or disturbance to a patch of native grasses less than 0.25 acre that is clearly isolated and is not part of a significant native grassland or an integral component of a larger ecosystem may be allowed. Removal or disturbance to restoration areas shall not be allowed. d. Impacts to protected native grasslands shall be minimized by providing at least a 10-foot buffer that is restored with native species around the perimeter of the delineated native grassland area. e. Removal of nonnative and invasive exotic species shall be allowed; revegetation shall be with plants or seeds collected within the same watershed whenever feasible. 	<p>Section 17.30.160(B), Protection of Native Grassland</p>
<p>CE 5.3 Protection of Coastal Bluff Scrub, Coastal Sage Scrub, and Chaparral ESHA. [GP/CP] In addition to the provisions of Policy CE 1, the following standards shall apply:</p> <ul style="list-style-type: none"> a. For purposes of this policy, coastal bluff scrub is defined as scrub habitat occurring on exposed coastal bluffs. Example species in bluff scrub habitat include Brewer’s saltbush (<i>Atriplex lentiformis</i>), lemonade berry (<i>Rhus integrifolia</i>), seashore blight (<i>Suaeda californica</i>), seacliff buckwheat (<i>Eriogonum parvifolium</i>), California sagebrush (<i>Artemisia californica</i>), and coyote bush (<i>Baccharis pilularis</i>). Coastal sage scrub is defined as a drought-tolerant, Mediterranean habitat characterized by soft-leaved, shallow-rooted subshrubs such as California sagebrush (<i>Artemisia californica</i>), coyote bush (<i>Baccharis pilularis</i>), and California encelia (<i>Encelia californica</i>). It is found at lower elevations in both coastal and interior areas where moist maritime air penetrates inland. Chaparral is defined as fire- and drought-adapted woody, evergreen shrubs generally occurring on hills and lower mountain slopes. The area must have both the compositional and structural characteristics of coastal bluff scrub, coastal sage scrub, or chaparral habitat as described in Preliminary Descriptions of Terrestrial Natural Communities of California (Holland 1986) or other classification system recognized by the California Department of Fish and Game. b. To the maximum extent feasible, development shall avoid impacts to coastal bluff scrub, coastal sage scrub, or chaparral habitat that is part of a wildlife movement corridor and the impact would preclude animal movement or isolate ESHAs previously connected by the corridor such as (1) disrupting associated bird and animal movement patterns and seed dispersal, and/or (2) increasing erosion and sedimentation impacts to nearby creeks or drainages. c. Impacts to coastal bluff scrub, coastal sage scrub, and chaparral ESHAs shall be minimized by providing at least a 25-foot buffer restored with native species around the perimeter of the ESHA, unless the activity is allowed under other CE subpolicies and mitigation is applied per CE 1.7. d. Removal of nonnative and invasive exotic species shall be allowed; revegetation shall be with plants or seeds collected within the same watershed whenever feasible. 	<p>Section 17.30.150, Protection of Coastal Bluff Scrub, Coastal Sage Scrub, and Chaparral ESHA; Chapter 17.73, List of Terms and Definitions</p>
<p>Policy CE 6: Protection of Marine Habitat Areas [GP/CP] -- Preserve and protect the biological integrity of marine habitats and resources within and adjacent to Goleta.</p>	
<p>CE 6.1 Designation of Marine ESHAs. [GP/CP]</p>	<p>N/A</p>
<p>CE 6.2 Protection of Marine ESHAs. [GP/CP] The following protections shall apply to marine ESHAs:</p> <ul style="list-style-type: none"> a. Marine ESHAs shall be protected against significant disruption of habitat values, and only uses dependent on such resources, such as fishing, whale watching, ocean kayaking, and similar recreational activities, should be allowed within the offshore area. b. All existing oil and gas production facilities, including platform Holly and the piers at State Lease 421, shall be decommissioned immediately upon termination of production activities. All facilities and debris shall be completely removed and the sites restored to their prior natural condition as part of the decommissioning activities. No new oil and gas leases or facilities shall be allowed within state waters offshore from Goleta. c. Permitted uses or developments shall be compatible with marine and beach ESHAs. d. Any development on beach or ocean bluff areas adjacent to marine and beach habitats shall be sited and designed to prevent impacts that could significantly degrade the marine ESHAs. All uses shall be compatible with the maintenance of the biological productivity of such areas. Grading and landform alteration shall be limited to minimize impacts from erosion and sedimentation on marine resources. e. Marine mammal habitats, including haul-out areas, shall not be altered or disturbed by development of recreational facilities or activities, or any other new land uses and development. 	<p>Section 17.30.180, Protection of Marine Habitats</p>

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<ul style="list-style-type: none"> f. Near-shore shallow fish habitats and shore fishing areas shall be preserved and, where appropriate and feasible, enhanced. g. Activities by the California Department of Fish and Game; Central Coast Regional Water Quality Control Board; State Lands Commission; and Division of Oil, Gas and Geothermal Resources to increase monitoring to assess the conditions of near-shore species, water quality, and kelp beds, and/or to rehabilitate areas that have been degraded by human activities, such as oil and gas production facilities, shall be encouraged and allowed. 	
Policy CE 7: Protection of Beach and Shoreline Habitats – To preserve and protect the biological integrity of Goleta’s beaches, dunes, coastal bluffs and other shoreline resources.	
CE 7.1 Designation of Beach and Shoreline ESHAs. [GP/CP] All areas extending from the mean high tide line landward to the top of the ocean bluffs are hereby designated as ESHAs.	Chapter 17.73, List of Terms and Definitions
CE 7.2 Protection of Dunes. [GP/CP] Dune ESHAs shall be protected and, where feasible, enhanced. Vehicle traffic through dunes shall be prohibited. Where pedestrian access through dunes is allowed, well-defined footpaths or other means of directing use and minimizing adverse impacts shall be used. Active nesting areas for sensitive birds, such as the western snowy plovers and least terns, shall be protected by fencing, signing, and other means.	Section 17.30.200(A), Dunes
CE 7.3 Protection of Beach Areas. [GP/CP] Access to beach areas by motorized vehicles, including offroad vehicles, shall be prohibited, except for beach maintenance and emergency response vehicles of public agencies. Emergency services shall not include routine vehicular patrolling by private security forces. Any beach grooming activities shall employ hand-grooming methods, and mechanical beach grooming equipment and methods shall be prohibited. All vehicular uses on beach areas shall avoid ESHAs to the maximum extent feasible.	Section 17.30.180(D), Beach Activities
CE 7.4 Permitted Uses of Beaches and Shoreline Areas. [GP/CP] Uses on beaches and shoreline areas shall be limited to coastal-dependent activities that are compatible with preservation of the quality of the resource, including coastal-dependent recreation activities such as swimming, surfing, boating and kayaking, and fishing. Any commercial coastal-dependent recreation activities that would limit use of beach and shoreline areas to customers and exclude the general public shall be subject to approval of a permit by the City. Any such permitted uses shall not degrade the quality or the habitat or cause impacts to birds and other wildlife.	Section 17.30.180(D), Beach Activities
CE 7.5 Shoreline Protective Structures. [GP/CP] New shoreline protective structures such as seawalls, revetments, and riprap shall be prohibited, except as provided in Policies SE 2 and SE 3.	Section 17.32.040(H), Shoreline Protection Devices
CE 7.6 Restoration of Degraded Shoreline Areas. [GP/CP] Removal of existing beach and shoreline structures, such as seawalls, roadways, and riprap, and removal of remnants of shoreline oil and gas facilities are allowed and encouraged activities. Such areas shall be restored to a natural condition.	Section 17.32.040(E)(4), Development Seaward of the Top of the Bluff
CE 7.7 Recreation Facilities on Beach Areas. [GP/CP] When permitted, new public access and recreational facilities or structures on beaches shall be designed and located to minimize impacts to ESHAs and marine resources.	Section 17.30.180, Protection of Marine and Beach Habitats
CE 7.8 Protection of Seabird Nest Areas. [GP/CP] To protect seabird nesting areas, no pedestrian access shall be provided on bluff faces except along existing and planned formal trails or stairways shown in this plan. New structures shall be prohibited on bluff faces except for stairs, ramps, or trails to provide for public beach access.	Section 17.25.030, Access Location Requirements; Section 17.32.040(D), Bluff Face Development
Policy CE 8: Protection of Special-Status Species – Preserve and protect habitats for threatened, endangered, or other special-status species of plants and animals in order to maintain biodiversity.	
<p>CE 8.1 ESHA Designation. [GP/CP] Requisite habitats for individual occurrences of special-status plants and animals, including candidate species for listing under the state and federal endangered species acts, California species of special concern, California Native Plant Society List 1B plants, and other species protected under provisions of the California Fish and Game Code shall be preserved and protected, and their occurrences, including habitat requirements, shall be designated as ESHAs.</p> <p>These habitats include, but are not limited to, the following:</p> <ul style="list-style-type: none"> a. Special-status plant species such as Santa Barbara honeysuckle (<i>Lonicera subspicata</i> var. <i>subspicata</i>), southern tarplant (<i>Centromadia parryi</i> ssp. <i>australis</i>) and black-flowered figwort (<i>Scrophularia atrata</i>). b. Habitat capable of supporting special-status invertebrate species, such as the globose dune beetle (<i>Coelus globosus</i>), and roosting habitat for the monarch butterfly. c. Aquatic habitat capable of supporting special-status fish species such as the steelhead trout (<i>Oncorhynchus mykiss</i>) and tidewater goby (<i>Eucyclogobius newberryi</i>). d. Habitat capable of supporting special-status amphibians and reptiles such as the red-legged frog (<i>Rana aurora draytonii</i>) and western pond turtle (<i>Clemmys marmorata pallida</i>). e. Nesting and roosting areas for various species of raptors such as Cooper’s hawks (<i>Accipiter cooperii</i>), red-tailed hawks (<i>Buteo jamaicensis</i>), white-tailed kites (<i>Elanus leucurus</i>), and turkey vultures (<i>Cathartes aura</i>). f. Nesting habitat for other special-status bird species such as western snowy plover, southwestern willow flycatcher (<i>Empidonax traillii extimus</i>), loggerhead shrike (<i>Lanius ludovicianus</i>), yellow warbler (<i>Dendroica petechia</i>), or tri-colored blackbird (<i>Agelaius tricolor</i>). g. Nesting and foraging habitat for special-status mammals such as pallid bat (<i>Antrozous pallidus</i>), western red bat (<i>Lasiurus blossevillei</i>), Yuma myotis (<i>Myotis yumanensis</i>), and American badger (<i>Taxidea taxus</i>). 	Section 17.30.200(D), Protection of Special-Status Species
CE 8.2 Protection of Habitat Areas. [GP/CP] All development shall be located, designed, constructed, and managed to avoid disturbance of adverse impacts to special-status species and their habitats, including spawning, nesting, rearing, roosting, foraging, and other elements of the required habitats.	Section 17.30.200(D), Protection of Special-Status Species
<p>CE 8.3 Site-Specific Biological Resources Study. [GP/CP] Any areas not designated on Figure 4-1 that meet the ESHA criteria for the resources specified in CE 8.1 shall be accorded the same protections as if the area were shown on the figure. Proposals for development on sites where ESHAs are shown on the figure, or where there is probable cause to believe that an ESHA may exist, shall be required to provide the City with a site-specific biological study that includes the following information:</p> <ul style="list-style-type: none"> a. A base map that delineates topographic lines, parcel boundaries, and adjacent roads. b. A vegetation map that 1) identifies trees or other sites that are existing or historical nests for the species of concern and 2) delineates other elements of the habitat such as roosting sites and foraging areas. c. A detailed map that shows the conclusions regarding the boundary, precise location and extent, or current status of the ESHA based on substantial evidence provided in the biological studies. d. A written report that summarizes the survey methods, data, observations, findings, and recommendations. 	Section 17.30.030(B), Biological Study
CE 8.4 Buffer Areas for Raptor Species. [GP/CP] Development shall be designed to provide a 100-foot buffer around active and historical nest sites for protected species of raptors when feasible. In existing developed areas, the width of the buffer may be reduced to correspond to the actual width of the buffer for adjacent development. If the biological study described in CE 8.3 determines that an active raptor nest site exists on the subject property, whenever feasible no vegetation clearing, grading, construction, or other development activity shall be allowed within a 300-foot radius of the nest site during the nesting and fledging season.	Section 17.30.200(C), Buffer Areas for Raptor Species
Policy CE 9: Protection of Native Woodlands – Maintain and protect native trees and woodlands as a valuable resource needed to support wildlife and provide visual amenities.	
CE 9.1 Definition of Protected Trees. [GP/CP]	N/A

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CE 9.2 Tree Protection Plan. [GP/CP]	N/A
CE 9.3 Native Oak Woodlands or Savannas. [GP/CP] Native oak woodlands and savannas are designated as ESHAs and shall be preserved and protected. A minimum buffer area shall be established via the implementation of CE-IA-4, Preparation of a Tree Protection Ordinance.	Section 17.30.160, Protection of Native Oak Woodlands and Savannas
CE 9.4 Tree Protection Standards. [GP/CP]	N/A
CE 9.5 Mitigation of Impacts to Native Trees. [GP/CP]	N/A
Policy CE 10: Watershed Management and Water Quality – Prevent the degradation of the quality of groundwater basins and surface waters in and adjacent to Goleta.	
CE 10.1 New Development and Water Quality. [GP/CP]	N/A
CE 10.2 Siting and Design of New Development. [GP/CP] New development shall be sited and designed to protect water quality and minimize impacts to coastal waters by incorporating measures designed to ensure the following: a. Protection of areas that provide important water quality benefits, areas necessary to maintain riparian and aquatic biota, and areas susceptible to erosion and sediment loss. b. Limiting increases in areas covered by impervious surfaces. c. Limiting the area where land disturbances occur, such as clearing of vegetation, cut-and-fill, and grading, to reduce erosion and sediment loss. d. Limiting disturbance of natural drainage features and vegetation.	Section 17.24.100, Grading and Grubbing; Chapter 17.30, Environmentally Sensitive Habitat Areas; Chapter 17.31, Floodplain Management; Chapter 17.34, Landscaping;
CE 10.3 Incorporation of Best Management Practices for Stormwater Management. [GP/CP]	N/A
CE 10.4 New Facilities. [GP/CP]	N/A
CE 10.5 Beachfront and Blufftop Development. [GP/CP] Development adjacent to the beach or blufftop shall incorporate BMPs designed to prevent or minimize polluted runoff to the beach and ocean waters.	N/A
CE 10.6 Stormwater Management Requirements. [GP/CP]	N/A
CE 10.7 Drainage and Stormwater Management Plans. [GP/CP]	N/A
CE 10.8 Maintenance of Stormwater Management Facilities. [GP/CP]	N/A
CE 10.9 Landscaping to Control Erosion. [GP/CP] Any landscaping that is required to control erosion shall use native or drought-tolerant noninvasive plants to minimize the need for fertilizer, pesticides, herbicides, and excessive irrigation.	Section 17.34.050, Materials
Policy CE 11: Preservation of Agricultural Lands – Promote and retain Goleta’s agricultural heritage by conserving existing agricultural resources for future generations and supporting agricultural production by minimizing activities and uses that may conflict with agricultural use of the land.	
CE 11.1 Agricultural Uses. [GP/CP] The City shall encourage agriculture and floriculture uses as part of its land use program, and expansion and intensification of agricultural activities (except for large-scale confined animal uses and the addition of structures that could reduce the productive capacity of soils) shall be supported.	Table 17.12.020: Land Use Regulations – Open Space and Agricultural Districts
CE 11.2 Conversion of Agricultural Lands. [GP/CP] Conversion of agricultural lands as designated on the Land Use Plan Map (Figure 2-1) to other uses shall not be allowed. Lands designated for agriculture within the urban boundary shall be preserved for agricultural use.	Table 17.12.020: Land Use Regulations – Open Space and Agricultural Districts
CE 11.3 Compatibility of New Development With Agriculture. [GP/CP] Development adjacent to lands designated for agriculture shall be designed and located so as to avoid or minimize potential conflicts with agricultural activities. Right-to-farm covenants and disclosure notices will be required for any development located adjacent to agricultural land.	17.24.030, Buffers Adjacent to Agricultural Districts; 17.24.160, Right to Farm Covenants
CE 11.4 Buffers Adjacent to Agricultural Parcels. [GP/CP] New development adjacent to property designated for agricultural uses shall include buffers and other measures such as landscape screening to minimize potential conflicts with agricultural activities. The widths of the buffers shall be determined based on site-specific findings at the time of approval of the development.	17.24.030, Buffers Adjacent to Agricultural Districts
CE 11.5 Productive Agricultural Use. [GP/CP] The City supports appropriate agricultural activities on land designated for agriculture on the Land Use Plan Map (Figure 2-1) and Open Space Plan Map (Figure 3-5).	Zoning Map
CE 11.6 Community Supported Agriculture. [GP/CP]	N/A
CE 11.7 Agricultural Practices. [GP/CP]	N/A
CE 11.8 Mitigation of Impacts of New Development on Agriculture. [GP/CP] The review of discretionary land use development proposals near the designated agricultural lands shall include an analysis of the direct and indirect effects of the proposal on conducting agricultural practices. The City shall apply appropriate conditions on the proposal to mitigate any potential impacts. If such impacts cannot be mitigated, the proposal may be denied.	17.24.030, Buffers Adjacent to Agricultural Districts; 17.24.160, Right to Farm Covenants
CE 11.9 Direct Marketing of Agricultural Products. [GP/CP] The City shall promote and support the direct marketing of local agricultural products to the community by farmers. Marketing methods or activities include certified farmers’ markets, community supported agriculture, seasonal produce stands, and year-round markets. Such uses should be allowed subject to appropriate controls to manage traffic and potential use conflicts in any commercial or industrial land use designation. Seasonal sales of agricultural products may be allowed on agricultural lands, provided that the emphasis is on marketing of commodities produced on the site and at farms in the nearby south coast area.	Table 17.12.020: Land Use Regulations – Open Space and Agricultural Districts; Section 17.41.250, Temporary Uses
CE 11.10 Permanent Protection of Agricultural Lands. [GP/CP]	N/A
Policy CE 12: Protection of Air Quality – Maintain and promote a safe and healthy environment by protecting air quality and minimizing pollutant emissions from new development and from transportation sources.	
CE 12.1 Land Use Compatibility. [GP] The designation of land uses on the Land Use Plan Map (Figure 2-1) and the review of new development shall ensure that siting of any new sensitive receptors provides for adequate buffers from existing sources of emissions of air pollutants or odors. <i>Sensitive receptors</i> are a facility or land use that includes members of the population sensitive to the effects of air pollutants. Sensitive receptors may	Section 17.39.040(C), Highway Buffer

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include children, the elderly, and people with illnesses. If a development that is a sensitive receptor is proposed within 500 feet of U.S. Highway 101 (US-101), an analysis of mobile source emissions and associated health risks shall be required. Such developments shall be required to provide an adequate setback from the highway and, if necessary, identify design mitigation measures to reduce health risks to acceptable levels.	
CE 12.2 Control of Air Emissions from New Development. [GP] The following shall apply to reduction of air emissions from new development: a. Any development proposal that has the potential to increase emissions of air pollutants shall be referred to the Santa Barbara County Air Pollution Control District for comments and recommended conditions prior to final action by the City. b. All new commercial and industrial sources shall be required to use the best-available air pollution control technology. Emissions control equipment shall be properly maintained to ensure efficient and effective operation. c. Wood-burning fireplace installations in new residential development shall be limited to low-emitting state- and U.S. Environmental Protection Agency (EPA) -certified fireplace inserts and woodstoves, pellet stoves, or natural gas fireplaces. In locations near monarch butterfly ESHAs, fireplaces shall be limited to natural gas. d. Adequate buffers between new sources and sensitive receptors shall be required. e. Any permit required by the Santa Barbara County Air Pollution Control District shall be obtained prior to issuance of final development clearance by the City.	Section 17.39.040, Air Quality
CE 12.3 Control of Emissions during Grading and Construction. [GP]	N/A
CE 12.4 Minimizing Air Pollution from Transportation Sources. [GP]	N/A
Policy CE 13: Energy Conservation – Promote energy efficiency	
CE 13.1 Energy Efficiency in Existing and New Residential Development. [GP]	N/A
CE 13.2 Energy Efficiency in Existing and New Commercial and Industrial Development. [GP]	N/A
CE 13.3 Use of Renewable Energy Sources. [GP] For new projects, the City encourages the incorporation of renewable energy sources. Consideration shall be given to incorporation of renewable energy sources that do not have adverse effects on the environment or on any adjacent residential uses. The following considerations shall apply: a. Solar access shall be protected in accordance with the state Solar Rights Act (AB 2473). South wall and rooftop access should be achievable in low-density residential areas, while rooftop access should be possible in other areas. b. New development shall not impair the performance of existing solar energy systems. Compensatory or mitigation measures may be considered in instances where there is no reasonable alternative. c. Alternative energy sources are encouraged, provided that the technology does not contribute to noise, visual, air quality, or other potential impacts on nearby uses and neighborhoods.	Section 17.24.080, Exceptions to Height Limits; Section 17.24.180, Solar Installations; Section 17.58.080, Required Findings
CE 13.4 Energy Conservation for City Facilities and Operations. [GP]	N/A
CE 13.5 Public Information and Education. [GP]	N/A
Policy CE 14: Preservation and Enhancement of Urban Forest [GP] – To protect, preserve, and enhance Goleta’s urban forest for its aesthetic, visual, and environmental benefits to the community.	
Policy CE 15: Water Conservation and Materials Recycling – Conserve scarce water supply resources and encourage reduction in the generation of waste materials at the source and recycling of waste materials.	
CE 15.1 Water Conservation. [GP]	N/A
CE 15.2 Water Conservation for City Facilities. [GP]	N/A
CE 15.3 Water Conservation for New Development. [GP] In order to minimize water use, all new development shall use low water use plumbing fixtures, water-conserving landscaping, low flow irrigation, and reclaimed water for exterior landscaping, where appropriate.	Chapter 17.34, Landscaping
CE 15.4 Waste Reduction and Recycling. [GP] The City shall promote waste reduction and recycling programs for residences and businesses, encourage commercial composting and education programs, recycle public green waste materials for mulch and compost, reuse removed trees for lumber when possible, and implement waste and recycling standards for all new developments and remodels.	N/A
CE 15.5 Reduction of Construction Wastes. [GP]	N/A
CE – IMPLEMENTATION ACTIONS	
SAFETY ELEMENT	
Policy SE 1: Safety in General – Avoid siting of development or land use activities in hazardous areas, and where this is infeasible, require appropriate mitigation to lessen or minimize exposure to hazards.	
SE 1.2 Guidelines for Siting Highly Sensitive Uses and Critical Facilities. [GP/CP]	N/A
SE 1.3 Site-Specific Hazards Studies. [GP/CP] Applications for new development shall consider exposure of the new development to coastal and other hazards. Where appropriate, an application for new development shall include a geologic/soils/geotechnical study and any other studies that identify geologic hazards affecting the proposed project site and any necessary mitigation measures. The study report shall contain a statement certifying that the project site is suitable for the proposed development and that the development will be safe from geologic hazards. The report shall be prepared and signed by a licensed certified engineering geologist or geotechnical engineer and shall be subject to review and acceptance by the City.	Section 17.32.030(B), Site Specific Hazard Study
SE 1.4 Deed Restriction in Hazardous Areas. [GP/CP]	N/A
SE 1.5 Subdivision of New Lots in Hazard Areas. [GP/CP] Land divisions, including lot line adjustments, shall be prohibited in areas subject to geologic, seismic, flooding, and other hazards unless it is demonstrated by the subdivider that all lots in the new subdivision will have sufficient buildable land area that is situated outside the hazardous portions of the property.	Section 17.32.070, Subdivisions
SE 1.6 Enforcement of Building Codes. [GP]	N/A
SE 1.7 Abatement of Public Safety Hazards. [GP]	N/A

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SE 1.8	Reduction of Non-Conforming or Substandard Structural Conditions. [GP]	N/A
SE 1.9	Reduction of Radon Hazards. [GP]	N/A
Policy SE 2: Bluff Erosion and Retreat – Ensure safe siting of bluff-top buildings and other development and avoid the need for shoreline erosion-control structures.		
SE 2.1	Coastal Bluff Setbacks for Buildings. [GP/CP] All new permanent buildings shall be set back at least 130 feet from the top of the bluff. The 130-foot setback consists of the sum of a) 100 times a conservative average rate of bluff retreat of 1.0 feet per year, and b) a 30-foot additional safety buffer. A lesser setback may be considered provided that a site-specific geological or geotechnical engineering study demonstrates that the average annual bluff retreat rate is less than 1.0 feet per year and that the proposed setback meets the 100-year bluff-retreat rate, plus 30 feet, standard. Repair and maintenance of existing bluff structures that encroach into the required setback are allowed. Minor additions (less than 10 percent of the existing building’s floor area) to existing bluff-top structures within the bluff setback may be allowed, provided that the addition does not encroach further into the setback than the existing structure.	Section 17.32.040(G), Site Planning and Setback Standards
SE 2.2	Coastal Bluff Setbacks for Other Structures. [GP/CP] Structures other than buildings may be permitted within the 130-foot bluff setback area, but in no case shall any new structure be located less than 30 feet from the top of the coastal bluff. All such structures should be moveable or replaceable such that coastal armoring or coastal bluff retaining walls are not permitted should these structures be threatened by bluff retreat. This setback prohibition does not apply to minor structures associated with passive recreational uses such as signs and benches.	Section 17.32.040(G), Site Planning and Setback Standards
SE 2.3	Prohibition of Shoreline Armoring for Bluff-Top Development. [GP/CP] The installation of coastal armoring to protect bluff-top development constructed after the effective date of Public Resources Code Section 30235 shall be prohibited. Such prohibited armoring includes but is not limited to seawalls, revetments, and riprap. Should existing bluff-top buildings be threatened by coastal bluff retreat, threatened structures shall be relocated or removed.	Section 17.32.040(H), Shoreline Protection Devices
SE 2.4	Building Setbacks along Non-Bluff Coastlines. [GP/CP] Appropriate setbacks shall be required for shoreline segments that lack coastal bluffs. For all structures proposed within 500 feet of the mean high tide line in areas that lack coastal bluffs, a site-specific shoreline erosion rate and shoreline hazards study shall be required. Such a study must demonstrate that the proposed structure would not be expected to be subject to shoreline erosion or other hazards for the structure’s lifetime or for 50 years, whichever is greater.	Section 17.32.040(G), Site Planning and Setback Standards
SE 2.5	Prohibition on Armoring for Non-Bluff Coastlines. [GP/CP] The installation of coastal armoring along nonbluff segments of the coastline to protect shoreline development constructed after the effective date of Public Resources Code Section 30235 shall be prohibited. Such prohibited armoring includes but is not limited to seawalls, revetments, and riprap. Should shoreline structures constructed after adoption of these policies be threatened by coastal bluff retreat, threatened structures shall be relocated or removed.	Section 17.32.040(H), Shoreline Protection Devices
SE 2.6	Prohibition of Structures on Bluff Faces. [GP/CP] No permanent structures shall be permitted on a bluff face, except for engineered public beach accessways. Such structures shall be designed and constructed to prevent any further erosion of the bluff face and to be visually compatible with the surrounding area.	Section 17.32.040(D), Bluff Face Development
SE 2.7	Deed Restriction Regarding Coastal Hazards. [GP/CP]	N/A
Policy SE 3: Beach Erosion and Shoreline Hazards – Minimize or eliminate the need for shoreline protection structures while siting development safely, maintaining shoreline sand supply, and providing safe lateral and vertical shoreline access.		
SE 3.1	Permanent Structures. [GP/CP] New permanent structures shall be prohibited seaward of the top of the coastal bluff. The exceptions to this prohibition include: 1) wooden stairs and other lightly constructed structures that provide public beach access, and 2) improvements necessary to provide access to the beach for emergency responders, if such access is appropriate and no other methods of access are feasible.	Section 17.32.040(E), Development Seaward of the Top of the Bluff
SE 3.2	Coastal Engineering Report. [GP/CP] Where appropriate, applications for new development on a beach, dune, or bluff-top property shall include a wave uprush and impact report and analysis prepared by a licensed civil engineer with expertise in coastal engineering that addresses and demonstrates the effects of the proposed development in relation to the following: <ul style="list-style-type: none"> a. The profile of the beach. b. Surveyed locations of mean high tide lines acceptable to the State Lands Commission. c. The availability of public access to and along the beach. d. The area of the site subject to wave uprush. e. Foundation design requirements. f. The potential need for a shoreline protection structure over the life of the project. g. The long-term effects of the proposed development on shoreline sand supply. h. Future projections of rise in sea levels. i. Project alternatives designed to avoid or lessen impacts and/or exposure to shoreline hazards. 	Section 17.32.040(C), Application Requirements
SE 3.3	Temporary Structures. [GP/CP] Temporary structures seaward of the top of the coastal bluff shall be allowed subject to approval of an appropriate discretionary permit. The findings for approval of such a permit shall include the requirement that the temporary structure not substantially interfere with lateral or vertical beach access or adversely impact coastal processes. <i>Temporary structures</i> are defined as structures that will be retained no longer than 3 years. Standards for review of temporary structures and the appropriate permit process shall be included in the City’s new zoning code.	Section 17.32.040(E), Development Seaward of the Top of the Bluff
SE 3.4	Installation of New Coastal Armoring. [GP/CP] Pursuant to Public Resources Code Section 30235, revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall only be permitted when required to serve coastal-dependent uses or to protect structures existing as of the effective date of Public Resources Code Section 30235 or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. In particular, the goals of mitigation shall include, but not be limited to, maintaining beach widths fronting and adjacent to coastal armoring structures and maintaining safe lateral beach access.	Section 17.32.040(H), Shoreline Protection Devices
SE 3.5	Permitted Coastal Armoring for Publicly Owned Beaches and Vertical Beach Accesses. [GP/CP] Coastal armoring may be allowed to protect and maintain safe public vertical beach accessways. Coastal armoring may also be allowed as a component of a beach restoration project for a publicly owned beach. Coastal armoring designed to provide for safe vertical beach access should be limited in size and scope to the minimum amount necessary and be placed as far landward as possible to minimize impacts to beach processes and maximize the provision of safe lateral beach access. Similar standards for limiting armoring to the least amount necessary apply to armoring associated with public-beach restoration projects.	Section 17.32.040(B), Limitations on Development; Section 17.32.040(H), Shoreline Protection Devices
SE 3.6	Repair and Maintenance of Coastal Armoring. [GP/CP] Repair and maintenance of existing or legally permitted coastal armoring may be permitted only if the repair and maintenance activities do not result in an enlargement or extension of armoring, and where an engineering or geological study demonstrates that in the absence of such repair and maintenance, the structure protected by the armoring would be subject to damage	Section 17.32.040(J), Maintenance

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from identified coastal hazards. "Existing" as used in this policy shall mean existing as of the effective date of Public Resources Code Section 30235. Repair and maintenance activities shall not result in a seaward encroachment of the coastal armoring.	
SE 3.7 Standards for Coastal Armoring and Requirements for Applications. [GP/CP] Any proposal for installation or repair and maintenance of coastal armoring submitted pursuant to Subpolicies SE 3.4, SE 3.5, or SE 3.6 shall include an engineering or geological study that demonstrates that in the absence of the proposed project, the structure to be protected by the armoring would be subject to damage by identified coastal hazards. Such a proposal shall also include an analysis of all feasible alternatives to coastal armoring. The alternatives analysis shall include but not be limited to the relocation of the threatened structure or development as well as the removal of portions of the threatened structure or development. The alternatives analysis should demonstrate that the proposed armoring is the least environmentally damaging alternative and that the armoring has been designed to eliminate or mitigate adverse impacts on local shoreline sand supply. All armoring structures shall be designed to be visually compatible with the adjacent shoreline segment.	Section 17.32.040(H), Shoreline Protection Devices
SE 3.8 Removal of Derelict Coastal Armoring Structures. [GP/CP]	N/A
SE 3.9 Removal of Beach Hazards. [GP/CP]	N/A
SE 3.10 Complete and Prompt Abandonment of Shoreline Structures. [GP/CP]	N/A
Policy SE 4: Seismic and Seismically Induced Hazards – Minimize the potential for loss of life and property and economic and social disruption resulting from seismic events and seismically induced hazards.	
SE 4.1 Information on Faults and Geologic Hazards. [GP/CP]	N/A
SE 4.2 Potentially Active Faults. [GP/CP] Potentially active faults shall be subject to the same requirements as active faults unless and until geological or geotechnical studies demonstrate that a given potentially active fault is not active.	Section 17.32.050(B), Setback from Active Fault
SE 4.3 Geotechnical and Geologic Studies Required. [GP/CP] Where appropriate, the City shall require applications for planning entitlements for new or expanded development to address potential geologic and seismic hazards through the preparation of geotechnical and geologic reports for City review and acceptance.	Section 17.32.050(A), Geological, Geotechnical, Soil, and Engineering Studies
SE 4.4 Setback from Faults. [GP/CP] New development shall not be located closer than 50 feet to any active or potentially active fault line to reduce potential damage from surface rupture. Nonstructural development may be allowed in such areas, depending on how such nonstructural development would withstand or respond to fault rupture or other seismic damage.	Section 17.32.050(B), Setback from Active Fault
SE 4.5 Adoption of Updated California Building Code Requirements. [GP]	N/A
SE 4.6 Identification of Un-reinforced Buildings. [GP]	N/A
SE 4.7 Seismic Retrofit Program. [GP]	N/A
SE 4.8 Seismic Standards for Critical Facilities. [GP]	N/A
SE 4.9 Safety Measures for Utilities. [GP] For certain utilities, such as gas, oil, sewer, and water pipelines, that are not or cannot be routed to avoid crossing faults, appropriate safety measures (valve shutoffs, leak detection, etc.) shall be required to minimize earthquake-related impacts and promote rapid post-event repair and cleanup.	Chapter 17.30, Environmentally Sensitive Habitat Areas; Section 17.37.030(C), Development Standards
SE 4.10 Avoidance of Liquefaction Hazard Areas for Critical Facilities. [GP/CP] The City shall discourage the construction of critical facilities in areas of potential liquefaction. In cases where construction of such facilities cannot avoid liquefaction-hazard areas, the City shall require implementation of appropriate mitigation as recommended in site-specific geotechnical and soils studies.	Section 17.32.050(A), Geological, Geotechnical, Soil, and Engineering Studies
SE 4.11 Geotechnical Report Required. [GP/CP] The City shall require geotechnical and/or geologic reports as part of the application for construction of habitable structures and essential services buildings (as defined by the building code) sited in areas having a medium-to-high potential for liquefaction and seismic settlement. The geotechnical study shall evaluate the potential for liquefaction and/or seismic-related settlement to impact the development, and identify appropriate structural-design parameters to mitigate potential hazards.	Section 17.32.050(A), Geological, Geotechnical, Soil, and Engineering Studies
SE 4.12 Safety Measures for Tsunami Hazard Areas. [GP/CP] The following shall apply in tsunami hazard areas: a. New developments shall include design features or other measures that provide for safe harbor on site. b. Existing critical facilities within the tsunami hazard area should be reviewed by the City Building Official, or designee, in conjunction with the appropriate state agency, to ensure that adequate areas for safe harbor are available on site and/or that other measures or features exist to minimize risk of injuries and deaths in the event of a tsunami. c. The City, in cooperation with the County and/or State Offices of Emergency Services, encourages development of an emergency notification and evacuation plan in response to a tsunami warning. The City shall cooperate with these agencies to develop educational materials informing people of the causes of tsunamis, tsunami characteristics and warning signs (such as a locally felt earthquake or unusually recession of near-shore waters), and appropriate tsunami-response measures. These educational materials shall be made available to residents of and visitors to Goleta.	17.32.050(A), Geological, Geotechnical, Soil, and Engineering Studies
Policy SE 5: Soil and Slope Stability Hazards – Promote safely sized, sited, and designed development in erosion-prone hazard areas. Reduce the potential loss of both public and private property in areas subject to steep slopes and erosion hazards.	
SE 5.1 Evaluation of Slope-Related Hazards. [GP/CP] The City shall require geotechnical/geological, soil, and structural engineering studies for all development proposed in areas of known high and moderate landslide potential or on slopes equaling or exceeding 25 percent. The studies shall evaluate the potential for landslides, rockfalls, creep, and other mass movement processes that could impact the development; they shall also identify mitigation to reduce these potential impacts, if needed. The studies shall be included as part of an application for development.	17.32.050(A), Geological, Geotechnical, Soil, and Engineering Studies
SE 5.2 Evaluation of Soil-Related Hazards. [GP/CP] The City shall require structural evaluation reports with appropriate mitigation measures to be provided for all new subdivisions, and for discretionary projects proposing new nonresidential buildings or substantial additions. Depending on the conclusions of the structural evaluation report, soil and geological reports may also be required. Such studies shall evaluate the potential for soil expansion, compression, and collapse to impact the development; they shall also identify mitigation to reduce these potential impacts, if needed.	17.32.050(A), Geological, Geotechnical, Soil, and Engineering Studies
SE 5.3 Avoidance of Landslide Hazards for Critical Facilities. [GP/CP] The City shall prohibit the construction of critical facilities (hospitals, schools, communication centers, fire and police facilities, power plants, etc.) in areas of high landslide potential. The City shall discourage the construction of critical facilities in areas of moderate landslide potential. In cases where construction of such facilities cannot avoid moderate landslide hazard areas, the City shall require implementation of appropriate mitigation as recommended in site-specific geotechnical and soils studies.	17.32.050(A), Geological, Geotechnical, Soil, and Engineering Studies
SE 5.4 Avoidance of Soil-Related Hazards. [GP/CP] For the proposed development of any critical facilities in areas subject to soil-related hazards, as well as for noncritical facilities in areas subject to soil-related hazards, the City shall require site-specific geotechnical, soil, and/or structural engineering studies to assess the degree of hazard on the proposed site and recommend any appropriate site design modifications or considerations as	17.32.050(A), Geological, Geotechnical, Soil, and Engineering Studies

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well as any other mitigation measures. The City shall not approve development in areas subject to soil-related hazards, unless mitigation measures are identified and committed to that would reduce hazards to an acceptable level.	
SE 5.5 Minimization of Grading in Hazardous Areas. [GP/CP] All construction proposed for areas with steep (equal to or greater than 25 percent) slopes or subject to soil- and slope-related hazards shall minimize the area to be graded and shall also minimize the area of vegetation removal or disturbance.	17.32.050(C), Site Disturbance
SE 5.6 Streambed Stabilization Projects. [GP/CP]	N/A
Policy SE 6: Flood Hazards – Minimize damage to structures and the danger to life caused by stream flooding, dam failure, inundation, and other flooding hazards.	
SE 6.1 Map of Flood Hazard Areas. [GP/CP] The City shall use the most recent edition of the federal Flood Insurance Rate Maps (FIRM maps) in evaluating applications for new or expanded development on properties subject to flood hazards. All applications for new or expanded development shall be required to show, where applicable, the floodway, 100-year floodplain, and the 500-year floodplain on the site plan showing the proposed development. The map in Figure 5-2 is a facsimile rather than the official flood hazard map and is intended only to be illustrative of possible flood hazard areas.	Section 17.31.020, Applicability
SE 6.2 Areas Subject to Local Urban Flooding. [GP] In addition to flood hazard areas shown on the FIRM maps, the City may require applications for new or expanded development in areas with known persistent local urban flooding to include measures that lessen the urban flooding hazard and/or that mitigate its effects on the proposed development. This requirement shall apply to flooding on any street or roadway that provides access to the proposed development.	Section 17.32.030(B), Site Specific Hazard Study
SE 6.3 Floodplain Management Ordinance. [GP]	N/A
SE 6.4 Avoidance of Flood Hazard Areas. [GP/CP] The City shall discourage any new intensive development in any flood hazard area. Similarly, the City shall require appropriate flood mitigation for intensification of existing development in any flood-prone area. The City shall not approve development within areas designated as the 100-year floodplain that would obstruct flood flow (such as construction in the designated floodway), displace floodwaters onto other property, or be subject to flood damage. The City shall not allow development that will create or worsen drainage problems.	Section 17.31.030(A), Prohibited Development
SE 6.5 Siting of Critical Facilities. [GP] The City shall discourage the construction of critical facilities within the 100-year floodplain. In cases where construction of such facilities cannot avoid flood hazard areas, the City shall require implementation of appropriate mitigation as recommended in site-specific hydrology/hydraulic and/or engineering studies.	Section 17.31.030(B), Hazards Evaluation Report
SE 6.6 Enforcement of Watercourse Setback Ordinance. [GP/CP] A minimum 50-foot setback shall be required from streambanks and flood control channels for all new development (see related CE 2.2). For projects that would be rendered infeasible by the application of such minimum setbacks, the project applicant shall provide a site-specific engineering study with recommended mitigation measures to allow for a reduced setback that would not expose development to unacceptable risk. Furthermore, in these cases, the City shall consult with the Santa Barbara County Flood Control District to determine whether the proposed lesser setback would be appropriate, in that it would allow access for flood control maintenance and enable proper operation of the channels. The City shall maintain and enforce the policies and standards within a Water Course Setback Ordinance.	Section 17.31.030(C), Required Setback; Section 17.31.030(D), Reduced Setback
SE 6.7 Evaluation of Potential Inundation Hazard. [GP/CP] When reviewing proposals for development of water reservoirs, large retention basins, or drainage channels, the City shall require an evaluation of potential inundation areas and require design to withstand potential seismic activity.	Section 17.32.050(A), Geological, Geotechnical, Soil, and Engineering Studies
SE 6.8 Flood Control Projects. [GP/CP]	N/A
SE 6.9 Restoration of Armored or Channelized Stream Beds. [GP/CP]	N/A
Policy SE 7: Urban and Wildland Fire Hazards – Reduce the threat to life, structures, and the environment caused by urban and wildland fires.	
SE 7.1 Fire Prevention and Response Measures for New Development. [GP/CP] New development and redevelopment projects shall be designed and constructed in accordance with National Fire Protection Association standards to minimize fire hazards, with special attention given to fuel management and improved access in areas with higher fire risk, with access or water supply deficiencies, or beyond a 5-minute response time.	Section 17.32.060(A), Fire Protection Measures for New Structures
SE 7.2 Review of New Development. [GP/CP]	N/A
SE 7.3 Identification of Fire Hazard Areas. [GP/CP]	N/A
SE 7.4 Fuel Modification Plans. [GP/CP] Applications for new development that require fuel modification shall include a Fuel Modification Plan for the project. This plan shall be prepared by a landscape architect or resource specialist and shall include measures to minimize removal of native vegetation, minimize disturbance to environmentally sensitive habitat areas (ESHAs), and incorporate fire-retardant vegetation in new plantings. Such plans shall be reviewed and approved by the Santa Barbara County Fire Department.	Section 17.32.060(B), Fuel Modification Plans
SE 7.5 Automatic Fire Sprinkler Systems. [GP] The City shall require the installation of automatic fire sprinklers for: a) all new buildings that have a total floor area of 5,000 square feet or more and b) any existing building proposed for remodeling or an addition, which, upon completion of the remodel or addition, will have a total floor area of 5,000 square feet or more. The 5,000-square-foot threshold cited in criteria a) and b), above, shall be reduced to 1,000 square feet for any building zoned or used for commercial or industrial purposes if such building is within 100 feet of any residentially zoned parcel.	Section 17.32.060(D), Automatic Fire Sprinklers
SE 7.6 Standards for Rebuilding in High Fire Hazard Areas. [GP] Any rebuilding in high fire hazard areas shall incorporate development standards and precautions that reduce the chance of structure losses from fire.	Section 17.32.060(C), Rebuilding in High Fire Hazard Areas
Policy SE 8: Oil and Gas Industry Hazards [GP/CP] – To minimize the risk of potential short- and long-term hazards associated with the operation of the Venoco Ellwood facilities and other oil and gas extraction, processing, and transportation facilities.	
SE 8.1 Nonconforming Status of EOF. [GP/CP]	Section 17.36.030, Nonconforming Uses
SE 8.2 Consideration of Offshore Gas Processing. [GP/CP]	N/A
SE 8.3 Annual Safety Audits Required. [GP/CP]	N/A
SE 8.4 Enhanced Preparedness for Hydrogen Sulfide Release. [GP]	N/A
SE 8.5 Inventory of Oil and Gas Pipelines. [GP/CP]	N/A
SE 8.6 Quantitative Risk Assessment. [GP/CP]	N/A

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SE 8.7 Routing of Gas Pipelines. [GP/CP] When reviewing proposals for new or relocated gas pipeline routes, the City shall consult with the federal Office of Pipeline Safety or the California Public Utilities Commission as appropriate. New gas pipelines, or relocations of existing gas pipelines, shall be routed to avoid significant risk to populated areas where feasible. This policy applies to gathering and transmission pipelines but not to distribution pipelines. The determination of populated areas shall consider both present and reasonably anticipated future development according to applicable land-use plans, zoning, and urban spheres of influence. New or relocated pipelines shall also be routed to prevent significant risk to highly sensitive land uses as defined in this element, unless the risk can be rendered insignificant by incorporation of feasible mitigation measures.	Section 17.37.030(C), Development Standards
SE 8.8 Development near Gas Pipelines. [GP/CP]	N/A
SE 8.9 Safety Requirements for New Petroleum Pipelines. [GP/CP] In a manner consistent with applicable law, the City shall condition discretionary land use approvals of new petroleum pipelines to require safe design, including technology to prevent failure and reduce the consequences of failure. Examples include proven controls for preventing internal and external corrosion and fractures, proven leak detection, safe venting systems, appropriate capabilities for shutting the pipeline down and isolating potential pipeline leaks, and effective public-warning systems. Requirements shall be commensurate with the level and anticipated duration of the risk.	Section 17.37.030(B), Major Conditional Use Permit Required
SE 8.10 Safety, Inspection, and Maintenance of Oil and Gas Pipelines. [GP/CP] The City shall condition discretionary land use approvals of new or substantially upgraded gas and oil pipelines to require a Safety Inspection, Maintenance, and Quality Assurance Program or similar mechanism to ensure adequate ongoing inspection, maintenance, and other operating procedures. Any such mechanism shall be subject to City approval prior to commencement of pipeline operations and provide for systematic updates as appropriate. Requirements shall be commensurate with the level and anticipated duration of the risk.	Section 17.37.030(C)(13), Safety Inspection, Maintenance, and Quality Assurance Program
SE 8.11 Safety Measures for Pipelines Transporting Produced Gas. [GP/CP] Consistent with applicable law, the City shall require feasible operating methods for reducing the hazard along natural gas pipeline corridors that are commensurate with the level of risk. Potential considerations include, but are not limited to, one or more of the following methods: sweetening of gas offshore, removal of condensate at the production site to achieve a single-phased flow in the gas pipeline, reduction of maximum allowable operating pressure, thicker-walled pipelines, and systematic surveillance of the right-of-way. Measures required shall be commensurate with the level of significant risk posed by the pipeline, and may be adjusted as that level of significance changes over time.	Section 17.37.030(B), Major Conditional Use Permit Required
SE 8.12 Consultation with Pipeline Operators. [GP/CP]	N/A
SE 8.13 Setbacks from Gas Pipelines. [GP/CP] The City shall generally require a minimum setback of 25 feet from the centerline of gas gathering and transmission pipelines, including public-utility high-pressure pipelines, for all buildings and structures to prevent damage to the pipeline by external mechanical forces and to permit operators timely and unhindered access for repair, maintenance, survey, and emergency response. Exceptions to this requirement shall include: <ul style="list-style-type: none"> a. Corridor-type locations such as roads and highways, and corridor-type uses such as other pipelines, bicycle and pedestrian paths, utilities, and appurtenances of corridors located in public rights-of-way. b. Pipeline endpoints and interconnecting pipelines. c. Replacement of a public-utility pipeline with a functionally equivalent pipeline. d. Instances where this requirement is preempted by state or federal law. e. Instances where the City finds the 25-foot setback poses an undue hardship to proposed development, provided that any reduced setback shall not be less than 15 feet and shall substantially accomplish the purpose. 	Section 17.37.030(C), Development Standards
SE 8.14 Pipeline Burial Depths. [GP/CP] New oil and gas pipelines, or relocation of existing oil and gas pipelines, excluding gas distribution pipelines, shall be buried at an appropriate depth, one that safely accommodates potential of scouring, slope failure, and other forms of natural or human-caused erosion and earth movement. The calculation of initial burial depth should take into account depth reduction via erosion and other forms of earth movement (including grading and construction) unless other means of maintaining a safe minimum burial depth can be incorporated throughout the operating life of a pipeline. Pipeline operators should assess burial depths every five years, or at a more frequent interval when geologic characteristics, flooding, and other circumstances indicate a prudent need for special monitoring. These requirements shall apply to new and existing pipelines where burial depths are specified. It shall also apply to existing, buried pipelines where depths are not prescribed but maintenance of a minimum depth is warranted. A minimum burial depth shall be maintained for the entire operating life of the pipelines.	Section 17.37.030(C), Development Standards
SE 8.15 Pipeline Marking and Warning. [GP/CP] New oil and gas pipelines, or relocation of existing pipelines, shall include measures to clearly warn outside parties about the presence of the pipeline, including proper marking of the right-of-way with signage and use of brightly colored warning tape approximately 1 foot above buried pipelines where feasible.	Section 17.37.030(C), Development Standards
Policy SE 9: Airport-Related Hazards – Minimize the risk of potential hazards associated with aircraft operations at the Santa Barbara Airport.	
SE 9.1 Clear Zone and Airport Approach Zone Regulations. [GP] The City will maintain and enforce through appropriate zoning measures the Clear Zone and Airport Approach Zone regulations pursuant to the plans and policies of the Santa Barbara County ALUC. The City may also require, as a condition of approval of development applications, dedication of avigation easements for areas within the Airport Clear Zones and Airport Approach Zones (see Figure 5-3).	Section 17.16.040, Use Restrictions
SE 9.2 Height Restrictions. [GP] The City shall ensure that the heights of proposed buildings, other structures, and landscaping conform to airport operational requirements to minimize the risk of aircraft accidents. The City shall establish and maintain standards in its zoning ordinance for building and structure height restrictions for development in proximity to the Santa Barbara Municipal Airport. To ensure compliance with height restrictions, proposed development or uses that require ALUC review pursuant to the Airport Land Use Plan shall be referred to the ALUC for review.	Section 17.16.060(A), Height Limitations
SE 9.3 Limitations on Development and Uses. [GP] The City shall establish and maintain standards in its zoning ordinance for use restrictions for development near the Santa Barbara Municipal Airport. These standards should identify uses that may be compatible in each zone. Proposed development or uses that require ALUC review pursuant to the Airport Land Use Plan shall be referred to the ALUC for review.	Section 17.16.040, Use Restrictions
SE 9.4 Maintenance of an Airport Safety Corridor for Runway 7. [GP] A minimum 300-foot-wide clear zone limited to open space, landscaping, roadways, and parking shall be maintained on the Camino Real Marketplace and the Cabrillo Business Park properties. This airport safety corridor shall be set approximately along an extension of the Runway 7 centerline and shall be 300 feet wide as depicted in Figure 5-3. The airport safety corridor shall be shown on all development plans submitted to the City.	Section 17.16.040(D), Runway 7 Safety Corridor
SE 9.5 Limitations on Density. [GP] The City shall establish and maintain standards in its zoning ordinance for density limitations for development near the Santa Barbara Municipal Airport. These standards should comply with the Santa Barbara County Airport Land Use Plan and should specify the density considered compatible in each zone. Proposed developments that require ALUC review pursuant to the Airport Land Use Plan shall be referred to the ALUC for review.	Section 17.16.040, Use Restrictions
SE 9.6 Limitations on Residential Development. [GP] The City shall not allow new residential development within the clear zones associated with the Santa Barbara Airport runways. The City shall limit residential development beyond the clear zone but within the 1-mile zone of the runway ends to new single-family construction on existing recorded lots, and rebuilding and alteration projects that do not increase onsite residential density.	Section 17.16.040(B), Residential Uses

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SE 9.7 Real Estate Disclosure. [GP] Any new residential development proposed in the Santa Barbara Municipal Airport’s AIA, which is shown on ALUC maps and generally depicted in Figure 5-3, shall be subject to a condition of approval requiring recordation of a notice informing potential residents (whether the owner, lessee, or renter) that the subject property is within the AIA and is subject to noise and other potential hazards from low-altitude aircraft overflights.	Section 17.16.070(B), Airport in Vicinity Notification Recordation
SE 9.8 Limitations on Hazardous Facilities. [GP] Development that includes new hazardous installations or materials such as, but not limited to, oil or gas storage and explosive or highly flammable materials within the clear zone and the approach zone, as generally depicted in Figure 5-3, shall be referred to the ALUC for review.	Section 17.16.040, Use Restrictions
Policy SE 10: Hazardous Materials and Facilities – Minimize injuries, illnesses, loss of life and property, and economic and social disruption due to potential upsets associated with the storage, use, handling, and transport of hazardous materials, and ensure proper oversight of hazardous waste sites within the city.	
SE 10.1 Identification of Hazardous Materials Facilities. [GP]	N/A
SE 10.2 Compliance with Law. [GP] The storage, handling, and disposal of any hazardous material shall be done only in strict compliance with applicable City, state, and federal law.	Section 17.39.060, Hazardous Materials
SE 10.3 Hazard Assessment Required for Hazardous Materials Facilities. [GP] For all new hazardous facilities, and for any proposed substantial increase in intensity of use for existing hazardous facilities, the City shall require a hazard assessment to be submitted as part of the development application. The hazard assessment shall identify the risks posed by the new or expanded facility and the geographical extent of significant risk	Section 17.39.060(B), Hazards Assessment Required
SE 10.4 Prohibition on New Facilities Posing Unacceptable Risks. [GP] The City shall not allow new hazardous facilities or expanded hazardous facilities that would expose existing residential or commercial development to unacceptable risk. New or expanded hazardous facilities in proximity to existing residential and commercial development shall incorporate appropriate mitigation measures to minimize potential risks and exposure.	Section 17.39.060(A), Risk Exposure
SE 10.5 Restriction on Residential Development near Hazardous Facilities. [GP]	N/A
SE 10.6 Responsibility for Cleanup by Responsible Party. [GP] No new development or substantial redevelopment shall be permitted on land determined to contain actionable contamination until the party responsible for such contamination has been identified and has accepted financial responsibility for any required remediation. The posting of a bond or other appropriate surety in an amount and form acceptable to the City shall be required as a condition of development approval. In appropriate circumstances, the City may assist in attempting to obtain outside grants or other resources to address contamination issues and help fund remediation.	Section 17.39.060(C), Contaminated Land
SE 10.7 Identification, Transport, and Disposition of Potentially Contaminated Soil. [GP] The City shall require a Soil Management Plan and a project-specific Health and Safety Plan for all new development and redevelopment within areas containing potentially contaminated soil. The Soil Management Plan and Health and Safety Plan should establish standards and guidelines for the following: <ul style="list-style-type: none"> • Identification of contaminated soil. • Identification of appropriate personal protective equipment to minimize potential worker exposure to contaminated soil. • Characterization of contaminated soil. • Soil excavation. • Interim and final soil storage. • Verification sampling. • Soil transportation and disposal. <p>The Soil Management Plan and Health and Safety Plan should also address naturally occurring hazardous materials that may be present in the soil, such as methane and Radon-222, and include contingencies (e.g., characterization, management, and disposal) if they are present.</p>	Section 17.39.060(C), Contaminated Land
Policy SE 11: Emergency Preparedness [GP]	
VISUAL AND HISTORIC RESOURCES ELEMENT	
Policy VH 1: Scenic Views – Identify, protect, and enhance Goleta’s scenic resources and protect views or vistas of these resources from public and private areas.	
VH 1.1 Scenic Resources. [GP/CP] An essential aspect of Goleta’s character is derived from the various scenic resources within and around the city. Views of these resources from public and private areas contribute to the overall attractiveness of the city and the quality of life enjoyed by its residents, visitors, and workforce. The City shall support the protection and preservation of the following scenic resources: <ol style="list-style-type: none"> a. The open waters of the Pacific Ocean/Santa Barbara Channel, with the Channel Islands visible in the distance. b. Goleta’s Pacific shoreline, including beaches, dunes, lagoons, coastal bluffs, and open costal mesas. c. Goleta and Devereux Sloughs. d. Creeks and the vegetation associated with their riparian corridors. e. Agricultural areas, including orchards, lands in vegetable or other crop production, and fallow agricultural lands. f. Lake Los Carneros and the surrounding woodlands. g. Prominent natural landforms, such as the foothills and the Santa Ynez Mountains. 	Section 17.26.040, Scenic Views
VH 1.2 Scenic Resources Map. [GP/CP] The Scenic Resources Map in Figure 6-1 identifies locations on public roads, trails, parks, open spaces, and beaches that serve as public vantage points for viewing scenic resources. Views from these locations shall be protected by minimizing any impairment that could result from new development.	Section 17.26.040, Scenic Views
VH 1.3 Protection of Ocean and Island Views. [GP/CP] Ocean and island views from public viewing areas shall be protected. View protection associated with development should be accomplished first through site selection and then by use of design alternatives that enhance rather than obstruct or degrade such views. To minimize impacts to these scenic resources and ensure visual compatibility, the following development practices shall be used, where appropriate: <ol style="list-style-type: none"> a. Limitations on the height and size of structures. b. Limitations on the height and use of reflective materials for exterior walls (including retaining walls) and fences. c. Clustering of building sites and structures. 	Section 17.26.040, Scenic Views

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<ul style="list-style-type: none"> d. Shared vehicular access to minimize curb cuts. e. Downcast, fully shielded, full cut off lighting of the minimum intensity needed for the purpose. f. Use of landscaping for screening purposes and/or minimizing view blockage as applicable. g. Selection of colors and materials that harmonize with the surrounding landscape. 	
<p>VH 1.4 Protection of Mountain and Foothill Views. [GP/CP] Views of mountains and foothills from public areas shall be protected. View protection associated with development that may affect views of mountains or foothills should be accomplished first through site selection and then by use of design alternatives that enhance, rather than obstruct or degrade, such views. To minimize structural intrusion into the skyline, the following development practices shall be used where appropriate:</p> <ul style="list-style-type: none"> a. Limitations on the height and size of structures. b. Limitations on the height of exterior walls (including retaining walls) and fences. c. Stepping of buildings so that the heights of building elements are lower near the street and increase with distance from the public viewing area. Increased setbacks along major roadways to preserve views and create an attractive visual corridor. d. Downcast, fully shielded, full cut off lighting of the minimum intensity needed for the purpose. e. Limitations on removal of native vegetation. f. Use of landscaping for screening purposes and/or minimizing view blockage as applicable. g. Revegetation of disturbed areas. h. Limitations on the use of reflective materials and colors for roofs, walls (including retaining walls), and fences. i. Selection of colors and materials that harmonize with the surrounding landscape. j. Clustering of building sites and structures. 	Section 17.26.040, Scenic Views
<p>VH 1.5 Protection of Open Space Views. [GP/CP] Views of open space, including agricultural lands, from public areas shall be protected. View protection associated with development should be accomplished first through site selection and then by use of design alternatives that enhance rather than obstruct or degrade such views. To minimize impacts to these scenic resources, the following development practices shall be used, where appropriate:</p> <ul style="list-style-type: none"> a. Limitations on the height and size of structures. b. Clustering of building sites and structures. c. Shared vehicular access to minimize curb cuts. d. Downcast, fully shielded, full cut off lighting of the minimum intensity needed for the purpose. e. Use of landscaping for screening purposes and/or minimizing view blockage as applicable. f. Selection of colors and materials that harmonize with the surrounding landscape. 	Section 17.26.040, Scenic Views
<p>VH 1.6 Preservation of Natural Landforms. [GP/CP] Natural landforms shall be protected. Protection associated with development should be accomplished first through site selection to protect natural landforms and then by use of alternatives that enhance and incorporate natural landforms in the design. To minimize alteration of natural landforms and ensure that development is subordinate to surrounding natural features such as mature trees, native vegetation, drainage courses, prominent slopes, and bluffs, the following development practices shall be used, where appropriate:</p> <ul style="list-style-type: none"> a. Limit grading for all development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land. b. Blend graded slopes with the natural topography. c. On slopes, step buildings to conform to site topography. d. Minimize use of retaining walls. e. Minimize vegetation clearance for fuel management. f. Cluster building sites and structures. g. Share vehicular access to minimize curb cuts. 	Section 17.26.050, Natural Landforms
<p>VH 1.7 Scenic Easements. [GP/CP]</p>	N/A
<p>VH 1.8 Private Views. [GP] Project development and architecture shall be considerate of private views.</p>	Section 17.58.080, Required Findings
Policy VH 2: Local Scenic Corridors – Protect and enhance the visual character and public views within and from Goleta’s scenic corridors and locations from which scenic vistas can be enjoyed.	
<p>VH 2.1 Designated Scenic Corridors. [GP]</p>	Section 17.26.060, Scenic Corridors
<p>VH 2.2 Preservation of Scenic Corridors. [GP] The aesthetic qualities of scenic corridors shall be preserved through retention of the general character of significant natural features; views of the ocean, foothills, and mountainous areas; and open space associated with recreational and agricultural areas including orchards, prominent vegetation, and historic structures. If landscaping is used to add visual interest or for screening, care should be taken to prevent a wall-like appearance. Bridges, culverts, drainage ditches and other roadway ancillary elements should be appropriately designed; side slopes and earthen berms adjacent to roadways should be natural in appearance.</p>	Section 17.26.060, Scenic Corridors
<p>VH 2.3 Development Projects Along Scenic Corridors. [GP] Development adjacent to scenic corridors should not degrade or obstruct views of scenic areas. To ensure visual compatibility with the scenic qualities, the following practices shall be used, where appropriate:</p> <ul style="list-style-type: none"> a. Incorporate natural features in design. b. Use landscaping for screening purposes and/or for minimizing view blockage as applicable. 	Section 17.26.060, Scenic Corridors

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<ul style="list-style-type: none"> c. Minimize vegetation removal. d. Limit the height and size of structures. e. Cluster building sites and structures. f. Limit grading for development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land. g. Preserve historical structures or sites. h. Plant and preserve trees. i. Minimize use of signage. j. Provide site-specific visual assessments, including use of story poles. k. Provide a similar level of architectural detail on all elevations visible from scenic corridors. l. Place existing overhead utilities and all new utilities underground. m. Establish setbacks along major roadways to help protect views and create an attractive scenic corridor. On flat sites, step the heights of buildings so that the height of building elements is lower close to the street and increases with distance from the street. 	
VH 2.4 Public Improvements. [GP]	N/A
VH 2.5 Linkages between Scenic Areas. [GP]	N/A
VH 2.6 Gateways to the City. [GP]	N/A
VH 2.7 Coordination with Other Jurisdictions. [GP]	N/A
Policy VH 3: Community Character – Protect and enhance Goleta’s visual character.	
VH 3.1 Community Design Character. [GP] The visual character of Goleta is derived from the natural landscape and the built environment. The city’s agricultural heritage, open spaces, views of natural features, established low-density residential neighborhoods, and small-scale development with few visually prominent buildings contribute to this character. Residential, commercial, and industrial development should acknowledge and respect the desired aspects of Goleta’s visual character and make a positive contribution to the city through exemplary design.	Section 17.58.080, Required Findings
VH 3.2 Neighborhood Identity. [GP] The unique qualities and character of each neighborhood shall be preserved and strengthened. Neighborhood context and scale shall be maintained. New development shall be compatible with existing architectural styles of adjacent development, except where poor quality design exists.	Section 17.58.080, Required Findings
VH 3.3 Site Design. [GP] The city’s visual character shall be enhanced through appropriate site design. Site plans shall provide for buildings, structures, and uses that are subordinate to the natural topography, existing vegetation, and drainage courses; adequate landscaping; adequate vehicular circulation and parking; adequate pedestrian circulation; and provision and/or maintenance of solar access.	Chapter 17.34, Landscaping; Chapter 17.35, Lighting; Chapter 17.38, Parking and Loading; Section 17.58.080, Required Findings
VH 3.4 Building Design. [GP] The city’s visual character shall be enhanced through development of structures that are appropriate in scale and orientation and that use high quality, durable materials. Structures shall incorporate architectural styles, landscaping, and amenities that are compatible with and complement surrounding development.	Chapter 17.34, Landscaping; Section 17.58.080, Required Findings
VH 3.5 Pedestrian-Oriented Design. [GP] The city’s visual character shall be enhanced through provision of aesthetically pleasing pedestrian connections within and between neighborhoods, recreational facilities, shopping, workplaces, and other modes of transportation, including bicycles and transit.	Section 17.58.080, Required Findings
VH 3.6 Public Spaces. [GP]	N/A
VH 3.7 Signage. [GP] The city’s visual character shall be enhanced through the use of restrained and tasteful signage that conveys an orderly and attractive appearance, complements project design, and enhances the city’s image. Excessive signage should be minimized. A graphics image should be developed to consistently identify public amenities citywide, such as signage on public buildings, streets and rights-of-way, public parks, and city entry points.	Chapter 17.40, Signs
Policy VH 4: Design Review – Preserve, protect, and enhance Goleta’s character through high quality design.	
VH 4.1 Design Review Board. [GP] To enhance Goleta’s visual quality, the City shall maintain a Design Review Board, consisting of licensed professionals and city residents, to encourage development that exemplifies the best professional design practices. (See also LU 1.8.)	Chapter 17.58, Design Review
VH 4.2 Old Town. [GP] Old Town is a unique asset and the historic center of Goleta. Accordingly, all design shall maintain and enhance the historic character and be consistent with the Goleta Heritage District Architecture and Design Guidelines, where applicable. Superior materials and architectural detailing shall be used. Development shall continue to reflect Goleta’s small-scale character, promote individual identity, and avoid uniformity or a false historic look. The Design Review Board shall evaluate applicable proposals for new development within the Heritage District to achieve variation in heights of structures along the Hollister corridor to avoid a “canyonization” effect. The pedestrian experience shall be supported and enhanced by provision of street trees; landscaped passageways; human-scale entries; and amenities such as benches, bicycle racks, trash containers, and public art. Transitional areas between residential neighborhoods and adjacent commercial and industrial areas shall be established and maintained by use of increased setbacks and heavy landscaping. (See also LU 1.3.)	Chapter 17.19, -OTH Old Town Heritage Overlay District; Section 17.58.080, Required Findings
VH 4.3 Single-Family Residential Areas. [GP] The following standards shall be applicable to single-family residential development (see related LU 2.3): <ul style="list-style-type: none"> a. The distinct architectural character of Goleta’s existing neighborhoods shall be protected. b. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale. c. New construction shall utilize consistent architectural detailing and high quality materials to promote cohesiveness and compatibility. Strong contrasts in size, bulk, scale, color, and roof forms shall be avoided. d. All building elevations should be well articulated and include architectural features to vary wall planes. 	Chapter 17.58, Design Review

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<ul style="list-style-type: none"> e. Safe and aesthetically pleasing pedestrian access that is physically separated from vehicular access shall be provided in all new residential developments, whenever feasible. Transitional spaces, including landscape or hardscape elements, should be provided from the pedestrian access to the main entrance. Main entrances should not open directly onto driveways or streets. Safe bicycle access should be considered in all residential developments. f. Visual impacts of parking, including driveways, garages, and garage doors, should be minimized. Forward-facing garages should be designed so that the garage does not dominate the streetscape or overall residential design. g. To maximize safety, garages should not open directly onto public or private accessways. h. Private open space shall be provided in proportion to building size. i. Privacy of residents and adjacent neighbors shall be protected. Examples of measures that might provide protection include site selection and design that uses setbacks and considers placement of windows, decks, balconies, and noise producing equipment. The use of landscape screening to provide privacy should be secondary to appropriate structural design. j. New gated residential communities shall be prohibited. Connectivity to neighborhood commercial areas, schools, recreational areas, and other facilities shall be encouraged. Fencing and walls used to define private yards shall be designed to prevent isolation of structures from the street. 	
<p>VH 4.4 Multifamily Residential Areas. [GP] In addition to the items listed in VH 4.3, the following standards shall be applicable to multifamily residential development (see LU 1.9 and LU 2.3):</p> <ul style="list-style-type: none"> a. Roof lines should be varied to create visual interest. b. Large building masses should be avoided, and where feasible, several smaller buildings are encouraged rather than one large structure. Multiple structures should be clustered to maximize open space. c. Multifamily residential developments shall include common open space that is appropriately located, is functional, and provides amenities for different age groups. d. Where multifamily developments are located next to less dense existing residential development, open space should provide a buffer along the perimeter. e. Individual units shall be distinguishable from each other. Long continuous wall planes and parking corridors shall be avoided. Three-dimensional façades are encouraged. f. Extensive landscaping is encouraged to soften building edges and provide a transition between adjacent properties. g. Storage areas for recycling and trash shall be covered and conveniently located for all residents and screened with landscaping or walls. h. Safe and aesthetically pleasing pedestrian access that is physically separated from vehicular access shall be provided in all new residential developments whenever feasible. Transitional spaces, including landscape or hardscape elements, should be provided from the pedestrian access to the main entrance. Main entrances should not open directly onto driveways or streets. Safe bicycle access should be considered in all residential developments. 	<p>Chapter 17.07, Residential Districts RP, RM, and RH Districts; Section 17.24.140(B), Collection and Containment; Section 17.38.110(M), Circulation and Safety; Chapter 17.58, Design Review</p>
<p>VH 4.5 Retail Commercial Areas. [GP] The following standards shall be applicable to retail commercial development:</p> <ul style="list-style-type: none"> a. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale. b. Where appropriate, buildings should be sited at or near the front setback line to project a desirable architectural image contiguous to the street and to promote pedestrian access. c. Quality architectural design shall be maintained through the use of detailing and high quality, durable materials. Blank wall planes shall be avoided. d. Safe, convenient pedestrian and bicycle access shall be provided and encouraged via continuous sidewalks; bike lanes; and sufficient, secure, and protected bicycle parking. Landscaping should be used where possible to buffer pedestrians and cyclists from traffic. Where feasible, other pedestrian amenities such as outdoor seating shall be provided. e. Commercial displays, outdoor dining, and outdoor shopping cart storage shall not encroach into pedestrian accessways. f. Shopping cart returns should be conveniently located and screened. g. Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate. h. Landscaping, including canopy trees, shall be used extensively to unify the structural development, reinforce the pedestrian scale, minimize heat and glare from pavement, and break up expanses of parking. i. Shared vehicular access shall be considered to minimize the number of driveways and curb cuts. j. Where appropriate, parking lots should be located behind, beside, or beneath buildings to minimize visibility. Where buildings do not screen parking, landscaping, berms, or low walls shall be used to screen cars from adjacent roadways and other developments. k. Parking lots should provide adequate space for maneuverability and safety. Angled parking spaces are encouraged rather than 90-degree parking stalls to increase visibility for drivers and pedestrians. l. Loading areas and recycling and trash facilities shall be easily accessed and shall be screened from view with landscaping, fencing, or walls. Adjacent uses shall be considered when such areas are sited. m. Roof mounted equipment shall be screened and considered as part of the structure for height calculations. 	<p>Section 17.03.090, Height; Chapter 17.08, Commercial Districts; Section 17.38.090, Bicycle Parking; Section 17.38.110(E), Shopping Cart Storage; Section 17.38.110(M), Circulation and Safety; Chapter 17.58, Design Review</p>
<p>VH 4.6 Industrial Areas. [GP] The following standards shall be applicable to industrial development (see related LU 4.2):</p> <ul style="list-style-type: none"> a. All structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale. b. Where residential or commercial uses exist adjacent to industrial properties, such areas shall be buffered from industrial uses by increased setbacks and heavily landscaped screens. c. Transfer of noise off-site shall be minimized by the use of screen walls, acoustical enclosures, or building placement. Noise generating activities shall be located as far as possible from nonindustrial uses. d. All outdoor storage or maintenance areas shall be screened. Landscaping may be used alone or in conjunction with fencing or walls. e. Loading areas and recycling and trash facilities shall be easily accessed and screened from view with landscaping and/or fencing or walls. Adjacent uses shall be considered when siting such areas. f. Roof-mounted equipment shall be screened and considered as part of the structure for height calculations. g. Architectural detailing shall be used to break up the box-like appearance of construction typically used for industrial buildings. h. Adequate lighting shall be provided for security and safety purposes but designed to prevent encroachment onto adjacent uses, wildlife habitats, or the night sky. i. Sufficient, secure, and protected bicycle parking shall be provided. j. Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate. 	<p>Section 17.03.090, Height; Chapter 17.10, Industrial District; Section 17.24.130, Outdoor Storage; Section 17.24.140, Trash, Recycling, and Green Waste Storage Areas; Section 17.38.090, Bicycle Parking; Chapter 17.58, Design Review</p>

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<p>VH 4.7 Office Buildings, Business Parks, Institutional, and Public/Quasi-Public Uses. [GP] The following standards shall be applicable to office and business park development and institutional and public/quasi-public uses:</p> <ul style="list-style-type: none"> a. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale. b. Street elevations of buildings and structures should enhance the streetscape and should be pedestrian friendly. To create diversity and avoid monotonous façades, varied building setbacks should be provided and be proportionate to the scale of the building. c. Plazas, courtyards, and landscaped open space should be provided to create a campus-like setting and encourage pedestrian access. d. Parking lots should not be the dominant visual element and shall be located behind or beside buildings, where appropriate. Where buildings do not screen parking lots, landscaping, berms, and/or low walls shall be used to screen cars from adjacent roadways and other developments. e. Architectural elements such as arcades are encouraged to identify the main entrance and reinforce the pedestrian scale. f. Bicycle access shall be provided and encouraged via bike lanes. Sufficient, secure, and protected bicycle parking shall be provided. g. Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate. h. Loading areas and recycling and trash facilities shall be easily accessed and screened from view with landscaping and/or fencing or walls. Adjacent uses shall be considered when such areas are sited. i. Roof mounted equipment shall be screened and considered as part of the structure for height calculations. 	<p>Section 17.03.090, Height; Chapter 17.09, Office Districts; Chapter 17.11, Public and Quasi-Public District; 17.24.140, Trash, Recycling, and Green Waste Storage Areas; Section 17.38.090, Bicycle Parking; Chapter 17.58, Design Review</p>
<p>VH 4.8 Telecommunications Facilities. [GP] Telecommunications facilities shall be subject to the following standards:</p> <ul style="list-style-type: none"> a. Facilities shall be sited and designed to minimize visibility. b. Facilities shall ensure and maintain the architectural integrity of buildings and structures. c. Internalized, ground-mounted, and/or underground equipment is encouraged. Roof-mounted equipment is discouraged, and when allowed, shall be adequately screened. Any such equipment shall be located away from, or screened from, street views. d. Any roof-mounted equipment shall be considered part of the building or structure for purposes of height calculations. e. Colors and materials that blend with existing development, the skyline, and/or natural features shall be used. f. Landscaping shall be used for screening purposes where possible and to enhance compatibility with the architectural character of existing structures. g. Location of wireless communications facilities within or adjacent to residential uses is discouraged. h. The use of faux trees to camouflage or create stealth designs for antennas is discouraged. 	<p>Chapter 17.42, Telecommunications Facilities</p>
<p>VH 4.9 Landscape Design. [GP] Landscaping shall be considered and designed as an integral part of development, not relegated to remaining portions of a site following placement of buildings, parking, or vehicular access. Landscaping shall conform to the following standards:</p> <ul style="list-style-type: none"> a. Landscaping that conforms to the natural topography and protects existing specimen trees is encouraged. b. Any specimen trees removed shall be replaced with a similar size tree or with a tree deemed appropriate by the City. c. Landscaping shall emphasize the use of native and drought-tolerant vegetation and should include a range and density of plantings including trees, shrubs, groundcover, and vines of various heights and species. d. The use of invasive plants shall be prohibited. 	<p>Chapter 17.34, Landscaping; Chapter 17.58, Design Review</p>
<p>VH 4.10 Streetscape and Frontage Design. [GP]</p>	<p>N/A</p>
<p>VH 4.11 Parking Lots. [GP] Parking lots shall be adequately designed and landscaped. The following standards shall apply (see related Policy TE 9):</p> <ul style="list-style-type: none"> a. Adequate parking requirements shall be established for all zone districts and conditionally permitted uses. b. Adequate parking space dimensions and aisle widths shall be established. c. Angled parking spaces are encouraged in order to maximize visibility for drivers and pedestrians. Retail parking lot design that includes 90-degree parking spaces is discouraged. d. Pedestrian circulation shall be adequate, clearly delineated, and integrated with internal vehicle circulation to allow for safe and convenient pedestrian links from parking areas to building entrances. Planting strips should be used between traffic zones and sidewalks wherever possible. e. Retail parking lots shall provide for adequate shopping cart storage that is adequately screened. f. Parking lot landscaping shall provide for adequate visual relief, screening, and shade. Adequate tree density shall be established and shall include approximately one tree for every four parking spaces. Deciduous trees in parking lots are discouraged due to the visual effects of loss of canopy. g. Parking lot lighting shall be considered relative to the selection and location of parking lot trees and their height at maturity. h. Shared parking arrangements are encouraged where neighboring uses have different peak use periods. i. Permeable parking surfaces and grass-incorporated paving systems are encouraged to reduce stormwater runoff. Water quality protection measures such as storm drain filters should be used to minimize pollutants that would result in impacts to downstream water bodies or habitat. 	<p>Section 17.38.040, Required Parking Spaces; Section 17.38.070(C), Off-Site Parking; Section 17.38.100(E), Shopping Cart Storage; Section 17.38.100(J), Heat Island Reduction; Section 17.38.100(K), Landscaping; Section 17.38.110(M), Circulation and Safety</p>
<p>VH 4.12 Lighting. [GP] Outdoor lighting fixtures shall be designed, located, aimed downward or toward structures (if properly shielded), retrofitted if feasible, and maintained in order to prevent over-lighting, energy waste, glare, light trespass, and sky glow. The following standards shall apply:</p> <ul style="list-style-type: none"> a. Outdoor lighting shall be the minimum number of fixtures and intensity needed for the intended purpose. Fixtures shall be fully shielded and have full cut off lights to minimize visibility from public viewing areas and prevent light pollution into residential areas or other sensitive uses such as wildlife habitats or migration routes. b. Direct upward light emission shall be avoided to protect views of the night sky. c. Light fixtures used in new development shall be appropriate to the architectural style and scale and compatible with the surrounding area. 	<p>Chapter 17.35, Lighting; Chapter 17.58, Design Review</p>
<p>VH 4.13 Signage. [GP] Signs shall maintain and enhance the city’s appearance through design, character, location, number, type, quality of materials, size, height, and illumination. The following standards shall apply:</p>	<p>Chapter 17.40, Signs; Chapter 17.58, Design Review</p>

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<ul style="list-style-type: none"> a. Signs shall minimize possible adverse effects on nearby public and private property, including streets, roads, and highways. b. Signs shall be integrated into the site and structural design, shall be compatible with their surroundings, and shall clearly inform pedestrians, bicyclists, and motorists of business names. c. Signs shall not detract from views or the architectural quality of buildings, structures, and/or the streetscape. Protrusion of signs and/or sign structures into the skyline should be minimized to avoid a cluttered appearance. d. Signs shall be of appropriate and high quality style, color, materials, size, height, and illumination. e. Lighting is considered an integral part of sign design and shall be controlled to prevent glare and spillage onto adjacent areas. f. Internally illuminated cabinet or can signs shall be prohibited. g. Billboards and other off-premises advertising signs shall be prohibited. 	
VH 4.14 Utilities. [GP] New development projects shall be required to place new utility lines underground. Existing overhead utility lines should be placed underground when feasible. Undergrounding of utility hardware is encouraged. Any aboveground utility hardware, such as water meters, electrical transformers, or backflow devices, shall not inhibit line of sight or encroach into public walkways and, where feasible, should be screened from public view by methods including, but not limited to, appropriate paint color, landscaping, and/or walls.	Section 17.24.200, Underground Utilities
VH 4.15 Site-Specific Visual Assessments. [GP] The use of story poles, physical or software-based models, photo-realistic visual simulations, perspectives, photographs, or other tools shall be required, when appropriate, to evaluate the visual effects of proposed development and demonstrate visual compatibility and impacts on scenic views.	Section 17.58.060(A), Conceptual Review
VH 4.16 Green Building. [GP] The City encourages the incorporation of green building practices in design. Such practices may include the use of recycled materials, drought-tolerant and native plants, energy efficient features, water conservation, allowance for solar access, and permeable surfaces.	Section 17.24.180, Solar Installations; Chapter 17.34, Landscaping
Policy VH 5: Historic Resources – Identify, protect, and encourage preservation of significant architectural, historic, and prehistoric sites, structures, and properties that comprise Goleta’s heritage.	
VH 5.1 Local Historic Landmarks. [GP]	N/A
VH 5.2 Locally Significant Historic Resources. [GP]	N/A
VH 5.3 Inventory of Historic Resources. [GP]	N/A
VH 5.4 Preservation of Historic Resources. [GP] Historic resources and the heritage they represent shall be protected, preserved, and enhanced to the fullest extent feasible. The City shall recognize, preserve and rehabilitate publicly owned historic resources and provide incentive programs to encourage the designation, protection, and preservation of privately owned historic resources. Various incentives or benefits to the property owner shall be considered, such as direct financial assistance, reduced permitting fees to upgrade structures, flexibility with regard to allowed uses, compliance with the State Historic Building Code rather than the Uniform Building Code, façade conservation easements, identification of grant sources, provision of information regarding rehabilitation loan financing, and tax advantages.	Chapter 17.33, Historic Resource Preservation (placeholder)
VH 5.5 Alterations to Historic Resources. [GP] Any proposed alterations to historic resources shall be subject to a Phase 1 and/or Phase 2 historical study. Any alterations deemed acceptable that may affect the historical integrity of a historic site or structure shall respect the character of the building and its setting and maintain architectural consistency with the original site or structure. Such proposals may require an evaluation from a cultural resources professional or landmarks commission and/or design review prior to approval. To encourage rehabilitation, maintenance, and sensitivity in additions and remodels, the City shall support adaptive reuse of historic sites and structures and may consider allowing for flexibility when applying zoning regulations that retain or promote the historical significance.	Chapter 17.33, Historic Resource Preservation (placeholder)
VH 5.6 Demolition of Historic Structures. [GP] Structures proposed for demolition shall be subject to a Phase 1 and/or Phase 2 historical study. If a structure or site is determined important to the city’s heritage, preservation or relocation shall be pursued before demolition. In the event preservation or relocation is not feasible and/or demolition is deemed acceptable, the Phase 1 and/or Phase 2 historical study shall identify appropriate mitigation measures, which may include but not be limited to the following: <ul style="list-style-type: none"> a. Provide public notice of the availability of the structure through advertisements or other means. b. Salvage and reuse building elements that have value and may be irreplaceable such as cornices, columns, mantels, doors, hardware, and lighting fixtures. c. Video- and photo-document the structure and its setting using archival quality materials. 	Chapter 17.29, Demolition and Relocation; Chapter 17.33, Historic Resource Preservation (placeholder)
VH 5.7 New Construction. [GP] Development approved in proximity to an identified historic resource shall respect and be aesthetically compatible with the structures or sites in terms of scale, materials, and character.	Chapter 17.33, Historic Resource Preservation (placeholder)
VH 5.8 Public Information and Involvement. [GP]	N/A
VH 5.9 Coordination with Other Organizations. [GP]	N/A
VH 5.10 Historic Districts. [GP] The City may identify areas appropriate for the formation of Historic Districts as a means of preserving those areas that exemplify particular architectural styles and possess attributes that create a unique neighborhood character. The architectural significance of the structures and associated landscapes shall be protected by requiring any proposed alterations or adjacent development to be compatible with the heritage of the district. Demolition shall be discouraged.	Chapter 17.33, Historic Resource Preservation (placeholder)
Policy VH 6: Historical and Cultural Landscapes [GP] – To identify, preserve, protect, and enhance significant historic landscaping, gardens, and open spaces, including agricultural areas and heritage trees, which contribute to the setting or context of Goleta.	
VH 6.1 Historical and Cultural Landscapes Definition. [GP] A cultural landscape is defined as a geographical area including both cultural and natural resources associated with a historic event, activity, or person. A historical landscape is composed of character-defining features that contribute to the physical appearance over time. Such features may include vegetation, topography, water features, circulation features, buildings, and furnishings such as lights, benches, or fences. Historical and cultural landscapes may have been created through specific intent of a designer or by vernacular means.	Chapter 17.33, Historic Resource Preservation (placeholder); Chapter 17.43, Cultural Resources
VH 6.2 Preservation. [GP] Historical and cultural landscapes and the heritage they represent shall be protected, preserved, and enhanced to the fullest extent feasible. Particular attention shall be paid to retention of the elements of agricultural areas that provide a historic context for buildings, such as the landscape around the caretaker’s residence on Bishop Ranch. The City may consider acquiring protective easements to maintain such landscapes.	Chapter 17.33, Historic Resource Preservation (placeholder); Chapter 17.43, Cultural Resources
TRANSPORTATION ELEMENT	

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Policy TE 1: Integrated Multi-Modal Transportation System	
TE 1.1 Alternative Modes. [GP/CP]	N/A
TE 1.2 Transportation and Land Use. [GP/CP]	N/A
TE 1.3 Improved Connectivity in Street, Pedestrian, and Bikeway Systems. [GP/CP]	N/A
TE 1.4 Multi-Use Street System. [GP/CP]	N/A
TE 1.5 Multimodal Transportation Center. [GP]	N/A
TE 1.6 Development Review. [GP/CP] As a condition of approval of new non-residential projects, the City may require developers to provide improvements that will reduce the use of single-occupancy vehicles. These improvements may include, but are not limited to, the following: <ul style="list-style-type: none"> a. Preferential parking spaces for carpools. b. Bicycle storage, parking spaces, and shower facilities for employees. c. Bus turnouts and shelters at bus stops. d. Other improvements as may be appropriate to the site. 	Section 17.38.090, Bicycle Parking; Section 17.52.080, Conditions of Approval
Policy TE 2: Transportation Demand Management – Attempt to influence individual travel behavior, particularly at larger-scale employers, to lower future increases in peak-hour commute trips and other trips by persons in single-occupant vehicles.	
TE 2.1 Reduction/Shifting of Peak-Hour Vehicle Trips. [GP] The City supports efforts to limit traffic congestion through reducing low-occupancy auto trips and shifting peak-hour vehicle trips to off-peak hours. Possible means for accomplishing this include the following: <ul style="list-style-type: none"> a. Increased telecommuting. b. Establishment of flexible work schedules. c. Provision of incentives for carpooling. d. Provision of vanpools. e. Car sharing/ride sharing. f. Guaranteed ride home programs. g. Safe routes to school programs. h. Provision of pedestrian amenities. i. Provision of bicycle facilities and amenities. j. Bus pass programs for employees. k. Public information and promotion of ridesharing. 	Section 17.38.090, Bicycle Parking; Chapter 17.58, Design Review
TE 2.2 Land Use Strategies to Reduce Automobile Travel Demand. [GP] The City supports the following land use strategies, as provided in the Land Use and Housing Elements, which may enable greater reliance by commuters, shoppers, and others, on alternative modes of travel: <ul style="list-style-type: none"> a. Live-work development, wherein residential units in some areas may be designed to include work spaces for the residents. b. Mixed-use development on individual sites, whereby residential and non-residential uses are permitted in an integrated development project on a single site. c. Mixed-use development within particular subareas of the city, whereby varying uses on separate parcels are located in close proximity to one another so as to enable walking and bicycling between residences, workplaces, and shopping areas. These sub-areas include, but are not limited to: Old Town, the Hollister Corridor, and the Calle Real-Fairview Avenue areas. d. The provision of onsite commercial services for employees in new non-residential development, such as but not limited to cafeterias, childcare, financial services, convenience retail services, concierge services, and others as appropriate. e. The provision of onsite or nearby employee housing within business parks, office and institutional uses, and other employment concentrations as appropriate, to encourage walking to work. 	Part II: Base Zoning District Standards and Allowed Uses; Section 17.24.120, Mixed-Use Development
TE 2.3 Diversion of Automobile Trips to Alternative Modes. [GP]	N/A
TE 2.4 Employer-Based or Project-Based Transportation Management Plans. [GP] When appropriate, the City may as a condition of approval require proposed larger-sized non-residential developments with 100 or more employees to prepare and adopt a Transportation Management Plan (TMP) and to maintain a designated Transportation Manager. The TMP shall establish quantified objectives for trip reduction and shall identify the specific measures that will be employed to accomplish trip reduction, including but not limited to the measures identified in TE 2.1. The Transportation Manager shall work with Santa Barbara County Association of Governments’ (SBCAG) Traffic Solutions (the county’s rideshare organization) and the City in developing, implementing, and monitoring the TDM measures and shall provide an annual report to the City on the status and effectiveness of the measures.	Section 17.52.080, Conditions of Approval
TE 2.5 City of Goleta TDM Program. [GP]	N/A
TE 2.6 Reduction of School-Related Automobile Traffic. [GP]	N/A
Policy TE 3: Streets and Highways Plan and Standards [GP/CP] – To provide a street network, including appropriate provisions for bicycles and pedestrians, that is adequate to support the mobility needs of city residents and businesses.	
TE 3.1 Overall Street Plan. [GP/CP]	N/A
TE 3.2 Freeways. [GP/CP]	N/A
TE 3.3 Principal Arterials. [GP/CP]	N/A

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TE 3.4 Minor Arterials. [GP]	N/A
TE 3.5 Major Collectors. [GP/CP]	N/A
TE 3.6 Local Streets. [GP/CP]	N/A
TE 3.7 Guidelines for Geometric Cross Sections. [GP/CP]	N/A
TE 3.8 Truck Routes. [GP]	N/A
TE 3.9 Right-of-Way Dedications and Improvements. [GP/CP] Existing and future rights-of-way may vary along different segments of individual streets within a single functional classification, based upon the existing patterns of development along the various segments. The appropriate street cross section, frontage improvements, and right-of-way dedications shall be established by the City Engineer when imposing conditions of approval for development applications on abutting parcels. Dedications of right-of-way may be greater in locations where it is appropriate to secure space for utilities, street appurtenances, transit facilities, and landscaped areas.	Section 17.52.080, Conditions of Approval
Policy TE 4: Target Level of Service Standards [GP]	N/A
Policy TE 5: Planned Street and Road Improvements [GP/CP]	N/A
Policy TE 6: Street Design and Streetscape Character [GP]	N/A
Policy TE 7: Public Transit (Bus Transportation) – Support the efforts by MTD and other transit providers to sustain and expand the bus transit system to serve the needs of local and regional commuters, the transit-dependent population, and other users in a convenient, reliable, and efficient manner. Increase bus ridership levels in order to reduce peak-period automobile trips on area roadways.	
TE 7.1 Transit Network. [GP/CP]	N/A
TE 7.2 Linkage between Transit Services and Land Use. [GP/CP]	N/A
TE 7.3 Intermodal Transportation Center/Bus Transfer Areas. [GP]	N/A
TE 7.4 Regional and Express Commuter Bus Service. [GP]	N/A
TE 7.5 Local Commuter Bus Service. [GP]	N/A
TE 7.6 Other Local Bus Service. [GP]	N/A
TE 7.7 Shuttle Bus Service. [GP]	N/A
TE 7.8 Hollister Avenue Transit Corridor. [GP]	N/A
TE 7.9 Paratransit Services. [GP]	N/A
TE 7.10 UCSB Bus Service Programs. [GP]	N/A
TE 7.11 Other Bus Transportation Providers. [GP]	N/A
TE 7.12 Transit Amenities in New Development. [GP/CP] The City shall require new or substantially renovated development to incorporate appropriate measures to facilitate transit use, such as integrating bus stop design with the design of the development. Bus turnouts, comfortable and attractive all-weather shelters, lighting, benches, secure bicycle parking, and other appropriate amenities shall be incorporated into development, when appropriate, along Hollister Avenue and along other bus routes within the city. Existing facilities that are inadequate or deteriorated shall be improved or upgraded where appropriate and feasible.	Section 17.38.090, Bicycle Parking; Section 17.52.080, Conditions of Approval
TE 7.13 Assessments of Transit Needs. [GP]	N/A
Policy TE 8: Rail Transportation – Accommodate commuter-oriented rail passenger service along the UPRR corridor that would serve employment centers in Goleta and UCSB, in the event that the region determines to pursue this option to accommodate long-distance work trips between Ventura County and Goleta.	
TE 8.1 Commuter Rail Service. [GP]	N/A
TE 8.2 Rail Terminal. [GP]	N/A
TE 8.3 Coordination of Bus Service with Commuter Rail. [GP]	N/A
TE 8.4 Linkage of Land Use With Potential Commuter Rail. [GP] The land-use plan map designates land areas along and near the railroad corridor in the mid-Hollister area for business park and medium-density multi-family residential development. It is the intent that these higher-intensity uses support and not prevent potential passenger rail service as well as support existing and potential expanded bus commute services along the Hollister Corridor.	Part II: Base Zoning District Standards and Allowed Uses
TE 8.5 Amtrak and Caltrans-Supported Passenger Rail Services. [GP]	N/A
TE 8.6 Rail Freight Transportation. [GP]	N/A
TE 8.7 Retention of Railroad Right-of-Way. [GP]	N/A
Policy TE 9: Parking – Ensure that an adequate amount of parking is provided to accommodate the needs of existing, new, and expanded development, with convenient accessibility and attention to good design. Assure that on- and off-street parking is responsive to the varying and unique needs of individual commercial areas and residential neighborhoods.	
TE 9.1 Off-Street Parking. [GP/CP] The primary source of parking supply for new development of all types of uses within the city shall be off-street parking spaces that are provided on site within the development.	Section 17.38.070, Location of Required Parking
TE 9.2 Adequacy of Parking Supply in Proposed Development. [GP/CP] The City shall require all proposed new development and changes/intensifications in use of existing nonresidential structures to provide a sufficient number of off-street parking spaces to accommodate the parking demand generated by the proposed use(s), and to avoid spillover of parking onto neighboring properties and streets.	Section 17.38.040, Required Parking Spaces; Section 17.55.020(A), Change of Use

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TE 9.3 Parking in Residential Neighborhoods. [GP/CP] Any proposed new or expanded use in residential areas shall provide adequate onsite parking to support the use. Adequate parking shall be provided to minimize the need for parking in public rights-of-way and to avoid spillover of parking onto adjacent uses and into other areas. The existing supply of on-street parking spaces shall be preserved to the maximum extent feasible. Off-street parking for proposed new single-family dwellings in all residential use categories shall be provided in enclosed garages. Driveway aprons in single-family residential neighborhoods shall have sufficient widths and depths to allow parking of two standard-sized vehicles in front of the garage.	Section 17.38.040, Required Parking Spaces
TE 9.4 Parking within Commercial and Industrial Areas. [GP/CP] The following standards shall apply to parking within nonresidential areas: a. An adequate number and appropriate type of parking spaces shall be provided on site for new development or changes of use in commercial, business park, and other industrial areas. b. Supplemental satellite parking facilities are encouraged for large employers to prevent spillover parking into neighboring areas. c. In determining the adequacy of proposed parking for new or substantially modified development, the City may consider proximity to transit facilities and the provisions of a TMP where it is demonstrated that the plan’s measures will sufficiently reduce the demand for onsite parking. d. Conditions of approval for large nonresidential projects may include a requirement to prepare a TMP that includes monitoring of parking lot utilization and measures that will be implemented if the event that the supply of onsite parking spaces is inadequate. e. Provision of large amounts of excess parking is discouraged, except that surplus landscaped areas may be identified and reserved for future expansion of parking areas if warranted by future conditions. f. Compact parking spaces and 90-degree parking stalls are discouraged in parking lots serving high-turnover uses, such as (but not limited to) retail commercial centers.	Section 17.38.040, Required Parking Spaces; Section 17.38.050, Parking Reductions; Section 17.52.080, Conditions of Approval
TE 9.5 Parking Lot Design. [GP] Design standards applicable to retail, commercial, business parks, and parking lots are set forth in the Visual and Historic Resources Element Subpolicies VH 4.5, 4.7, and 4.11. In addition, the following standards and criteria shall apply to parking lots of three or more spaces: a. Parking lot design shall provide that all individual spaces are clearly delineated and have easy ingress and egress by vehicles. b. Proposals that include compact parking spaces shall be subject to discretionary approval by the City, and the number of compact parking spaces shall not exceed 20 percent of the total; parking spaces for oversized vehicles shall be included when appropriate. c. Access driveways and aisles shall have adequate geometrics, and the layout shall be clear, functional, and well organized. d. Pedestrian walkways between the parking area and the street, main entrance, and transit stops should be protected by landscaped or other buffers to the extent feasible. e. The visual impact of large expanses of parking lots shall be reduced by appropriate response to the design standards set forth in the Visual and Historic Resources Element’s Policy VH 4.	Section 17.38.110, Parking Area Design and Development Standards
TE 9.6 Old Town Parking. [GP] The following criteria and standards shall apply to parking in the Goleta Old Town area: a. ... b. Where practical and feasible, on-street parking shall be used to create a buffer between pedestrians and vehicle traffic, reduce the speed of traffic, and provide for needed short-term parking. c. The City may consider establishing a program whereby new development could be allowed to pay a fee in lieu of providing all or a portion of the required onsite parking. Such fee receipts... shall be used exclusively to acquire land and/or construct or improve one or more off-street parking facilities. d. Any proposed parking structures shall be compatible with the surrounding area in terms of size, bulk, scale, and design. Commercial space shall be incorporated in the structure along the street and sidewalk frontage.	Section 17.38.060, Parking In-Lieu Fee
TE 9.7 Shared (Joint Use) Parking. [GP/CP] The City’s new Zoning Code shall include provisions to allow consideration and approval of proposals for shared parking for multiple uses on a single site and/or adjacent sites where some proposed uses have peak demand in the daytime while the peak demand for other uses is in the nighttime hours. The intent shall be to promote efficient use of parking areas and to reduce the amount of paved or impervious surfaces.	Section 17.38.050(B), Shared Parking
Policy TE 10: Pedestrian Circulation – Encourage increased walking for recreational and other purposes by developing an interconnected, safe, convenient, and visually attractive pedestrian circulation system.	
TE 10.1 Pedestrian System Map. [GP]	N/A
TE 10.2 Master Plan for Pedestrian Facilities. [GP]	N/A
TE 10.3 Design Criteria for Pedestrian Facilities. [GP]	N/A
TE 10.4 Pedestrian Facilities in New Development. [GP] Proposals for new development or substantial alterations of existing development shall be required to include pedestrian linkages and standard frontage improvements. These improvements may include construction of sidewalks and other pedestrian paths, provision of benches, public art, informational signage, appropriate landscaping, and lighting. In planning new subdivisions or large-scale development, pedestrian connections should be provided through subdivisions and cul-de-sacs to interconnect with adjacent areas. Dedications of public access easements shall be required where appropriate.	Section 17.38.110(M), Circulation and Safety; Section 17.58.080, Required Findings
TE 10.5 Pedestrian Safety. [GP]	N/A
TE 10.6 Study of Grade-Separated Pedestrian Crossing of US-101 in Old Town. [GP]	N/A
Policy TE 11: Bikeways Plan – Encourage increased bicycle use for commuting and recreational purposes by developing an interconnected circulation system for bicycles that is safe, convenient, and within a visually attractive environment.	
TE 11.1 Bikeways Plan Map. [GP]	N/A
TE 11.2 Bicycle Transportation Plan. [GP]	N/A
TE 11.3 Design Guidelines. [GP]	N/A
TE 11.4 Facilities in New Development. [GP] Bicycle facilities such as lockers, secure enclosed parking, and lighting shall be incorporated into the design of all new development to encourage bicycle travel and facilitate and encourage bicycle commuting. Showers and changing rooms should be incorporated into the design of all new development where feasible. Transportation improvements necessitated by new development should provide onsite connections to existing and proposed bikeways.	17.38.090, Bicycle Parking
TE 11.5 Bicyclist Safety. [GP]	N/A

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Policy TE 12: Transportation Systems Management [GP] – To establish operational controls that will manage the street network in a manner that will efficiently and safely utilize the existing limited capacity consistent with protection of the surrounding neighborhood.	N/A
Policy TE 13: Mitigating Traffic Impacts of Development [GP] – To ensure that new development is supported by adequate capacities in transportation systems, including city streets and roads, without reducing the quality of services to existing residents, commuters, and other users of the city street system.	
TE 13.1 Traffic Studies for Development Proposals. [GP]	N/A
TE 13.2 Content of Traffic Studies. [GP]	N/A
TE 13.3 Maintenance of LOS Standards. [GP] New development shall only be allowed when and where such development can be adequately (as defined by the LOS standards in Policy TE 4) served by existing and/or planned transportation facilities. Transportation facilities are considered adequate if, at the time of development: <ul style="list-style-type: none"> a. Existing transportation facilities serving the development, including those to be constructed by the developer as part of the project, will result in meeting the adopted LOS standards set in Policy TE 4; or b. A binding financial commitment and agreement is in place to complete the necessary transportation system improvements (except for the planned new grade-separated freeway crossings), or to implement other strategies which will mitigate the project-specific impacts to an acceptable level, within 6 or fewer years; and c. Any additional offsite traffic mitigation measures are incorporated into the impact fee system for addressing cumulative transportation impacts of future development. 	Section 17.52.070(A), Required Findings
TE 13.4 Options If Traffic Mitigations Are Not Fully Funded. [GP] If the transportation capital improvements needed to maintain adopted transportation LOS standards are not able to be funded, then the City shall take one or more of the following four actions: <ul style="list-style-type: none"> a. Phase or delay development until such time that adequate fiscal resources can be provided to build the necessary facilities transportation improvements (or to include them in the impact fee system). b. Require the developer to construct the necessary transportation system improvements, with a reimbursement agreement that uses future payments of impact fees by other projects. c. Reduce the scope of the development to reduce the traffic generation below the thresholds set in Policy TE 4. d. Require the developer to identify alternative strategies, such as transit improvements, improving signalization, improving other streets, adding pedestrian or bicycle improvements, etc., to mitigate potential traffic impacts. 	Section 17.52.070(A), Required Findings
TE 13.5 Developer-Constructed Transportation Improvements. [GP] Developers shall be required to construct transportation improvements along their property frontages in accordance with City standards. The Developer shall be required to provide all necessary access and circulation facilities within the property; such facilities shall be designed to meet City standards.	Section 17.52.070(A), Required Findings
Policy TE 14: Financing Transportation Improvements [GP] – To ensure that there is adequate funding for construction of transportation facilities that are needed to support new development and address existing deficiencies to achieve the targeted level of service.	
TE 14.1 Traffic Impact Fees. [GP] The City shall adopt a citywide traffic impact fee in accordance with the requirements of Assembly Bill 1600 to fund transportation improvements to mitigate the traffic impacts of new development. The impact fee study shall identify and be based on the estimated costs of construction of all transportation system improvements needed to ensure adequate levels of service system wide. Each new development project shall be charged a fee that represents its proportionate share of potential need for and impacts on the facilities included in the fee system. The impact fee system may incorporate improvements made and fees collected by the City since its incorporation in 2002.	Chapter 17.70, Development Impact Fees
TE 14.2 Capital Facility Plan. [GP]	N/A
TE 14.3 Mitigation Payments by UCSB. [GP]	N/A
TE 14.4 Mitigation Fees by Projects in the City of Santa Barbara. [GP]	N/A
TE 14.5 Mitigation Fees by Projects in the County of Santa Barbara. [GP]	N/A
TE 14.6 State and Federal Funding. [GP]	N/A
TE 14.7 Local Transportation Tax Measure. [GP]	N/A
TE 14.8 Redevelopment Funding. [GP]	N/A
TE 14.9 Other Financing Mechanisms. [GP]	N/A
Policy TE 15: Regional Transportation [GP]	N/A
PUBLIC FACILITIES ELEMENT	
Policy PF 1: Development of a Civic Center [GP]	N/A
Policy PF 2: Other Facilities of the City of Goleta [GP]	N/A
Policy PF 3: Public Safety Services and Facilities [GP] –Ensure that adequate fire and police services and facilities are available to meet the needs of both existing and new development in the city as well as service demands from outside Goleta’s boundaries	
PF 3.1 Fire Protection Standards. [GP]	N/A
PF 3.2 New Fire Station in Western Goleta. [GP/CP]	N/A
PF 3.3 Impact Fees for Fire Protection Facilities/Equipment. [GP] Construction of the new Fire Station 10 shall be funded in part by revenues from an impact fee imposed on new development within the city, as well as upon development in the nearby unincorporated areas. Such fees may also be imposed for upgrades of existing fire stations and for new fire apparatus.	Section 17.70.040(B), Fire Facilities
PF 3.4 Fire Safety in New Development. [GP/CP] The following fire safety standards shall be met, where applicable, in new development within the city: <ul style="list-style-type: none"> a. Two routes of ingress and egress shall be required for any new development or subdivision of land requiring approval of a discretionary action. This requirement may be waived by the City when secondary access cannot be provided and maintenance of fire safety standards are ensured by other means. 	Section 17.52.070(A), Required Findings

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<ul style="list-style-type: none"> b. All private roads that provide access to structures served by the Santa Barbara County Fire Department shall be constructed at a minimum to the department’s standards. c. All nonagricultural development in the foothills area shall include provisions for connection to the GWD or another public water purveyor. d. Emergency access shall be a consideration in the siting and design of all new development within the city. 	
PF 3.5 Periodic Evaluation of Adequacy of Fire Facilities. [GP]	N/A
PF 3.6 Police Service Standards. [GP]	N/A
PF 3.7 Police Facilities. [GP]	N/A
PF 3.8 Impact Fee for Police Facilities. [GP] The City shall continue to require a development impact fee to provide revenue to assist with funding capital facilities for police services.	Section 17.70.040(E), Public Administration Facilities
PF 3.9 Safety Considerations in New Development. [GP] All proposals for new or substantially remodeled development shall be reviewed for potential demand for and impacts on safety and demand for police services. The design of streets and buildings should reinforce secure, safe, and crime-free environments. Safety and crime reduction or prevention, as well as ease of policing, shall be a consideration in the siting and design of all new development within the city.	Section 17.52.070(A), Required Findings
Policy PF 4: Water and Sewer Facilities [GP/CP] – Ensure that adequate water supply and distribution facilities and sewage collection facilities and treatment capacity are available to meet the cumulative needs of both existing users and new development in the city as well as outside Goleta’s boundaries.	
PF 4.1 Water Facilities and Services. [GP/CP] The following criteria, standards, and procedures shall apply to water facilities and services: <ul style="list-style-type: none"> a. The City shall coordinate with GWD regarding new development within its boundaries to allow the GWD to continue to plan its capital improvements in an orderly manner consistent with the levels of growth allowed by the Land Use Plan. b. The City shall review and monitor GWD’s existing Urban Water Management Plan, adopted in December 2005, and future updates to that plan, and shall monitor actions of GWD to meet the projected long-term water demand. c. The City shall monitor and compare the planned and potential consumption of the available and planned water capacity within the service area of the GWD. If the available and planned capacity of water supply and delivery services is not adequate to serve the planned and potential consumption, then the City shall take one or more of the following three actions in order of priority: <ul style="list-style-type: none"> 1. Phase development within the city consistent with the Land Use Plan until such time that adequate resources can be identified to provide adequate supplies and improvements and urge other entities in the service areas to also reassess their plans. 2. Reassess the City’s Land Use Plan to reduce the demand for services to the degree necessary to match the supply and urge other entities in the service areas to also reassess their plans. 3. Explore and support ways to reduce consumption in order to conserve available capacity and to reduce the volume of discharges of treated effluent in ocean waters. d. Environmental reviews of new development shall evaluate the adequacy of water supply capacity to serve cumulative demand for all existing and planned development, including during extended periods of drought. e. Water piping systems should be interconnected (“looped”) wherever feasible to facilitate the reliable delivery of water to all locations within the city. The distribution system should be sized to provide minimum operating pressure of 45 pounds per square inch (psi) under normal conditions and 20 psi under emergency conditions such as fires. f. Water supply and delivery systems shall be available in time to meet the demand created by new development or shall be assured through the use of bonds or other sureties. An assured water supply and delivery system shall be identified prior to discretionary approvals of projects to the satisfaction of the City. GWD or the project applicant may provide several alternative methods of documentation, including an unconditional “ability to serve” letter from the district. g. The applicant and GWD shall demonstrate prior to issuance of final land use clearance that sufficient capacity shall be available to serve the development and all other cumulative projects within GWD’s service area. This may be evidenced by an unconditional “will serve” letter or contract for service from GWD. All required water infrastructure for a project shall either be in place at the time of approval of the land use clearance or shall be assured through the use of bonds, payment of fees, or other sureties to the City’s and GWD’s satisfaction. h. Within new subdivisions, offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permit. Model homes may be exempted from this policy, subject to approval by the City. i. The City shall encourage and actively promote long-term water conservation through water-conserving features in new development, including low water-use plumbing fixtures and drought-tolerant landscaping. The City also encourages the reclamation of treated wastewater and development of distribution facilities for reclaimed water to serve appropriate uses and locations. j. New water lines shall not be located within an Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer unless there is no feasible alternative location. The City supports the decommissioning and relocation of existing facilities located within ESHA or ESHA buffers. k. The City shall require new water infrastructure to be located and painted so as to not be visually obtrusive and, where feasible, to be located within roadway rights-of-way or existing utility easements. l. The City shall seek to protect the quality and quantity of groundwater resources, including those that serve households and businesses that rely on private wells. The City encourages that such existing development be connected to the public water system of GWD and that the private wells be properly abandoned and closed. m. All new development within the City shall be served by the public water system. n. New development along corridors identified by the GWD in its Master Plan as locations of future water conveyance facilities shall provide appropriate easements as a condition of approval. 	Section 17.52.070(A), Required Findings
PF 4.2 Sewer Facilities and Services. [GP/CP] The following criteria, standards, and procedures shall apply to sewer facilities and services: <ul style="list-style-type: none"> a. The City shall monitor and compare the planned and potential consumption of the available and planned sewer capacity within the service areas of these utilities. If the available and planned capacity of sewerage services is not adequate to serve the planned and potential consumption, then the City shall take one or more of the following three actions in order of priority: <ul style="list-style-type: none"> 1. Phase development within the City consistent with the Land Use Plan until such time that adequate resources can be identified to provide adequate supplies and improvements and urge other entities in the service areas to also reassess their plans. 2. Reassess the City’s Land Use Plan to reduce the demand for services to the degree necessary to match the supply and urge other entities in the service areas to also reassess their plans. 3. Explore and support ways to reduce consumption in order to conserve available capacity and reduce the volume of discharges of treated effluent in ocean waters. 	Section 17.52.070(A), Required Findings

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<ul style="list-style-type: none"> b. The City shall encourage effective and cost-efficient organization and delivery systems for provision of wastewater collection, treatment, and disposal services within its boundaries. c. The City shall work with the GSD to ensure completion of a Capacity Management Alternatives Study to determine the scope of needed improvements for a higher level of treatment in order to improve the quality of effluent discharged by an outfall into ocean waters offshore from Goleta Beach Park. The City supports completion of this project as quickly as possible. The study should include a full evaluation of alternatives and costs. Alternatives should avoid construction of excess wastewater treatment capacity. d. The City shall encourage recycling of treated wastewater to reduce water consumption and reduce ocean discharges of treated effluent. e. Sewage collection and wastewater treatment capacity shall be available in time to meet the demand created by new development or shall be assured through the use of bonds or other sureties. The adequacy of sewerage facilities shall be identified prior to discretionary approvals of projects to the satisfaction of the City. The applicable sanitation district or project applicant may provide several alternative methods of documentation, including an unconditional “ability to serve” letter from the district. f. The applicant and the applicable sanitation district shall demonstrate prior to issuance of final land use clearance that sufficient capacity and facilities shall be available to serve the development and all other cumulative projects within the service area. This may be evidenced by an unconditional “will serve” letter or contract for service from the district. All required wastewater management infrastructure for a project shall either be in place at the time of approval of the land use clearance or shall be assured through the use of bonds, payment of fees, or other sureties to the City’s and the applicable district’s satisfaction. g. All necessary sewage collection facilities shall be in place at the time of approval of building permits. h. New sewer lines shall not be located within ESHA or ESHA buffer unless there is no feasible alternative location. The City supports the decommissioning and relocation of existing facilities located within ESHA or ESHA buffers. i. Development along corridors identified by sewer providers in their master plans as locations of future sewerage facilities shall provide appropriate easements as a condition of approval. j. The City shall discourage and oppose extension of sewer service into any land area not designated for urban development, including to areas west of Goleta and the Embarcadero Community Services District. k. Within the urban boundary, all new development shall be required to connect to the public sewerage system. New septic systems shall not be approved within the urban boundary unless it is demonstrated that there is no feasible alternative. l. Independent community sewer systems shall not be approved or established for new development within the city. 	
Policy PF 5: School Facilities [GP] – Ensure that adequate public school services and facility capacities are available to meet the long-term needs of both existing and new development in the city as well as service demands from outside Goleta’s boundaries.	
PF 5.1 Collaboration with School Districts. [GP]	N/A
PF 5.2 Assessment of School Impacts of Large Development Projects. [GP]	N/A
PF 5.3 Design of School Facilities. [GP] New or remodeled school facilities should be designed to be compatible with the neighborhood and adjacent land uses. Facilities should be sited and designed to avoid or minimize noise, light and glare, traffic, and other potential adverse impacts on adjacent residential areas. Adequate onsite parking should be provided to prevent impacts to on street parking in the neighborhood.	Chapter 17.35, Lighting; Section 17.38.040, Required Parking Spaces; Section 17.39.070(E), Noise Attenuation Measures
PF 5.4 Reservation of Future School Sites. [GP]	N/A
PF 5.5 Joint Use of School Facilities. [GP]	N/A
PF 5.6 Surplus Lands of School Districts. [GP]	N/A
PF 5.7 School Impact Fees. [GP]	N/A
Policy PF 6: Utilities [GP]	
PF 6.1 Referral of Development Applications. [GP]	N/A
PF 6.2 Undergrounding of Overhead Utilities. [GP] The City shall encourage the undergrounding of electrical power lines and other overhead utilities to the greatest extent practical, as follows: <ul style="list-style-type: none"> a. The City shall pursue funding opportunities to underground existing overhead utilities, including SCE’s dedicated underground funding (“Rule 20A/20B”), private funding, and assessment districts. The City shall establish priorities for locations for potential undergrounding projects. b. To the extent practicable, all utilities shall be required to be placed underground in new development (see related VH 4.14). 	Section 17.24.200, Underground Utilities
PF 6.3 Franchise Agreements. [GP]	N/A
PF 6.4 Telecommunications Improvements. [GP] The City encourages upgrading of telecommunications infrastructure to ensure adequate coverage. The number of separate sites shall be minimized. Visual and aesthetic obtrusiveness of wireless and cellular telecommunications facilities shall be mitigated by provision of stealth designs, for example, location within elements of buildings such as parapets, chimneys, or other architectural features. A public notice shall be posted at telecommunications sites with electromagnetic field emissions; these notices shall inform employees, customers, and the general public as to the location of the facility (see related VH 4.8).	Section 17.42.030(D), Design and Screening; Chapter 17.58, Design Review
Policy PF 7: Coordinating Facilities and Services with Other Agencies [GP] – To ensure the appropriate provision of public facilities and buildings by all public agencies and related nonprofit organizations.	
PF 7.1 Coordination of Facility Planning. [GP]	N/A
PF 7.2 Consultation with Other Service Providers. [GP]	N/A
PF 7.3 Compatibility of Utility Facilities. [GP]	N/A
PF 7.4 Shared Use of Facilities. [GP]	N/A
PF 7.6 Coordination of Construction Schedules. [GP]	N/A

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<p>PF 7.7 Review of Public Works and Land Acquisitions of Other Agencies. [GP] Pursuant to Government Code Section 65401, 65402, and 65403, other agencies (such as water districts, sanitation districts, and school districts) that provide or maintain public facilities essential to the growth and maintenance of Goleta area’s urban population are required to submit proposed public works projects and/or 5-year capital improvement programs (CIPs) to the City for a determination by the Planning Agency as to the consistency of the proposed project or CIP with the adopted General Plan or applicable part thereof. Goleta’s Planning Agency shall review such proposals and submit its report to the agency or district no later than 40 days after receipt of the proposed public works project, land acquisition, and/or CIP. Although the agency or district may overrule the City’s finding and carry out its intended project or CIP, the City encourages a cooperative approach to achieve consistency between the General Plan and the actions of other agencies. Upon certification of the City’s Local Coastal Program by the California Coastal Commission, proposed projects within the California Coastal Zone that constitute “development” under the Coastal Act will be subject to City approval of a Coastal Development Permit.</p>	Chapter 17.61, Coastal Development Permits
Policy PF 8: General Standards for Public Facilities [GP] – To ensure compatible and aesthetically appropriate integration of public buildings and facilities into the city’s built and natural environments at appropriate locations.	
PF 8.1 General Standard. [GP] The City shall ensure that all public buildings and facilities comply with the same development standards and regulations as would be applicable to private development.	Section 17.01.040(A)(5), Applicability to the City
PF 8.2 Siting of Public Facilities. [GP]	N/A
PF 8.3 Design of Public Facilities. [GP]	N/A
PF 8.4 Critical Facilities Standards. [GP]	N/A
PF 8.5 Management Standards. [GP]	N/A
Policy PF 9: Coordination of Facilities with Future Development – Ensure that land use decisions are based on the planned capacity of capital facilities and that such facilities are provided when they are needed to support new development.	
<p>PF 9.1 Integration of Land Use and Public Facilities Planning. [GP/CP] The Land Use Plan and actions on individual development applications shall be consistent with the existing or planned capacities of necessary supporting public facilities and the fiscal capacity of the City to finance new facilities.</p> <ul style="list-style-type: none"> a. The City shall integrate its land use and public works planning activities with an ongoing program of long-range financial planning to ensure that the City’s Land Use Plan is supported by quality public facilities. b. Individual land use decisions, including but not limited to General Plan amendments, shall be based on a finding that any proposed development can be supported by adequate public facilities. 	Section 17.52.070(A), Required Findings
PF 9.2 Phasing of New Development. [GP/CP] Development shall be allowed only when and where it is demonstrated that all public facilities are adequate and only when and where such development can be adequately served by essential public services without reducing levels of service elsewhere.	Section 17.52.070(A), Required Findings
PF 9.3 Responsibilities of Developers. [GP/CP] Construction permits shall not be granted until the developer provides for the installation and/or financing of needed public facilities. If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, the burden shall be on the developer to arrange appropriate financing or provide such facilities in order to develop. Developers shall provide or pay for the costs of generating technical information as to impacts the proposed development will have on public facilities and services. The City shall require new development to finance the facilities needed to support the development wherever a direct connection or nexus of benefit or impact can be demonstrated.	Section 17.52.070(A), Required Findings
PF 9.4 City Infrastructure Investments to Guide Development. [GP/CP]	N/A
<p>PF 9.5 Extensions of Infrastructure and Facilities. [GP/CP] The extension of any individual infrastructure or public facility to serve new development, regardless of the method of financing, should be approved only if it is determined that adequate fiscal capacity exists to support:</p> <ul style="list-style-type: none"> a. The extension of any other needed facilities. b. Services to the cumulative development that could be supported by the extension. c. Cost-effective service delivery by all ongoing public services. 	Section 17.52.070(A), Required Findings
PF 9.6 Concurrency. [GP/CP] The City shall develop ordinances and procedures to achieve “concurrency” for facilities essential to support development. Pursuant to those procedures, the City shall evaluate the impact of any new development on the capacity of the supporting public facilities and require, prior to final development approval, that financing be in place to correct any public facility deficiency. The evaluation of impacts shall include an analysis of the cumulative effects of other development proposals in the service area.	Section 17.52.070(A), Required Findings
<p>PF 9.7 Essential Services for New Development. [GP/CP] Development shall be allowed only when and where all essential utility services are adequate in accord with the service standards of their providers and only when and where such development can be adequately served by essential utilities without reducing levels of service below the level of service guidelines elsewhere.</p> <ul style="list-style-type: none"> a. Domestic water service, sanitary sewer service, stormwater management facilities, streets, fire services, schools, and parks shall be considered essential for supporting new development. b. A development shall not be approved if it causes the level of service of an essential utility service to decline below the standards referenced above unless improvements to mitigate the impacts are made concurrent with the development for the purposes of this policy. "Concurrent with the development" shall mean that improvements are in place at the time of the development or that a financial commitment is in place to complete the improvements. c. If adequate essential utility services are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop. 	Section 17.52.070(A), Required Findings
Policy PF 10: Financing Public Facilities [GP] – To use all available capital improvement revenues to finance facilities to meet the community’s needs.	
PF 10.1 Sources of Revenue for Capital Facilities. [GP]	N/A
<p>PF 10.2 Development Impact Fees. [GP] The City shall adopt and maintain a development impact fee program that requires new development to pay a proportionate share of the costs of new or upgraded capital facilities attributable to new development. Impact fee programs for capital facilities shall include sufficient funding for all of the following:</p> <ul style="list-style-type: none"> a. Design and engineering. b. Environmental compliance and permitting. c. Land acquisition and/or right-of-way acquisition. 	Chapter 17.70, Development Impact Fees

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<ul style="list-style-type: none"> d. Site preparation, including grading and installation of utilities, drainage, and other necessary infrastructure. e. Construction of the public facility. f. Parking, landscaping, and street trees, where applicable. g. Necessary off-site improvements, such as sidewalks, extensions of utilities, and others as applicable. <p>The impact fee program shall be reviewed regularly to ensure that sufficient funding will be available to construct all required facilities.</p>	
PF 10.3 Use of Existing Revenue Sources. [GP]	N/A
PF 10.4 Community Support. [GP]	N/A
PF 10.5 Financing Methods. [GP]	N/A
PF 10.6 Capital Facility Impacts of New Services. [GP]	N/A
PF 10.7 Operating Cost Impacts of New Facilities. [GP]	N/A
PF 10.8 Periodic Evaluation of Capital Facilities. [GP]	N/A
PF 10.9 Alternatives to City-Financed Facilities. [GP]	N/A
PF 10.10 Capital Improvements Program and Budget. [GP]	N/A
NOISE ELEMENT	
Policy NE 1: Noise and Land Use Compatibility Standards – Protect Goleta’s residents, workers, and visitors from excessive noise by applying noise standards in land use decisions. Ensure compatibility of land uses with noise exposure levels, and neither introduce new development in areas with unacceptable noise levels nor allow new noise sources that would impact existing development.	
NE 1.1 Land Use Compatibility Standards. [GP] The City shall use the standards and criteria of Table 9-2 to establish compatibility of land use and noise exposure. The City shall require appropriate mitigation, if feasible, or prohibit development that would subject proposed or existing land uses to noise levels that exceed acceptable levels as indicated in this table. Proposals for new development that would cause standards to be exceeded shall only be approved if the project would provide a substantial benefit to the City (including but not limited to provision of affordable housing units or as part of a redevelopment project), and if adequate mitigation measures are employed to reduce interior noise levels to acceptable levels.	Section 17.39.070(A), Noise Limits
NE 1.2 Location of New Residential Development. [GP] Where sites, or portions of sites, designated by the land use element for residential use exceed 60 dBA CNEL, the City shall require measures to be incorporated into the design of projects that will mitigate interior noise levels and noise levels for exterior living and play areas to an acceptable level. In the event that a proposed residential or mixed-use project exceeds these standards, the project may be approved only if it would provide a substantial benefit to the City, including, but not limited to, provision of affordable residential units. Mitigation measures shall reduce interior noise levels to 45 dBA CNEL or less, while noise levels at exterior living areas and play areas should in general not exceed 60 dBA CNEL and 65 dBA CNEL, respectively.	Section 17.39.070(E), Noise Attenuation Measures
NE 1.3 Noise Buffers. [GP] When feasible, the City should require an open space or other noise buffer between new projects that are a source of noise and nearby sensitive receptors. The nature and extent of the noise buffer shall be determined based upon site-specific conditions.	Section 17.39.070(E), Noise Attenuation Measures
NE 1.4 Acoustical Studies. [GP] An acoustical study that includes field measurement of noise levels may be required for any proposed project that would: a) locate a potentially intrusive noise source near an existing sensitive receptor, or b) locate a noise-sensitive land use near an existing known or potentially intrusive noise source such as a freeway, arterial roadway, railroad, industrial facility, or airport traffic pattern. Acoustical studies should identify noise sources, magnitudes, and potential noise mitigation measures and describe existing and future noise exposure. The acoustical study shall be funded by the applicant and conducted by a qualified person or firm that is experienced in the fields of environmental noise assessment and architectural acoustics. The determination of applicability of this requirement shall be made by the Planning and Environmental Services Department by applying the standards and criteria of Table 9-2.	Section 17.39.070(D), Acoustical Study
NE 1.5 Acceptable Noise Levels. [GP]	N/A
Policy NE 2: Traffic Noise Sources [GP] – To reduce or mitigate noise from existing and projected future vehicular traffic through street improvements, law enforcement, and support of alternative transportation programs.	
Policy NE 3: Airport Noise [GP] – To seek measures and operational changes that result in a reduction in noise and noise-related impacts generated by the Santa Barbara Municipal Airport.	
NE 3.1 Support of Noise-Reducing Airport Programs and Improvements. [GP]	N/A
NE 3.2 Support for Smaller and Quieter Commercial Jets. [GP]	N/A
NE 3.3 Consultation with ALUC Staff and City of Santa Barbara Staff. [GP] The City of Goleta shall continue to monitor and comment on airport-related projects and development proposed for the area surrounding the airport that is under the jurisdiction of the City of Santa Barbara. The City of Goleta shall consult with staff of the Airport Land Use Commission (ALUC) and the Santa Barbara Airport Department for development projects within the clear or approach zones as defined in the Santa Barbara County Airport Land Use Plan (ALUP), as well as any development proposed within the 60 dBA CNEL noise exposure contour as depicted on the Noise contour map in the most recent ALUC-adopted Santa Barbara County Airport Land Use Plan.	Section 17.16.030, Consultation Required
NE 3.4 Noise Mitigation and Avigation Easements. [GP] In compliance with state law, the City shall discourage new residential development or new sensitive uses in areas subject to high levels (65+ dB CNEL) of airport noise. The City shall require appropriate acoustic insulation measures to be components of any such development. Acoustic insulation should ensure that the interior noise level for any habitable room does not exceed 45 dBA CNEL. For all new development proposed in the clear and approach zones as defined in the Santa Barbara County ALUP, an aviation easement for noise and safety purposes shall be required.	Section 17.16.050, Residential Interior Noise-Level Reduction; Section 17.16.070(A), Avigation Easement Dedication
NE 3.5 Non-Aviation Sources of Noise. [GP]	N/A
Policy NE 4: Railway Noise [GP] – To reduce noise and minimize the impact of noise from existing and projected future railway operations and activities.	

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NE 4.1 Consideration of Exposure to Railway Noise. [GP] The City shall consider current and projected exposure to noise levels for any proposed development or use on land adjacent to the UPRR. The City should not approve any development that would result in unacceptable levels of noise exposure in accordance with the standards of Policy NE 1 above.	Section 17.39.070(A), Noise Limits
NE 4.2 Encouragement of Noise-Reduction Measures. [GP]	N/A
NE 4.3 Potential Establishment of a Quiet Zone. [GP]	N/A
NE 4.4 Avoidance of New At-Grade Railroad Crossings. [GP]	N/A
Policy NE 5: Industrial and Other Point Sources [GP] – To minimize noise generated by industrial sources and other point sources and to limit the impacts of such noise sources.	
NE 5.1 New, Expanded, or Upgraded Stationary Noise Sources. [GP] The City shall require proposals for new stationary sources or expansions or alterations of use for an existing stationary source to include appropriate noise mitigation measures. Retrofits and facility upgrades under the permitting jurisdiction of the City should ensure that noise levels are reduced, particularly for sources that impact adjacent sensitive receivers.	Section 17.38.070(A), Noise Limits
NE 5.2 Equipment Maintenance. [GP]	N/A
NE 5.3 Standards for City Equipment and Vehicles. [GP]	N/A
NE 5.4 Noise Barriers for Industrial/Commercial Sources. [GP]	N/A
NE 5.5 Limits on Truck Deliveries and Other Activities. [GP]	N/A
NE 5.6 Reduction of Noise at the Venoco Ellwood Onshore Oil and Gas Processing Facility. [GP]	N/A
Policy NE 6: Single-Event and Nuisance Noise [GP] – To prevent community and environmental disruptions by limiting single-event and nuisance noise levels, so that relative quiet and peace is achieved and maintained at residential areas and other sensitive receptors.	
NE 6.1 Enforcement of Noise Ordinances. [GP] The City shall enforce regulations and standards set forth in a City Noise Ordinance. The City shall periodically review noise regulations and update or add regulations that control noise generation appropriately.	Chapter 17.69, Enforcement
NE 6.2 Enforcement of Restrictions in Open-Space Areas. [GP]	N/A
NE 6.3 Special-Event Noise Control. [GP] For all special-event permit applications where the proposed event or activity is expected to generate significant noise, the City shall consider imposing limitations on the hours of the event or activity or other noise-reduction measures.	Section 17.39.070(F), Exemptions; Section 17.56.060, Conditions of Approval
NE 6.4 Restrictions on Construction Hours. [GP] The City shall require, as a condition of approval for any land use permit or other planning permit, restrictions on construction hours. Noise-generating construction activities for projects near or adjacent to residential buildings and neighborhoods or other sensitive receptors shall be limited to Monday through Friday, 8:00 a.m. to 5:00 p.m. Construction in nonresidential areas away from sensitive receivers shall be limited to Monday through Friday, 7:00 a.m. to 4:00 p.m. Construction shall generally not be allowed on weekends and state holidays. Exceptions to these restrictions may be made in extenuating circumstances (in the event of an emergency, for example) on a case by case basis at the discretion of the Director of Planning and Environmental Services. All construction sites subject to such restrictions shall post the allowed hours of operation near the entrance to the site, so that workers on site are aware of this limitation. City staff shall closely monitor compliance with restrictions on construction hours, and shall promptly investigate and respond to all noncompliance complaints.	Section 17.39.070(G), Construction Hours
NE 6.5 Other Measures to Reduce Construction Noise. [GP]	N/A
NE 6.6 Limits on Hours for Trash Pickup in Residential Areas. [GP]	N/A
Policy NE 7: Design Criteria to Attenuate Noise – Employ noise-reduction measures that reduce levels of noise-generated at the source. Use site design and noise insulation techniques that attenuate noise levels experienced at receiver sites to acceptable levels.	
NE 7.1 Control of Noise. [GP] The City shall require that primary emphasis on the control of noise be accomplished at the source by reducing the intensity of the noise generated or through appropriate placement of noisy components of a project or use. Secondary emphasis should be through site design of receiver sites and noise attenuation and insulation measures.	Section 17.39.070, Noise
NE 7.2 Site-Design Techniques. [GP]	N/A
NE 7.3 Architectural Techniques. [GP]	N/A
NE 7.4 Alternatives to Sound Walls. [GP]	N/A
NE 7.5 Implementation of Recommendations from Acoustical Analyses. [GP] For projects where an acoustical analysis is required because of potential noise impacts, the City, through its development review and building permit processes, shall ensure that all appropriate noise reduction measures are incorporated.	Section 17.39.070(D), Acoustical Study
NE 7.6 Noise-Insulation Standards for Multi-Family Dwellings. [GP] In compliance with state law, the City shall require all multi-family residential developments that are proposed within the 60-dBA-CNEL noise contour to include appropriate noise-insulation measures.	Section 17.39.070(E), Noise Attenuation Measures
NE 7.7 Acoustic Design Manual Requirements. [GP]	N/A
HOUSING ELEMENT	
Policy HE 1: Maintain and Improve Existing Housing and Neighborhoods [GP] – To protect, conserve, and enhance the existing housing stock and ensure that existing affordable housing at risk of conversion to market rates will remain affordable to the greatest extent feasible.	
HE 1.1 Code Compliance. The City will continue its proactive efforts to preserve residential neighborhoods, encourage good property management practices, and minimize physical deterioration of existing housing units through compliance with zoning and building standards. When code violations or deferred maintenance exist, property owners will be notified and encouraged to avail themselves of available resources to assist with maintenance or repairs.	Chapter 17.69, Enforcement

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HE 1.2	Housing Rehabilitation.	N/A
HE 1.3	Monitor and Preserve Assisted Affordable Housing Units.	N/A
HE 1.4	Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities.	N/A
HE 1.5	<p>Limit Conversion of Rental Housing to Condominiums or Nonresidential Use. The City will deny condominium conversions unless the rental vacancy rate has averaged 5 percent or greater during the preceding 3-year period. The following provisions are also required: (1) exemptions for limited-equity residential cooperatives that provide long-term affordability for extremely low-, very low- or low-income households; (2) required relocation assistance when units are converted; (3) first right of refusal of purchase of units by occupants; (4) required percentage of units, consistent with Implementation Program HE 2.5 Inclusionary Housing to be set aside for extremely low- to moderate-income households; and (5) recordation of an Agreement to Provide Affordable Housing and deed restrictions that include implementation of resale controls and/or equity sharing.</p> <p>The City will consider adopting and implementing regulations to discourage the conversion of conforming residential units to nonresidential uses and regulate, to the extent permitted by law, conversion of rental housing developments to nonresidential uses to protect and conserve the rental housing stock.</p>	Chapter 17.07, Residential Districts
HE 1.6	Assist in the Effective Use of Available Rental Assistance Programs.	N/A
Policy HE 2: Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels [GP] – To facilitate a variety of residential development types commensurate with the City’s RHNA and needs of the local workforce, designed to be compatible with and enhance Goleta’s neighborhoods and the community as a whole.		
HE 2.1	<p>Encourage a Diverse Range of New Housing. The City will ensure that plans and regulations encourage a range of housing types, sizes, densities, tenure, affordability levels, and designs in appropriate locations to accommodate residents of diverse age, social, and economic backgrounds, and the local workforce. Specific actions will include the following:</p> <p>a. <u>Residential Development Capacity to Accommodate the RHNA.</u> The City will continue to ensure that sufficient land is zoned for housing with appropriate densities and development standards to accommodate the City’s RHNA allocation at all income levels during the planning period.</p> <p>b. <u>No Net Loss of Capacity.</u> The City may only allow development of a site at a lower residential density than assumed in the Housing Element Land Inventory if it makes findings consistent with California Government Code Section 65863.</p> <p>c. <u>Facilitate a Wide Variety of Housing Types.</u> The City will adopt and implement regulations and standards for multifamily housing, mixed use, live/work developments, single-room occupancy (SRO) housing, co-op housing, transit-oriented development (TOD), and other development types to take advantage of affordable housing opportunities and ensure that regulations do not unreasonably limit housing options.</p> <p>d. <u>Mixed-Use Housing.</u> Well-designed mixed-use residential/nonresidential developments are encouraged by the City at locations where appropriate, including but not limited to areas designated as Old Town Commercial, Community Commercial, and Office and Institutional on the Land Use Plan Map. The City will develop incentives to encourage mixed-use development in appropriate locations.</p>	Chapter 17.07, Residential Districts; Chapter 17.08, Commercial Districts; Chapter 17.09, Office Districts; Section 17.24.120, Mixed-Use Development; Chapter 17.41, Standards for Specific Uses and Activities
HE 2.2	<p>Linkage of Housing and Jobs. To encourage adequate housing opportunities that meet the needs of the local workforce, the City will pursue the following actions:</p> <p>a. <u>Housing Priority for Goleta Residents and Employees.</u> To the extent permitted by law, the City will give persons working and/or residing in Goleta priority notice regarding available units, marketing, and selecting occupants for affordable units, including rental and ownership units. The intent is to meet local housing needs consistent with the RHNA and contribute to mitigation of traffic, economic development, and community safety conditions.</p> <p>b. <u>Mitigation of Employee Housing Impacts.</u> The City will require new nonresidential development and proposed expansion or intensification of existing nonresidential development to contribute to providing affordable employee housing. The proposed amount of floor area and type of nonresidential use must be factors in establishing the requirement for individual projects. Alternatives to satisfy this requirement may, at the discretion of the City, include payment of a development impact fee, providing housing on site, housing assistance as part of employee benefit packages, or other alternatives of similar value. The City will prepare an Affordable Employee Housing Plan that includes details of the program, including the results of a development impact fee study and/or alternative programs.</p> <p>c. <u>Live/Work.</u> Live/work units can provide affordable employee housing, generate additional economic activity in the community, and help maintain an appropriate jobs-housing balance in Goleta. The City will encourage opportunities for live/work developments in appropriate locations where housing can be provided for workers on site or through caretaker or other types of housing.</p> <p>d. <u>Housing Opportunities for Existing and New Employees.</u> The City will cooperate with local school districts, public agencies, and businesses to identify opportunities for assisting their employees in finding housing, such as employer-assisted development of new housing units, mortgage buy-downs or subsidies, rent subsidies, etc. Moreover, the City will seek the commitment of other organizations, such as the Chamber of Commerce or Board of Realtors, to have their members, particularly larger employers, address employee housing needs.</p>	Chapter 17.08, Commercial Districts; Chapter 17.09, Office Districts; Section 17.41.170, Live/Work Units
HE 2.3	<p>Housing Design Principles for Multifamily and Affordable Housing. The design of new multifamily and affordable housing must provide stable, safe, and attractive neighborhoods through high-quality architecture, site planning, and amenities that address the following principles:</p> <p>a. <u>Reduce the Appearance of Building Bulk.</u> Require designs that break up the perceived bulk and minimize the apparent height and size of new buildings, including the use of upper-story step-backs, variations in wall and roof planes, and landscaping. For example, windows, doors, and application of exterior finish materials and trim are important elements of building design and an indicator of overall building quality.</p> <p>b. <u>Recognize Existing Street Patterns.</u> Incorporate transitions in height and setbacks from adjacent properties to respect adjacent development character and privacy. Design new housing so that it relates to the existing street pattern and integrates with pedestrian and bicycle circulation systems.</p> <p>c. <u>Enhance the “Sense of Place” by Incorporating Focal Areas.</u> Design new housing around natural and/or designed focal points that are emphasized through direct pedestrian and bicycle pathway connections. Site design and placement of structures should include the maximum feasible amount of usable, contiguous open space.</p> <p>d. <u>Parking Standards.</u> Review parking standards to ensure that they facilitate affordable housing development while avoiding impacts on other developed areas. Options may include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Multifamily parking requirements. 2. Opportunities for shared parking for mixed-use developments. 3. Parking requirements for projects located near transit stops on the Hollister Avenue corridor. 4. Parking requirements for small-sized units, including SRO and accessory dwelling units. 5. Allowances for the establishment of a landscaped parking reserve that is designated for parking if needed in the future. 	Chapter 17.07, Residential Districts; Chapter 17.38, Parking and Loading; Chapter 17.58, Design Review

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<p>6. Evaluation of opportunities for underground parking and auto sharing.</p> <p>7. Allowances, in certain instances, for parking standards to be adjusted on a case-by-case basis, depending upon the location and characteristics of the development and its intended occupants.</p> <p>e. <u>Minimize the Visual Impact of Parking and Garages</u>. Discourage residential designs in which garages dominate the public façade of the residential building.</p> <p>f. <u>Provide Buffers between Housing and Nonresidential Uses</u>. Ensure compatibility of residential and nonresidential uses by addressing parking and driveway patterns, transitions between uses, entries, site planning, and the provision of appropriate buffers to minimize noise, lighting, or use impacts.</p> <p>g. <u>Privacy for Individual Units</u>. Site design, including placement of structures, pedestrian circulation, and common areas, as well as elements of architectural design such as placement of windows, must strive to maintain privacy for individual dwelling units within multifamily projects, including privacy for individual exterior spaces, to the extent possible with consideration for security and crime prevention.</p> <p>h. <u>Security and Safety</u>. Site and architectural design of multifamily residential projects must incorporate principles of “defensible space,” security for residents, and public safety and facilitate policing and observation by law enforcement from public streets and rights-of-way to the extent feasible.</p>	
<p>HE 2.4 Facilitate Affordable Housing Development. The City will use its regulatory, financial, and administrative resources to assist in developing affordable housing units. Specific actions to be taken include the following:</p> <p>a. <u>Provide Assistance and Incentives to Developers</u>. Work with developers, nonprofit organizations, other agencies, and the community to address Goleta’s extremely low-, very low-, low-, and moderate-income housing need by offering incentives such as density bonuses, modified standards, assistance with grant applications, development clustering, land dedication as an alternative to inclusionary requirements, second units, use of inclusionary housing in-lieu or impact funds, fast-track processing, and/or reduced processing and infrastructure fees. Priority will be given to housing affordable to extremely low-income households to the extent feasible.</p> <p>b. <u>Long-Term Affordability Covenants</u>. The City will apply resale controls and income restrictions consistent with current law to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable to the income group for which it is intended.</p> <p>c. <u>Land Banking</u>. Consider financial-equivalent options for affordable housing and special needs housing, including land acquisition and land banking.</p> <p>d. <u>Lot Consolidation</u>. The City will facilitate affordable multi-family housing development on small parcels by encouraging the consolidation of adjacent parcels. Parcel maps or lot line adjustments will be processed as part of development applications at no additional cost for developments that provide affordable units.</p>	<p>Chapter 17.27, Density Bonuses and Other Incentives; Chapter 17.28, Inclusionary Housing; Section 17.41.030, Accessory Dwelling Units (ADU)</p>
<p>HE 2.5 Inclusionary Housing. To the extent permitted by law, the City will require all residential developments—including, but not limited to, single-family housing, multifamily housing, condominiums, townhouses, stock cooperatives, and land subdivisions—to provide affordable housing as follows:</p> <p>a. Projects consisting of one for-sale single-family unit will be exempt from the inclusionary requirement.</p> <p>b. Projects consisting of two to four for-sale units shall be required to pay an inclusionary housing in-lieu payment.</p> <p>c. Projects of five or more for-sale units will be required to construct the applicable number of units, except that the City Council, at its sole discretion, may allow the inclusionary requirement for these projects to be satisfied by alternative means as set forth in this Implementation Program.</p> <p>d. Projects of five or more for-sale units located outside of the Central Hollister Affordable Housing Opportunity Sites, including subdivisions for purposes of condominium conversions, are required to provide 20 percent affordable units of the total number of for-sale units. The City may consider decreasing the 20 percent affordable unit requirement, but not less than 15 percent, on a case-by-case basis where the community services, such as new onsite or nearby park/open space facilities, resulting from the project exceed standards set forth in applicable law.</p> <p>Proposed projects including for-sale units qualifying for a 15 percent affordability level shall provide 2 percent of the total number of for-sale units at prices affordable to extremely low- and very low-income households, 5 percent affordable to low-income households, 4 percent affordable to moderate-income households, and 4 percent affordable to above moderate-income households earning 120 to 200 percent of the median income.</p> <p>Proposed projects including for-sale units qualifying for a 20 percent affordability level shall provide 5 percent of the total number of for-sale units at prices affordable to extremely low- and very low-income households, 5 percent affordable to low-income households, 5 percent affordable to moderate-income households, and 5 percent affordable to above moderate-income households earning 120 to 200 percent of the median income.</p> <p>e. Projects of five or more for-sale units located within the Central Hollister Affordable Housing Opportunity Sites, including subdivisions for purposes of condominium conversions, are required to provide 20 percent affordable units of the total number of for-sale units. The Central Hollister Affordable Housing Opportunity Sites, shown in Figure 10A-5 of the Technical Appendix, are site numbers 10, 11, and 12. Required affordability levels on these sites shall be as follows:</p> <ol style="list-style-type: none"> 1. 5 percent of the total number of for-sale units within the project shall be provided at prices affordable to extremely low- and very low-income households. 2. 5 percent of the total number of for-sale units within the project shall be provided at prices affordable to low-income households. 3. 5 percent of the total number of for-sale units within the project shall be provided at prices affordable to moderate-income households. 4. 5 percent of the total number of for-sale units within the project shall be provided at prices affordable to above moderate-income households earning 120 to 200 percent of the median income. <p>f. The primary intent of the inclusionary requirement is to achieve the construction of new affordable units on site. A second priority is construction of affordable units off site or the transfer of sufficient land and funds to the City or a nonprofit housing organization to develop the required number of affordable units. If these options are determined to be infeasible by the City, other alternatives of equal value, such as, but not limited to, payment of an inclusionary housing in-lieu payment or acquisition and rehabilitation of existing units, may be considered at the sole discretion of the City.</p> <p>g. It is the City’s intent to facilitate the production of new affordable housing commensurate with the needs of the community. Creative ways to meet the City’s inclusionary requirement to help achieve City housing goals are encouraged, especially for extremely low-, very low-, and low-income housing, such as through partnership with a nonprofit housing agency. In addition, tradeoffs of extremely low- and very low-income units for moderate-income units may be considered if it can be demonstrated that the City’s housing goals can be more effectively achieved. Such tradeoffs may incorporate a unit equivalency based on a financial pro forma provided by the applicant.</p> <p>h. The City will secure the affordability of inclusionary units by requiring a covenant, or other instrument approved as to form by the City Attorney, to be recorded against the property. The term of affordability restrictions shall be based on applicable federal laws and financing mechanisms, generally 45 years but not less than 30 years, and provide for monitoring and reporting in a manner acceptable to the City Attorney.</p>	<p>Chapter 17.17, -AH Affordable Housing Overlay District; Chapter 17.28, Inclusionary Housing</p>
<p>HE 2.6 Transfer of Development Rights.</p>	<p>N/A</p>
<p>HE 2.7 Encourage Accessory (Second) Residential Units. The City will encourage construction of well-designed accessory dwelling units on existing single-family lots and in new single-family subdivisions with four or more lots, consistent with minimum lot size, parking, and street capacity. If public and/or nonprofit funding is used to assist in the construction of an accessory dwelling unit, the City will require a use agreement to ensure that</p>	<p>Part II: Base Zoning Districts and Allowed Uses; Section 17.41.030, Accessory Dwelling Units (ADU)</p>

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<p>second unit rents are affordable to lower-income persons. The City’s objective is to encourage 20 new accessory dwelling units (five low-income and 15 moderate-income) during the planning period through the following actions.</p> <ul style="list-style-type: none"> a. Continue to allow accessory dwelling units as a permitted “use by-right” when the single-family lot, primary structure, and second unit meet all of the zoning and building development standards established for the zoning district in which they are located and adequate traffic safety and parking are available. Second units approvable “by-right” may be limited in size to a maximum of 650 square feet. b. Ensure ministerial approval of second units by developing standard design guidelines for second units. c. Continue to maintain a tiered development impact fee structure that provides lower impact fees for accessory dwelling units commensurate with their small size and level of impacts. 	
<p>HE 2.8 Funding for Affordable Housing. The City will develop ongoing City and external sources of funding to support affordable housing as follows:</p> <ul style="list-style-type: none"> a. Maintain the collection of housing in-lieu payments, housing development impact fees for nonresidential development, and any other voluntary donations, grants, and matching funds or other similar payments in a City-managed Affordable Housing Trust Fund(s) to be used in support of the production, acquisition of at risk affordable housing units, or rehabilitation of affordable housing. b. Participate in external housing programs such as the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) and other programs when appropriate to leverage the City's affordable housing funds for specific projects and programs (such as mortgage buy-downs, etc.). c. Prepare a Comprehensive Affordable Housing Finance Plan (CAHFP) that addresses all local and external sources of housing assistance funds and identifies appropriate strategies for the use and disbursement of those funds to affordable housing projects and activities 	Section 17.73.020, Definitions
<p>Policy HE 3: Fair Housing and Special Needs [GP] – Promote equal housing opportunities for all persons; encourage the provision of housing for those who require special assistance, such as seniors, people with disabilities, and the homeless; and facilitate linkages between housing and services for those with special needs.</p>	
<p>HE 3.1 Support Fair Housing Opportunities.</p>	N/A
<p>HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs. The City will facilitate the provision of housing for persons with disabilities and other special needs through the following actions:</p> <ul style="list-style-type: none"> a. <u>Single Room Occupancy (SRO) Housing.</u> Promulgate regulations to facilitate development of SRO units and small efficiency apartments in appropriate locations as lower-cost rental alternatives for single-person households. SRO rooms are typically between 80 and 200 square feet, include a sink and a closet but possibly share bathroom and shower facilities with other SRO units. b. <u>Emergency Shelters.</u> Continue to facilitate the provision of emergency shelters for the homeless consistent with state law. c. <u>Transitional and Supportive Housing.</u> Continue to facilitate the provision of transitional and supportive housing as residential uses subject only to the same standards and procedures that apply to other uses of the same type in the same zone consistent with state law. d. <u>Residential Care Facilities.</u> The City will facilitate the provision of small state-licensed residential care facilities for six or fewer persons as a family residential use, and establish standards for larger care facilities in appropriate locations. e. <u>Farmworker Housing.</u> Continue to allow housing for agricultural employees consistent with Health and Safety Code Sections 17021.5 and 17021.6. f. <u>Assist Development of Special Needs Housing.</u> Work cooperatively with developers and sponsors of housing for persons with special needs including, without limitation, persons with developmental disabilities, and provide assistance such as support for grant funding applications, fast-track processing, and financial assistance when feasible. g. <u>Family Housing Amenities.</u> The City will ensure that adequate provisions are made in new housing developments for families with children, including recreation areas such as, but not limited to, tot lots, play yards and lawn areas, child care, and other amenities. h. <u>Reasonable Accommodation.</u> Continue to implement procedures for reviewing and approving requests by persons with disabilities for reasonable accommodation in the application of the City’s zoning and building regulations. 	Part II: Base Zoning Districts and Allowed Uses and Allowed Uses; Section 17.41.040, Accessory Uses, Section 17.41.120, Emergency Shelters; Section 17.41.140, Farmworker Housing; Section 17.41.210, Residential Care Facilities, Large; Section 17.41.240, Single-Room Occupancy (SRO) Housing; Chapter 17.63, Reasonable Accommodation for Persons with Disabilities
<p>HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development.</p>	N/A
<p>Policy HE 4: Energy Conservation and Sustainable Development [GP] – Promote energy conservation by encouraging energy efficiency, renewable energy sources, sustainable building materials, and transit-oriented development.</p>	
<p>HE 4.1 Rehabilitation and Energy Loan Programs.</p>	N/A
<p>HE 4.2 Resource Conservation in Existing and New Residential Development.</p>	N/A
<p>HE 4.3 Use of Renewable Energy Sources. For new projects, the City encourages the incorporation of renewable energy sources. The City will consider incorporating renewable energy sources that do not have adverse effects on the environment or on any adjacent residential uses. Solar access must be protected in accordance with the State of California Solar Rights Act. New development cannot impair the performance of existing solar energy systems. Compensatory or mitigation measures may be considered in instances where there is no reasonable alternative.</p>	Section 17.24.180, Solar Installations; Section 17.58.080, Required Findings
<p>HE 4.4 Transit-Oriented Development. The City will encourage transit-oriented housing development to enable efficient public transit systems and alternatives to driving (walking and bicycling). In coordination with regional transportation planning activities, the City will work with developers to incorporate transit improvements, such as bus shelters and turnouts or other transit improvements, as appropriate and feasible for a project. Residential development plans will incorporate pedestrian and bicycle facilities, including, but not limited to, sidewalks, benches, bicycle racks, and bicycle storage areas, to the extent feasible.</p>	Section 17.38.090, Bicycle Parking
<p>Policy HE 5: Community Partnerships in Support of Local and Regional Housing Policies [GP]</p>	
N/A	

Land Use Comparison Table: General Plan to Public Hearing Draft New Zoning Ordinance

GP = General Plan; NZO = Draft New Zoning Ordinance

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Use	RS	RP	RM	RH	RMHP	CR	CC	OT	VS	CI	CG	BP	OI	IS	IG	AG	OSPR	OSAR	PQ
GP: Single Family Detached (one per lot)	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Single-Unit Dwelling, Detached	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Single-Family Attached and Detached Dwellings	X	X	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NZO: Single-Unit Dwelling, Attached	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NZO: Single-Unit Dwelling, Detached	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Multiunit Apartment Dwellings	-	X	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GP: Residential Units	-	-	-	-	-	-	X	X	-	-	-	-	X	-	-	-	-	-	-
NZO: Single Room Occupancy (SRO) Housing	-	CU	CU	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NZO: Group Residential	-	CU	CU	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NZO: Live-Work Units	-	-	-	-	-	-	MU	MU	-	-	-	-	MU	-	-	-	-	-	-
NZO: Multiple-Unit Development	-	P	P	P	-	-	CU*	CU*	-	-	-	-	CU*	-	-	-	-	-	-
GP: Mobile Home Parks	-	-	-	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NZO: Mobile Home Parks	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GP: Secondary (Accessory) Residential Units	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Accessory Dwelling Unit	P	P	P*	P*	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Assisted-Living Residential Units	-	-	X	X	-	-	-	-	-	-	X	-	X	-	-	-	-	-	-
NZO: Residential Care Facilities, Large	-	-	CU	CU	-	-	-	-	-	-	CU*	-	CU	-	-	-	-	-	-
GP: Caretaker Unit	-	-	-	-	-	X	X	X	X	-	X	X	X	X	X	-	-	X	X
NZO: Caretaker Unit	-	-	-	-	-	MU	MU	MU	MU	-	MU	P	P	MU	MU	-	-	P	MU
GP: Farmworker Residential Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Farmworker Housing Complex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Religious Institutions	X	X	X	X	-	-	X	X	-	-	X	-	X	-	-	-	-	-	X
NZO: Community Assembly	MU	MU	MU	MU	-	-	MU	MU	-	-	MU	-	P	-	-	-	-	-	MU
GP: Small-Scale Residential Care Facility	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Residential Care Facilities, Small	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	P	-	-	-
GP: Small-Scale Day Care Center	X	X	X	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	X
NZO: Family Day Care, Small	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Public and Quasi-public Uses	X	X	X	X	-	X	X	X	-	X	X	X	X	X	X	-	-	-	-
GP: Fire Stations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	X
NZO: Community Garden	MU	MU	MU	MU	-	P	P	P	-	P	P	-	-	P	P	P	P	P	P
NZO: Transportation Passenger Terminal	-	-	-	-	-	-	-	-	CU	-	CU	CU	CU	MU	MU	-	-	-	MU
NZO: Social Service Facilities	-	-	-	-	-	MU	MU	MU	-	-	MU	MU	P	-	-	-	-	-	-
NZO: Public Safety Facilities	P	P	P	P	-	P	P	P	-	P	P	-	-	-	-	P*	-	-	P
NZO: Cultural Institutions and Facilities	-	-	-	-	-	P	P	P	-	P	-	-	-	-	-	-	-	-	P
NZO: Day Care Facility	MU	MU	MU	MU	-	MU	P	P	MU	MU	P	P	P	CU	CU	-	-	-	P
NZO: Emergency Shelters	-	-	-	-	-	CU	-	-	-	-	P	P	-	-	P	-	-	-	-
NZO: Government Buildings	P*	P*	P*	P*	P*	P	P	P	P*	CU	P	P	P	P*	P	P*	P*	P*	P
NZO: Hospital	-	-	-	-	-	CU	-	-	-	-	CU	CU	P	CU	CU	-	-	-	CU
NZO: Skilled Nursing Facility	-	-	-	-	-	MU	MU	MU	-	-	P	MU	P	CU	CU	-	-	-	-
NZO: Parking, Public or Private	-	-	-	-	-	MU	MU	MU	MU	MU	MU	-	-	-	-	-	-	-	-
NZO: Schools, Private	-	-	-	-	-	CU	CU	MU	-	-	CU	-	P	-	-	-	-	-	P

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NZO: Colleges and Trade Schools	-	-	-	-	-	CU	CU	MU	-	-	P	-	P	-	-	-	-	-	P
NZO: Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU
NZO: Funeral Parlors and Internment Services	-	-	-	-	-	-	-	-	-	-	-	-	MU	-	-	-	-	-	-
GP: Home Occupations	X	X	X	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NZO: Home Occupation	P	P	P	P	P	-	P	P	-	-	-	P	P	-	-	P	-	-	-
GP: Large-Scale Retail Establishments	-	-	-	-	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-
NZO: Large Format Retail (80,000 sf. and larger).	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-
GP: General Merchandise	-	-	-	-	-	X	X	X	-	-	X	-	-	-	-	-	-	-	-
GP: Apparel and Specialty Stores	-	-	-	-	-	X	X	X	-	-	X	-	-	-	-	-	-	-	-
NZO: General Retail	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-
GP: Food and Drug Stores	-	-	-	-	-	X	X	X	-	X	X	-	-	-	-	-	-	-	-
NZO: General Market	-	-	-	-	-	P	P	P	-	P	P	-	-	-	-	-	-	-	-
NZO: Liquor Store	-	-	-	-	-	P	P	MU	-	-	P	-	-	-	-	-	-	-	-
NZO: Specialty Food Sales and Facilities	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-
GP: Building/Landscape Materials and Equipment	-	-	-	-	-	X	X	X	-	-	X	-	X	-	X	-	-	-	-
NZO: Building Materials, Sales, and Service	-	-	-	-	-	P	P	CU	-	-	P	-	CU	-	P	-	-	-	-
NZO: Nurseries and Garden Centers	-	-	-	-	-	P	P	CU	-	-	P	-	MU	-	CU	-	-	-	-
NZO: Large Format Retail (80,000 sf. and larger).	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-
GP: Eating and Drinking Establishments	-	-	-	-	-	X	X	X	X	X	X	X	X	-	-	-	-	-	-
NZO: Bars/Night Clubs/Lounges.	-	-	-	-	-	CU	P	P	-	-	P	-	CU*	-	-	-	-	-	-
NZO: Restaurant	-	-	-	-	-	P	P	P	P	P	P	P*	P*	-	-	-	-	-	-
NZO: Mobile Vendors	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-
GP: Other Retail Trade Establishments	-	-	-	-	-	X	X	X	X	-	X	X	X	-	-	-	-	-	-
NZO: Adult Bookstore, Adult Novelty Store, or Adult Video Store	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
GP: Coastal Related Commercial	-	-	-	-	-	X	X	X	X	-	-	-	-	-	-	-	-	-	-
GP: Finance, Insurance, and Real Estate	-	-	-	-	-	X	X	X	-	-	X	X	X	-	-	-	-	-	-
NZO: Finance, Insurance, and Real Estate	-	-	-	-	-	P	P	P/CU*	-	-	P	P	P	-	-	-	-	-	-
GP: Information Technology Services	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-	-	-
NZO: Information Technology Services	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-
GP: Professional Services	-	-	-	-	-	-	X	X	-	-	X	-	X	-	-	-	-	-	-
NZO: Professional Services	-	-	-	-	-	-	P	P/CU*	-	-	P	-	P	-	-	-	-	-	-
GP: Personal Services	-	-	-	-	-	X	X	X	-	-	X	X	X	-	-	-	-	-	-
NZO: General Personal Services	-	-	-	-	-	P	P	P	-	-	P	P*	P*	-	-	-	-	-	-
NZO: Restricted Personal Services	-	-	-	-	-	MU	MU	CU	-	-	P	-	-	-	-	-	-	-	-
NZO: Maintenance and Repair Services	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-
GP: Business Services	-	-	-	-	-	-	X	X	-	-	X	X	X	-	-	-	-	-	-
NZO: Business Services	-	-	-	-	-	-	P	P	-	-	P	P	P	-	-	-	-	-	-
GP: Medical and Health-Related Services	-	-	-	-	-	X	X	X	-	-	-	-	X	-	-	-	-	-	-
NZO: Medical, Dental, and Health-Related Services	-	-	-	-	-	P	P	P/CU*	-	-	-	-	P	-	-	-	-	-	-
GP: Educational Services	-	-	-	-	-	-	-	X	-	-	X	-	X	-	-	-	-	-	-

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Use	RS	RP	RM	RH	RMHP	CR	CC	OT	VS	CI	CG	BP	OI	IS	IG	AG	OSPR	OSAR	PQ
NZO: Instructional Services	-	-	-	-	-	-	-	P	-	-	P	-	P	-	-	-	-	-	-
GP: Entertainment and Recreation Services	-	-	-	-	-	X	X	X	X	-	-	-	X	-	-	-	-	-	-
NZO: Banquet and Conference Center	-	-	-	-	-	CU	-	CU	P	-	-	-	-	-	-	-	-	-	-
NZO: Indoor Sports and Recreation	-	-	-	-	-	P	P	MU	P	-	-	-	MU	-	-	-	-	-	-
NZO: Cinemas	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-	-	-
NZO: Outdoor Entertainment	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	-	-	-
GP: Building and Construction Services	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	-
NZO: Construction and Material Yards	-	-	-	-	-	-	-	-	-	-	CU	-	-	P	P	-	-	-	-
GP: Other Services	-	-	-	-	-	X	X	X	X	X	X	-	-	X	X	-	-	-	-
NZO: Adult Live Entertainment Theater	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	CU	-	-	-	-
NZO: Adult Motion Picture or Video Arcade	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	CU	-	-	-	-
NZO: Adult Motion Picture Theater	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	CU	-	-	-	-
NZO: Catering Service	-	-	-	-	-	P	P	P	P	-	P	-	-	P	P	-	-	-	-
NZO: Animal Sales and Grooming	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-
NZO: Boarding, Kennel	-	-	-	-	-	CU	MU	MU	-	-	CU	-	-	-	-	-	-	-	-
NZO: Veterinary Services	-	-	-	-	-	-	MU	MU	-	-	P	-	-	P	P	-	-	-	-
NZO: Towing Services	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
NZO: Light Fleet-Based Services	-	-	-	-	-	-	-	-	-	-	CU	-	-	P	P	-	-	-	-
NZO: Check Cashing Business	-	-	-	-	-	-	-	CU	-	-	P	-	-	-	-	-	-	-	-
NZO: Cannabis Retailer, Non-storefront	-	-	-	-	-	P	P	-	-	-	P	-	-	P	P	-	-	-	-
GP: Resorts	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-	-	-	-
NZO: Time Share Use	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
GP: Hotels, Motels, Bed and Breakfast Inns	-	-	-	-	-	X	X	X	X	-	-	-	-	-	-	-	-	-	-
NZO: Hotels and Motels	-	-	-	-	-	P	P	CU	P	-	-	P*	P*	-	-	-	-	-	-
GP: RV Parks	-	-	-	-	-	-	-	X	X	-	X	-	-	-	-	-	-	-	-
NZO: Recreational Vehicle Parks	-	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	-	-
GP: Other Visitor Services and Attractions	-	-	-	-	-	-	-	-	X	-	X	-	-	-	-	-	-	-	-
GP: (Retail –) Automotive Sales and Rentals	-	-	-	-	-	-	-	X	-	-	X	-	-	X	X	-	-	-	-
NZO: Automobile/Vehicle Sales and Leasing	-	-	-	-	-	-	-	CU	-	-	MU	-	-	P	P	-	-	-	-
NZO: Auction	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-
NZO: Automobile Rentals	-	-	-	-	-	-	-	CU	-	-	P	-	-	P	P	-	-	-	-
GP: Auto Repair and Painting	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	-
NZO: Automobile/Vehicle Service and Repair, Major	-	-	-	-	-	-	-	P*	-	-	CU	-	-	MU	P	-	-	-	-
NZO: Automobile/Vehicle Service and Repair, Minor	-	-	-	-	-	-	-	P*	-	-	P	-	-	MU	P	-	-	-	-
NZO: Heavy Vehicle & Large Equipment Sales/Rental, Service, & Repair	-	-	-	-	-	-	-	-	-	-	CU	-	-	P	P	-	-	-	-
GP: Auto Wrecking Yard/Junk Yard	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	-
NZO: Automobile Wrecking/Junk Yard	-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	CU	-	-	-	-
GP: Auto Service (Gas) Station	-	-	-	-	-	X	-	X	-	X	X	-	-	-	X	-	-	-	-
NZO: Service and Gas Stations	-	-	-	-	-	CU	-	CU	-	P	CU	-	-	-	P	-	-	-	-
GP: Car Wash	-	-	-	-	-	-	X	X	-	X	X	-	-	-	-	-	-	-	-

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NZO: Automobile/Vehicle Washing	-	-	-	-	-	-	P	CU	-	P	P	-	-	-	-	-	-	-	-
GP: General Wholesale Trade	-	-	-	-	-	-	-	-	-	-	X	X*	-	X	X	-	-	-	-
NZO: Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	-	-	-	-
NZO: Cannabis Distribution	-	-	-	-	-	-	-	-	-	-	P	P*	-	P	P	-	-	-	-
GP: Warehousing – General	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	-	-	-	-
NZO: Indoor Warehousing and Storage	-	-	-	-	-	-	-	-	-	-	P	P*	-	P	P	-	-	-	-
NZO: Chemical, Mineral and Explosives Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	CU	-	-	-	-
GP: Warehousing – Self-Storage	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	-
NZO: Personal Storage	-	-	-	-	-	-	-	-	-	-	MU	-	-	P	P	-	-	-	-
GP: Outdoor Storage	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	-
NZO: Outdoor Storage	-	-	-	-	-	-	-	-	-	-	CU	-	-	P	P	-	-	-	-
GP: General Manufacturing – No Noxious Impacts	-	-	-	-	-	-	-	-	-	-	-	X	-	X	X	-	-	-	-
NZO: Limited Industrial	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-	-
NZO: Custom Manufacturing	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-	-
NZO: Cannabis Manufacturing, Non-Volatile Solvent Manufacturing	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-	-
NZO: Cannabis Manufacturing, Volatile Solvent Manufacturing	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-	-
NZO: Cannabis Manufacturing, Infusions	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-	-
NZO: Cannabis Manufacturing, Packaging and Labeling	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-	-
NZO: Cannabis Cultivation, Indoor Cultivation	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-	-
NZO: Cannabis Cultivation, Nursery	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-	-
NZO: Cannabis Cultivation, Processor	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-	-
GP: General Manufacturing – Potential Noxious Impacts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-
NZO: Heavy Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	MU	P	-	-	-	-
NZO: Oil and Gas Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-
GP: Research and Development	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	-	-	-	-
GP: Scientific and Similar Instruments	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	-	-	-	-
GP: Bio-Medical Technology	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	-	-	-	-
GP: Other Advanced Technology	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	-	-	-	-
NZO: R&D and Technology	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-
NZO: Cannabis Testing	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-
GP: Transportation (other than right-of-way)	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-
GP: Wireless Communications/Telecommunications	-	-	-	-	-	X	X	X	X	X	X	X	X	X	X	X	-	-	X
NZO: Facilities within Buildings	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-
GP: Utilities	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	-
NZO: Utilities, Major	-	-	-	-	-	-	-	-	-	-	-	CU	CU	-	-	-	-	-	-
GP: Orchards and Vineyards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
GP: Row Crop Production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-

Land Use Comparison Table: General Plan to Public Hearing Draft New Zoning Ordinance

GP = General Plan; NZO = Draft New Zoning Ordinance

“P” – Zoning Permit or Exempt, “MU” – Minor Conditional Use Permit, “CU” – Major Conditional Use Permit, “X” - Allowed Use (permit path is not identified), “-” Use Not Allowed

Note: The uses from the GP and NZO are not always identical and as such, compared uses are not always a one-to-one match.

Use	RS	RP	RM	RH	RMHP	CR	CC	OT	VS	CI	CG	BP	OI	IS	IG	AG	OSPR	OSAR	PQ
GP: Specialty Agriculture and Floriculture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Crop Cultivation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Livestock Grazing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
GP: Small-Scale Confined Animal Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Animal Raising	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Small-Scale Agricultural Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Agricultural Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-
GP: Small-Scale Greenhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Greenhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Sale of On-Site Agricultural Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Farmers’ Stand	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-
GP: Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
NZO: Agricultural Support Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-
GP: Active Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X
NZO: Outdoor Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-
NZO: Park and Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
GP: Open Space and Passive Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X	X
GP: Nature Preserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X	X
NZO: Passive Open Space	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
GP: Golf Course, including customary ancillary uses & structures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X
NZO: Outdoor Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-
GP: General Government Administration	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
NZO: Government Buildings	P*	P*	P*	P*	P*	P	P	P	-	CU	P	P	P	P*	P	P*	P*	P*	P
GP: Fire Stations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	X
NZO: See “Public Safety Facility”	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GP: Schools (Public and Private)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
NZO: Schools, Private	-	-	-	-	-	CU	CU	MU	-	-	CU	-	P	-	-	-	-	-	P
GP: Other Governmental Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X
NZO: Government Buildings	P*	P*	P*	P*	P*	P	P	P	-	CU	P	P	P	-	P	P*	P*	P*	P
GP: Cannabis Storefront Retail	-	-	-	-	-	X	X	X	-	-	X	-	-	-	X*	-	-	-	-
NZO: Cannabis Retailer, Storefront	-	-	-	-	-	P	P	P	-	-	P	-	-	-	P*	-	-	-	-
GP: Cannabis Microbusiness	-	-	-	-	-	-	-	-	-	-	X*	-	-	X	X	-	-	-	-
NZO: Cannabis Microbusiness	-	-	-	-	-	-	-	-	-	-	P*	-	-	P	P	-	-	-	-
Not Matched																			
NZO: Family Day Care, Large	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NZO: Media Production Facility	-	-	-	-	-	MU	MU	-	-	-	P	-	-	-	-	-	-	-	-
NZO: Animal Keeping	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	-	P	P
NZO: Cannabis Personal Use Cultivation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P