

**Sec. 35-250C. RC-GOL Riparian Corridor-Goleta.**

*(Added by Ord. 4111, 7/20/93)*

**Sec. 35-250C.1. Purpose and Intent.**

The purpose of this overlay district is to protect mapped riparian corridors within rural areas designated Agriculture because they could be easily disturbed or degraded by human activities and developments. This overlay recognizes the differing goals and policies of the County's Comprehensive Plan, by protecting riparian corridors with standards and requirements that are compatible with reasonable agricultural uses of a property. The intent of this overlay district is to protect and preserve specific mapped riparian corridors in order to maintain a continuous canopy of trees along each corridor and protect the overall ecological integrity of each mapped stream system.

**Sec. 35-250C.2. Applicability.**

The provisions of this overlay district shall apply to riparian corridors within Rural Areas designated Agriculture. These areas shall be zoned RC-GOL on the applicable Santa Barbara County Zoning Map. (If any particular lot or lots within a delineated RC-GOL area are determined by the County not to contain the pertinent species or habitat, the regulations of this overlay district shall not apply.)

**Sec. 35-250C.3. Effect of RC-GOL Overlay District.**

Within the RC-GOL Overlay District, all uses of land shall comply with the regulations of the base zone district. In addition, such uses must comply with the additional regulations of the RC-GOL Overlay District before the issuance of a land use permit under Sec. 35-314. See Sec. 35-203, "Overlay District Designations and Applicability" concerning conflict between provisions of RC-GOL and base zone district.

**Sec. 35-250C.4. Processing.**

1. In addition to the application requirements of the base zone district, application for a land use permit for any grading or the removal of vegetation in the RC-GOL Overlay District shall include:
  - a. A brief description of the flora and fauna which are known to occur in the corridor or are occasionally found thereon, and a brief description of their habitats which may be found on the site.
  - b. A delineation of all streams, rivers, water bodies, and wetlands located on the site.
  - c. A clear delineation of all areas which shall be graded, accompanied by a series of photographs clearly showing all areas to be subject to disturbance. For areas of one acre or larger in size which potentially contain RC-GOL habitats and which are

proposed for disturbance, P&D may require a 1 inch to 100 foot scale color recent aerial photograph to assist in determining the extent of grading impacts within the boundaries of the riparian corridor. The proposed area of site disturbance and any visible landmarks (e.g. roads and creeks) shall be clearly labeled on the aerial photograph.

- d. Any other information pertinent to the particular development which may be necessary for review of the project as requested by the Planning and Development Department (P&D).
2. For grading or the removal of vegetation proposed within areas mapped with the RC-GOL overlay, in addition to the applicable requirements of the base zone district and Division 10 of this Article, a land use permit shall be required for the following:
    - a. The removal of vegetation over an area greater than 20,000 square feet.
    - b. The removal of a significant amount of vegetation along 100 linear feet of creekbank.
    - c. The removal of vegetation that when added to the previous removal of vegetation within the affected habitat on a parcel would total greater than one acre in size or longer than 200 linear feet of creekbank.
    - d. Grading in excess of 150 cubic yards.
  3. Where a significant amount of vegetation is proposed to be removed within an area zoned with the RC-GOL overlay which exceeds 1 acre in size or 500 linear feet of creekbank, or where grading would exceed 1500 cubic yards of cut and fill, a minor conditional use permit shall be required.
  4. If, upon receipt of an application for grading or the removal of vegetation within the RC-GOL overlay district, P&D determines that the proposed grading or removal of vegetation is not located in the riparian corridor, the provisions of this overlay shall not apply.

If P&D determines that the proposed grading or removal of vegetation is located in the RC-GOL area, a site inspection shall be required, if the County determines it necessary, by a qualified biologist to be selected jointly by the County and the applicant. Upon completion of the site inspection, and if determined to be necessary, conditions shall be applied to the permit that will protect the RC-GOL area to the maximum extent feasible, consistent with the biologic habitats goals, objectives, policies, development standards, and actions of the Goleta Community Plan.

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*Sec. 35-250C.5. Findings.*

Prior to issuance of a permits for development within the RC-GOL Overlay District, in addition to the findings set forth in the applicable section of Division 10 a finding shall be made that the proposed development is consistent with all applicable biologic goals, objectives, policies, actions and development standards from the Goleta Community Plan.

*Sec. 35-250C.6. Conditions.*

A permit may be issued subject to compliance with conditions set forth in the permit which are necessary to achieve policy consistency. Such conditions may, among other things, limit the size, kind, or character of the proposed work, require replacement of vegetation, establish required monitoring procedures and maintenance activity, or stage the work over time to ensure protection of the habitat. The conditions may also include deed restrictions and easements for resource protection. Regulations of the base zone district specifying building height limit, distance between buildings, setback, yard, parking, building coverage and landscaping or screening requirements may be altered on furtherance of the purpose of this overlay district by express condition in the permit.