

3.10 LAND USE AND RECREATION

This section describes the following within the existing City boundary:

- environmental setting (existing conditions and regulatory setting) for land use and recreation relating to the proposed project;
- the impacts associated with land use and recreation that would result from the proposed project; and
- mitigation measures that would reduce these impacts.

The setting, impacts, and mitigation measures for the future service areas portion of the study area are described in Chapter 4.0, "Future Service Areas." Chapter 5.0, "Alternatives to the Proposed Project," discusses the impacts of the alternatives to the proposed project.

3.10.1 Existing Conditions

3.10.1.1 Land Use

The City of Goleta (City) is located in southern California on the south coast of Santa Barbara County, approximately 100 miles northwest of Los Angeles and ten miles west of the City of Santa Barbara. The City is situated along U.S. Highway 101 (US-101), the major coastal highway linking northern and southern portions of the state. Goleta lies within a narrow coastal plain of exceptional natural beauty between the Santa Ynez Mountains and the Pacific Ocean. A portion of the City, including its 2-mile Pacific shoreline, is within the California Coastal Zone. As of January 1, 2006, the incorporated City limits included 5,075 acres, or approximately 7.9 square miles, and are shared by an approximate population of 30,000.

In developing the Draft General Plan/Coastal Land Use Plan (GP/CLUP), the City studied an area of approximately 95 square miles where future development might have impacts on the City. This larger territory extends from the boundary of the City of Santa Barbara on the east to El Capitan State Beach on the west and from the Pacific Ocean on the south to the boundary of Los Padres National Forest on the north. The area immediately west of the City of Santa Barbara, inclusive of the City of Goleta, is generally referred to as the *Goleta Valley*. The greater Goleta Valley includes the University of California, Santa Barbara (UCSB), which is located adjacent to and south of Goleta, and the nearby community of Isla Vista. The Santa Barbara Municipal Airport, which is within the corporate boundaries of the City of Santa Barbara, lies near the geographical center of Goleta.

The land use and development pattern observed in Goleta today is the result of transformation over the past 75 years of a rural landscape of ranches and agricultural lands into a prosperous suburban community. Today, the community continues to derive an essential and valued character from the remaining agricultural and rural lands that are intermixed with its diverse blend of neighborhoods, each with its own character.

Goleta is a community that encompasses and values diversity and balance: single-family homes and multi-family apartments; new start-ups and long-established and thriving businesses; quiet neighborhood streets and smoothly flowing freeways; tree canopies and wide open spaces; organic farms and high technology manufacturing; a busy Old Town commercial district, shopping centers, and lively local farmers' markets; diverse scenic views that include ocean and

island vistas as well as the backdrop of the Santa Ynez Mountains and foothills; and a range of opportunities for passive recreation and active sports.

Existing land uses in the City are shown in Figure 3.10-1, Existing Land Uses. Following the adoption of the GP/CLUP, the existing Inland and Coastal Zoning Ordinances will be replaced by a single, unified zoning code that includes zoning regulations applicable to inland areas and the coastal zone. The baseline for purposes of the EIR analysis includes the existing physical land uses as they existed at the time the Notice of Preparation was filed. Existing land uses were mapped by the City of Goleta as part of the GP/CLUP studies and are based on 2005 tax assessor data followed by field verification. The categories for existing land uses include:

- **Agriculture.** The agriculture category includes (1) sites zoned for agriculture by the County of Santa Barbara at the time of incorporation of the City in 2002, (2) sites that are or were used for agricultural production that are devoid of structures that prevent or limit the continued or resumed use of the land for agricultural purposes, and/or (3) the site has soils or other characteristics that make it suitable for agricultural activities and is devoid of structures or other alterations that prevent or limit the use of the land for agricultural purposes.
- **Churches.** This category includes land used for churches and related religious purposes.
- **Clubs.** Land regularly and systematically used by groups of people for social or recreational purposes are categorized as clubs. “Clubs” include land and structures for common use in condominiums and planned unit development, as well as structures owned by fraternal organizations. Usually use of these areas involves some form of membership in an organization.
- **Commercial.** This category includes land and structures used for the sale of goods and services. The “Commercial” category includes services that provide customer services on site as opposed to services primarily associated with office work. The distinguishing feature is regular and ongoing personal interaction with customers in a commercial environment.
- **Golf Courses.** This category includes areas developed as golf courses.
- **Industrial.** Areas used to support the manufacturing or fabrication of goods are in the industrial land use category. The industrial category may include ancillary or related storage, office, and similar uses. It does not include commercial operations with incidental manufacturing—such as a bakery serving customers on site.
- **Institutional.** This category includes land use for institutional uses, such as hospitals and retirement homes that are not primarily educational (Schools) or religious (Churches).
- **Mobile Home Parks.** Areas formally managed as mobile home parks are included in this category. It does not include mobile homes or other forms of prefabricated housing on individual lots (Single Family Residence).
- **Mortuaries.** This category includes areas used for funeral services, not including the “Church” category.
- **Multiple Family.** Individual parcels of land with more than one dwelling unit comprise the multiple family land use category. This category identifies the use by type of structure—the structure was designed or substantially modified for use as more than one unit. It does not include structures that were not originally designed to incorporate more than one unit and have not been modified to the extent that additional units are visually apparent. It may include structures designated as condominiums in original developments even if the units were developed as detached structures.

- **Office.** This category includes land occupied by structures used as business offices that are not affiliated with manufacturing uses at the same or nearby site.
- **Open Space.** This category includes undeveloped land without buildings that provide open space values and functions. It may include land with some small recreational structures and incidental improvements such as trails and landscaping. “Open Space” includes both land that is formally dedicated as open space, such as condominium common areas, and areas generally recognized as having open space values such as important natural resources, sensitive areas, and similar environmental values or limitations. The category includes both public and private areas if the use of the land is primarily in open space. The open space category may include passive areas in public parks, with more developed or formally recognized areas in the “park” category. Developed recreational facilities, especially in designated common areas in developments, are included in this category. It does not include land reserved formally as public utility areas or land that has been or is being used for agriculture. Land with significant physical modification from natural conditions, such as land clearing, grading, filling, or prior development is designated as vacant.
- **Parking.** This category includes individual legal parcels of land developed exclusively for parking. If another use is on the parcel, the parcel is classified as the other use, even if the parking is commercially operated as a parking lot.
- **Parks.** This category includes public property formally developed or designated as a public park and actively managed as such. It does not include private parks or common areas in private developments developed with recreational uses (these are in the “Open Space” category). “Parks” do not include playgrounds associated with schools or churches.
- **Public and Utility.** This category includes land without buildings used for utility (including rail and energy) uses and natural areas managed for flood control purposes.
- **Public or Utility Building.** This category includes land with a structure used primarily for governmental services or utilities, such as private utilities and structures occupied by federal and state agencies—whether or not the parcel is in public ownership. It does not include structures occupied by educational services (Schools) or public uses in leased space within structures occupied by other private uses.
- **Schools.** The “Schools” category includes land with structures used for educational purposes. It does not include schools on sites with churches.
- **Single Family Residence.** This category includes land with structures originally designed as single family residences and may include structures with second units if those units are not identified in assessor records. It may also include attached townhouse structures in developments if categorized by the assessor as single-family dwellings.
- **Vacant.** Vacant parcels are absent structures and not associated with natural resource, open space, agricultural, or similar environmental values. Vacant parcels are usually characterized by significant physical modification from natural conditions, with land clearing, grading, filling, or prior development. Agricultural lands are not included in this category unless zoning by previous jurisdictions allowed for development of an urban character.
- **Warehousing.** This category consists of land and structures used for the storage of goods such as outdoor storage if the property is significantly developed and dedicated for that purpose (less developed sites may be designated in the “Vacant” category). If storage is associated with another use on the site (such as commercial or industrial), the parcel would be in the category of the other use.

As part of the studies conducted during the development of the GP/CLUP, the City conducted a land use inventory in 2003 that classified 6,600 parcels in the City by current use. The study was updated in 2005. The percentages of each land use, total acreages of each, and comparison of uses are summarized in Table 3.10-1, Existing Land Use Category. Land use totals were assigned rankings according to the percentage of use relative to other land uses, and the percentage of use relative to total areas of land use.

**TABLE 3.10-1
EXISTING LAND USE CATEGORY (2005)**

Existing Land Use Category	Acres	Percent of Total Area	Rank by Total Area
Agriculture	409	8.1%	4
Church	40.74	0.8%	16
Clubs	18.94	0.4%	18
Commercial	302.05	6.0%	5
Golf Courses	199.62	3.9%	11
Industrial	293.08	5.8%	6
Institutional	37.11	0.7%	17
Mobile Home Parks	77.15	1.5%	14
Mortuaries	1.99	0.0%	20
Multiple-Family Residence	276.56	5.4%	7
Office	203.03	4.0%	9
Open Space	435.67	8.6%	3
Parking Lots	17.61	0.3%	19
Parks	133.88	2.6%	13
Public and/or Utility Building	200.49	4.0%	10
Schools	142.57	2.8%	12
Single-Family Residence	1,033.07	20.4%	1
Vacant ¹	253.4	5.0%	8
Warehousing	42.72	0.8%	15
City Streets and Highway 101	956.29	18.8%	2
Total Area	5,075	100.0%	
Total Residential Uses	1,386.78	27.3%	

¹ Total vacant lands in the City are presented in Figure 3.10-2 and total 307.4 acres. Note that 54 of these acres are agricultural lands considered vacant for the purposes of the land use inventory (see definition of vacant lands in Section 3.10.1.1). In order to not double count acreage, vacant lands were reduced from 307.4 to 253.4 acres.

Table 3.10-1 indicates that 20.4 percent of the City is actively used for single-family structures; when combined with the other residential use categories, 27.3 percent of the City is used for residential uses. Open space and agriculture uses comprise another 27.2 percent. About 20.6 percent of the total area of the City supports commerce of various types. Approximately 18.8 percent of the City is used for street right of ways, and 5 percent of the total area is vacant. Figure 3.10-2 shows the current distribution of vacant sites throughout the City.

3.10.1.2 **Built Environment**

The general physical character of the City may be defined in terms of the intensity of buildings, while the character of the City's residential areas may be defined in terms of dwelling densities.

The built character of the City largely consists of compact single family residential areas of moderate density, a central area with larger but lower intensity commercial and industrial uses, and more intensely developed areas in Old Town and around Entrance Drive in the southwestern area of the City. Most of the northwest, southwest, and northeast areas of the City are dominated by an organized and compact pattern of smaller, single-family dwellings interspersed with larger structures, mainly churches or schools. The development pattern in the Old Town area in the southeast portion of the City is somewhat more compact. The south-central part of the City consists of larger commercial structures, sharply contrasting with surrounding development patterns. Large open areas are found in the north-central area (Bishop Ranch and Lake Los Carneros Natural and Historic Preserve) and the most southwestern part of the City (Sperling Preserve/Santa Barbara Shores Park and Sandpiper Golf Course).

The results of the Housing Units Survey and Density Study, conducted in 2003 by the City, indicated that the average population density for the entire City is 5.7 people per acre, or 3,665 people per square mile. Densities in this range are generally considered “moderate,” “urban,” or even “high density” for broad areas. Population densities vary from 64 people per acre in a few smaller blocks located in Old Town to zero persons in some areas. Specific density variations as they occur throughout the City are also identified in the study. The northeastern area has single-family neighborhoods densities under six units per acre, while single-family densities higher than six units per acre are more common in other parts of the City. Multiple-family densities in Old Town and off Entrance Drive are in the 16- to 47-unit per acre range. Moderately high densities are found near the higher densities areas in Old Town and near Calle Real in the northeast.

Neighborhoods and Community Subareas

The GP/CLUP has identified eight individual subareas characterized by their respective geography and land use. An overview of these subareas is as follows:

Old Town

The Old Town area is recognized as a unique asset and the historic center of Goleta. Future development and redevelopment actions are required to respect the current diversity of uses while maintaining Old Town’s small-town character. Revitalization efforts are directed toward enhancing the physical and economic environment, improving the pedestrian experience, and managing traffic, while minimizing impacts on residential areas.

Central Area

This area, which includes extensive tracts of vacant land, will be the location of much of the future growth and change within the City. For the creation of new neighborhoods in this area, the GP/CLUP emphasizes well-designed housing projects that include services to support a quality residential environment, such as parks and recreation areas, along with small-scale commercial uses that would serve the needs of employees and residents in the immediate area. Regional commercial uses are limited to existing centers such as the Camino Real Marketplace, while new business park and other development is accommodated at several locations. Alternative transportation modes such as transit, biking, and walking are emphasized in order to minimize impacts on surrounding residential areas and to manage traffic.

Southwest Residential Community

The GP/CLUP emphasizes conservation of existing residential neighborhoods of various densities and maintenance of both ownership and rental housing. Opportunities for new residential development are limited, while the more common alteration and remodeling of

existing residences is managed to ensure compatibility in terms of size, bulk, and scale with the surrounding neighborhood. The GP/CLUP prevents intrusion of uses that would be detrimental to the preservation of the existing character of the neighborhoods, including nonresidential and other uses that generate substantial traffic. Scenic views of adjacent open space areas are also protected.

Coastal Resource Area

The coastal resource area includes Goleta's entire Pacific shoreline and its only coastal resort, as well as open lands and resources, such as Santa Barbara Shores Park and the Sperling Preserve. These open space areas are recognized as essential to the community's overall attractiveness and quality of life. The area's significant environmental values and resources are protected and preserved in a natural condition. Appropriate locations for active and passive recreation, including public access and coastal-dependent recreation, are identified. Encroachment of uses that would compromise the integrity of this area is prohibited. Measures to preserve scenic coastal views are included.

Northwest Residential Community

This area includes existing residential neighborhoods that are predominately low-density. New residential development and/or substantial alterations to existing residences are required to be compatible with the surrounding neighborhood in terms of size, bulk, and scale. The GP/CLUP restricts intrusion of uses that would be detrimental to the preservation of the existing character of the neighborhoods, including nonresidential and other uses that generate substantial traffic. Scenic views of adjacent open spaces, the ocean, and agricultural lands are protected.

Central Resource Area

The central resource area includes open lands, such as the Lake Los Carneros Natural and Historical Preserve, which are essential to the overall quality of life in Goleta. Lands currently used for agriculture or suitable for this use are protected and preserved. Areas with significant environmental values and/or resources are required to be maintained in a natural condition. Encroachment of uses that would compromise the existing integrity of this area is prohibited.

Northeast Residential Community

This area extends into the foothills and includes predominantly low-density residential neighborhoods as well as Fairview Gardens, the primary example of community-supported agriculture within the City. New residential development and/or substantial alterations to existing residences are required to be compatible with the surrounding neighborhood in terms of size, bulk, and scale. The GP/CLUP restricts intrusion of uses that would be detrimental to the preservation of the existing character of the neighborhoods, including nonresidential and other uses that generate substantial traffic. Lands designated for agriculture are protected and preserved.

Northeast Community Center

Future uses in this area, which includes the Calle Real and Fairview Shopping Centers, are intended to support the daily commercial needs of the local residential community through a diverse range of commercial services and uses that do not attract significant traffic volumes from outside the Goleta Valley. The GP/CLUP requires attractive and functional site design that will promote walking and linkages to other activity centers. New residential development is encouraged in this area, provided it is compatible with the existing commercial environment.

City of Santa Barbara Noncontiguous Lands

At the geographical center of Goleta lies a noncontiguous portion of the territory of the City of Santa Barbara. These lands are owned by Santa Barbara and encompass the regional airport, including a passenger terminal for air carrier service, general aviation facilities, and vacant and developed lands north of Hollister Avenue for nonairport uses. The Santa Barbara Airport is currently conducting a three-year Runway Safety and Runway Relocation Project. As a part of this project, the western-most Approach Zone boundary would be extended 800 feet westward.

3.10.1.3 Recreation and Open Space

The GP/CLUP Open Space Element provides a detailed inventory of existing parks as of 2005. Currently, Goleta's 16 public parks, four private parks and open space areas, and 18 public open space areas contain a total of 526 acres, which equates to about 17 acres per 1,000 residents. The three larger City-owned regional open space preserves—the Sperling Preserve, Santa Barbara Shores Park, and Lake Los Carneros Natural and Historical Preserve—collectively account for 363 acres of these 526 acres. Approximately 40 percent of the City's 2.0 miles of Pacific shoreline is in City ownership. City parks are listed below in Table 3.10-2 and identified in Figure 3.10-3, Existing and Planned Parks.

3.10.2 Regulatory Framework

3.10.2.1 Federal and State

Federal Regulations

The Federal Coastal Zone Management Act (CZMA) sets forth the statutory framework for land use within the coastal zone. Responsibility for implementation has been delegated to the State of California, which exercises its authority through the California Coastal Act of 1974 (see below).

State Regulations

California Environmental Quality Act

The basic goal of CEQA is to develop and maintain a high-quality environment now and in the future. The CEQA Guidelines provide a framework for the analysis of impacts to land use and recreation resources (Public Resources Code Section 21000 et seq.).

State of California General Plan Law and General Plan Guidelines

Each city and county in California is required to prepare and adopt a comprehensive long-term, general plan for the physical development of the community and any land outside the community's boundaries that may have an impact on the community's ability to plan for its future growth (California Government Code Section 65300). A general plan is the essential planning document: the "charter" or "constitution" for all future development within a community. A general plan must contain seven mandatory elements addressing land use, circulation, conservation, open space, noise, safety, and housing.

The Land Use and Open Space Elements are two of seven elements mandated by state planning law (Government Code Section 65302). The Land Use Element is required to consist of a statement of policies and a land-use plan map showing the spatial distribution, location, and extent of lands designated for housing, business, industry, open space, agriculture, and other categories of public and private uses of land. It must include a statement regarding the standards of population density and building intensity for each of the land use categories. This

element defines Goleta's long-range development pattern and physical character as well as the extent and nature of future growth in the City.

**TABLE 3.10-2
EXISTING PARKS AND OPEN SPACE AREAS**

Map# ¹	Name	Park Type	Acres	Description
1	San Miguel	Neighborhood Park	2.71	0.52-acre lawn; timber play structure; picnic areas
1	San Miguel Open Space	Neighborhood Open Space	3.07	Creek with bridge crossing; picnic areas
2	Winchester II	Neighborhood Park	1.20	0.7-acre lawn; swing set; softball backstop; play field; 2 picnic tables
3	Winchester I	Neighborhood Park	1.14	0.20-acre lawn; playground; merry-go-round; 2 picnic tables; footbridge
4	Winchester I Open Space	Neighborhood Open Space	2.22	Undeveloped
5	Brandon	Neighborhood Open Space	2.22	Undeveloped field
6	Evergreen Acres	Community Park	28.72	3.47-acre lawn; 2 tennis courts; 18-hole disc golf course; 1 bench; 3 foot- bridges; playing field; softball backstop; walkways; playground; 2 picnic tables; 1 portable restroom
7	Koarts Apartments	Neighborhood Open Space	6.60	Open field
8	Koarts Apartments	Neighborhood Open Space	0.34	Undeveloped sloping hillside
9	Bella Vista III	Neighborhood Park	0.77	Undeveloped road shoulder
10	Bella Vista I & II	Neighborhood Park	3.50	2.87-acre lawn; playground; 2-foot- bridges; 8 picnic tables; walkway; bench
11	Glen Annie at Del Norte	Neighborhood Open Space	0.99	Undeveloped
12	Lake Los Carneros Natural and Historical Preserve	Regional Open Space	139.99	22-acre lake; hiking paths; elevated boardwalk over lake; 3 benches; 2 portable toilets; George Adams picnic area with 3 tables; 1 bench, earth dam; Stow House Museum; Goleta Train Depot Railroad Museum
13	Stow Grove Park	Community Park	11.10	0.45-acre lawn; soccer field; ball diamond, volleyball courts; horseshoe pits; swing sets; reservation group BBQ areas; children's picnic tables; redwood groves
14	Stonebridge	Neighborhood Open Space	2.60	Parallels San Pedro Creek; undeveloped; hiking trail
15	Stow Tennis Courts	Community Park	2.68	0.74-acre lawn; 2 tennis courts; 1 bench
16	La Goleta	Neighborhood Open Space	6.13	Parallels Las Vegas Creek; undeveloped
17	Oro Verde	Neighborhood Open Space	2.65	Undeveloped
18	Oro Verde	Neighborhood Open Space	4.70	Undeveloped
19	Andamar	Neighborhood Park	2.45	1.0-acre lawn; play equipment; 1 picnic table

(continued on next page)

TABLE 3.10-2 CONTINUED

Map# ¹	Name	Park Type	Acres	Description
20	Emerald Terrace Tennis Courts	Community Park	4.20	1.49-acre lawn; 2 handicap-accessible tennis courts; swings; 2 picnic tables; 4 benches
21	San Jose Creek	Neighborhood Open Space	4.87	Parallels San Jose Creek; undeveloped
22	Armitos Park	Neighborhood Park	1.63	Parallels San Jose Creek; undeveloped
23	Community Center	Community Center	9.84	Various adult and children's classes, Headstart, Rainbow Preschool, Boys & Girls Club, lawn with gazebo
24	Nectarine	Mini Park	0.13	Sandlot with toddler playground equipment and bench
25	Willow Springs Open Space ² (private)	Neighborhood Open Space	2.37	For protection of cultural resources
26	Girsh Park ² (private)	Community Park	24.90	Softball, soccer, and basketball facilities, grassy open space, community meeting room, play equipment, barbecue-picnic areas
27	Armstrong	Mini Park	0.46	0.2-acre lawn; swing set; 1 toddler picnic table; 1 picnic table; 2 benches
28	University Village	Neighborhood Park	3.16	1.74-acre lawn; footbridge over drainage ditch.
29	Mathilda	Mini Park	0.20	Play equipment; picnic table
30	Sperling Preserve	Regional Open Space	136.60	136.6 acres of open space; monarch butterfly habitat sites; extensive trails w/ beach access to Ellwood Beach
31	Campus Glen	Regional Open Space	6.31	Eucalyptus groves
32	Coronado Preserve ² (private)	Regional Open Space	6.83	Monarch butterfly informational markers; small circular theatre sitting area
33	Santa Barbara Shores (Small)	Neighborhood Open Space	4.83	0.15-acre lawn; playground; 1 picnic table
33	Santa Barbara Shores Open Space (Small)	Neighborhood Open Space	1.24	Eucalyptus groves
34	Santa Barbara Shores Park	Regional Open Space	91.7	91.7 acres of open space; coastal vista, trails; bluff top, shoreline, and public parking lot
35	Haskell's Beach	Regional Open Space	NA	Pacific shoreline and beach
36	Haskell's Beach Access (private)	Regional Open Space	0.89	50 space public parking lot with beach access walkway

¹ Map number corresponds with park identification numbers of Figure 3.10-3.
² Private parks are owned and maintained by nonprofit, private entities.

The Open Space Element is required to include a comprehensive open-space program with policies designed to accomplish objectives of the program. State law requires that any acquisition or disposition of any interest in open space land must be consistent with the open space element. Similarly, approvals of building permits, subdivision maps, and open space zoning ordinances must also be consistent. Other elements of the general plan further address

the relationships between future development and environmental quality, safety hazards, and social and economic concerns.

California Coastal Act

The California Coastal Act, Public Resources Code Section 30250, is the only set of policies that apply to development projects within the City of Goleta's Coastal Zone, pending certification of the City's Local Coastal Plan. It provides that new development shall be located within or contiguous to existing developed areas in order to create a compact development pattern that avoids "leapfrogging" and that achieves efficient utilization of existing public facilities such as streets and utilities. An exception is provided for hazardous industrial uses, which shall be located away from existing developed areas. The Coastal Act seeks to maximize public access to and along the coast and to provide public recreation opportunities within the Coastal Zone consistent with resource conservation and the protected rights of private property owners. Appropriate distribution of public access and recreational use throughout an area is encouraged to protect against overuse or crowding of any single area.

Coastal-dependent and visitor-serving uses, including open space and recreation, are given priority over other types of uses at or near the shoreline. All development is required to accommodate the public's right of access to the sea and shoreline. All land uses and development must be protective of coastal resources, including marine and land habitats, scenic and visual resources, agricultural lands, and archaeological resources. Because the southern portions of the City are within the California Coastal Zone, and therefore within jurisdiction of the California Coastal Commission, the City's General Plan is subject to California Coastal Act requirements.

3.10.2.2 Local

City of Goleta Ordinances

Development in the City is subject to the City's Inland Zoning Ordinance for those portions of the City outside of the Coastal Zone and the Coastal Zoning Ordinance for those portions of the City within the Coastal Zone. Following the adoption of the GP/CLUP, the existing Inland and Coastal Zoning Ordinances will be replaced by a single, unified zoning code that includes zoning regulations applicable to inland areas and the coastal zone. Existing City ordinances are not applicable in the context of this EIR because they will be replaced upon the adoption of the GP/CLUP.

Goleta Old Town Revitalization Plan

The purpose of the Goleta Old Revitalization Plan (GOTRP) is to 1) identify and construct a range of public infrastructure improvements to correct such problems as flooding and circulation deficiencies and attract investments to the area; 2) identify a range of private development for identified parcels which strengthen and diversify Old Town's economic base and provide needed services for the area; and 3) create a comprehensive financing package which provide a reliable source of long-term capital to implement revitalization projects.

The GOTRP comprises a mix of residential, commercial, and industrial development that would provide a balance of employment, shopping, housing, and residential opportunities. The project includes private development, public infrastructure improvements, land use/zone changes, ordinance amendments, and a Heritage District Overlay, as well as development incentives such a permit streamlining, financial assistance, and relocation support. The GOTRP will be amended to be consistent with the policies and goals of the GP/CLUP as they pertain to the Old Town area. .

Santa Barbara County Association of Governments (SBCAG)**Airport Land Use Plan**

A portion of the City of Goleta lies within the Santa Barbara County Airport Land Use Plan (ALUP) area. The ALUP, prepared by the Santa Barbara County Association of Governments (SBCAG), and acting as the County Airport Land Use Commission (ALUC), works to ensure compatibility of land uses in the vicinity of Santa Barbara Airport and establishes protection zones and planning boundaries around the airport to ensure public safety and appropriate management of aircraft noise impacts. Because the Santa Barbara Municipal Airport is located on noncontiguous territory of the City of Santa Barbara situated at the center of Goleta, any future changes associated with the airport are of great interest and concern to the City of Goleta and its residents. Any community general plan and/or specific plans whose boundaries encompass any portion of the ALUP planning boundary are subject to review by the ALUC (State of California Department of Transportation, Division of Aeronautics 2002).

. In addition to the specific policies within the Approach Zone, all project proposals that would result in large concentrations of people within one mile from the runway end shall be reviewed by airport planners on a case-by-case basis. The ALUC ALUP classifies Zone II Safety Corridors Areas that are based on degree of hazard. These areas are:

- Safety Area 1 (Clear Zone): This is the most restrictive area as it is subject to greatest danger. It must contain no obstructions which extend into airspace requirements of landing aircraft as defined in FAA FAR Part 77. The clear zone is defined as land under the approach slope from the primary surface end out to the point where the approach slope is 50 feet above ground level. The length of the clear zone varies with runway class; for Santa Barbara Airport's its extension from the runway's end is: Runway 7 2,700 feet; Runway 25 1,900 feet; Runway 15-33, E, W 1,200 feet (SBCAG ALUP 1993).
- Safety Area 2 (Approach Zone): This zone is an extension of the clear zone in which uses which do not result in a concentration of people or particular fire hazard are generally allowed. Height restrictions in the approach zone are more severe than in other zones except the clear zone and must be absolutely enforced (SBCAG ALUP 1993).
- Safety Area 3 (General): This area encompasses the remainder of Zone II and is least restrictive. This is the area in which airport traffic patterns occur.

In addition, the Federal Aviation Administration (FAA) has requirements for airports including a safety area 1,000 feet long and 500 feet wide extending from the end of all runways. Although the current runway does not meet these requirements, Runway 7-25 would be "shifted" 800 feet to the west in order to comply with FAA standards. Construction for this improvement would be completed in 2007. Noise issues associated with the airport are addressed in Section 3.11, "Noise." Hazard issues associated with airports are addressed in Section 3-7, "Hazards and Hazardous Materials."

3.10.3 Project Impacts and Mitigation

3.10.3.1 Thresholds of Significance

City of Goleta Environmental Thresholds Manual

The City's adopted *Environmental Thresholds and Guidelines Manual* does not provide environmental thresholds specific to land use and recreation; however, the Thresholds Manual does observe that quality of life should be considered when evaluating land uses proposed by a given project. Quality of life can be broadly defined as the aggregate effect of all impacts on individuals, families, communities, and other social groupings and on the way in which those groups function. Where a substantial physical impact to the quality of the human environment is demonstrated, the project's effect on quality of life shall be considered significant. Quality of life issues, while difficult to quantify, are often primary concerns to the community affected by a project. Examples of such issues that directly involve land use and planning include the loss of privacy and/or neighborhood incompatibility.

CEQA Thresholds

The City of Goleta also assesses impacts based on the State CEQA Guidelines. As suggested by Appendix G of the CEQA Guidelines (14 CCR 15000 et seq.), the proposed project may have a significant impact on *land use and planning* if it would:

- a) physically divide an established community;
- b) conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or
- c) conflict with any applicable habitat conservation plan or natural community conservation plan.

As suggested by Appendix G of the CEQA Guidelines, a project may have a significant impact related to *recreation* if it would:

- a) increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; and
- b) include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

3.10.3.2 Discussion of Relevant GP/CLUP Policies

The Land Use, Open Space, Conservation, Housing, Visual and Historic Resources, Transportation, Safety, Noise, and Public Facilities Elements of the GP/CLUP contain proposed policies that define Goleta's planned long-range development pattern and physical character, as well as the extent and distribution of future growth in the City, while attempting to balance the various concerns and needs of the City and its residents and protect the environment. The following GP/CLUP policies are relevant to land use and planning, and recreation.

Land Use Element

The Land Use Element establishes a planned land use pattern and policies to govern development within the City. The land use designations and policies, together with the land use plan map, guide the general distribution, location, and extent of future land uses and

development. The following policies of the Land Use Element are designed to balance the various concerns and needs of the City and its residents and will guide future change to fit the desired character of Goleta:

- Policy LU 1: Land Use Plan Map and General Policies
- Policy LU 2: Residential Land Uses
- Policy LU 3: Commercial Land Uses
- Policy LU 4: Office and Industrial Uses
- Policy LU 5: Public and Quasi-Public Land Uses
- Policy LU 6: Park and Open Space Uses
- Policy LU 7: Agriculture
- Policy LU 8: Central Hollister Residential Development Area
- Policy LU 9: Coastal-Dependent and -Related Uses (Key Pacific Shoreline Sites)
- Policy LU 10: Energy-Related On- and Off-Shore Uses
- Policy LU 11: Nonresidential Growth Management
- Policy LU 12: Land Use In Goleta's Environs

Open Space Element

Parks and open space provide a highly valued and important component of the existing and future environment of Goleta. The Open Space Element provides the following policies intended to achieve the City's vision for open space, parks, and recreation facilities that are accessible to all members of the community:

- Policy OS 1: Lateral Shoreline Access
- Policy OS 2: Vertical Access to the Shoreline
- Policy OS 3: Coastal Access Routes, Parking, and Signage
- Policy OS 4: Trails and Bikeways
- Policy OS 5: Ellwood-Devereux Open Space Area
- Policy OS 6: Public Park System Plan
- Policy OS 7: Adoption of Open Space Plan Map
- Policy OS 8: Protection of Native American Cultural Sites
- Policy OS 9: Financing Public Parks, Open Space, and Recreational Facilities

Conservation Element

The following policies of the Conservation Element are designed to preserve and protect Goleta's environmental resources, including valuable habitat areas, to the maximum extent feasible, while allowing reasonable development in conformance with the provisions of the Land Use Element:

- Policy CE 1: Environmentally Sensitive Habitat Area Designations and Policy
- Policy CE 2: Protection of Creeks and Riparian Areas
- Policy CE 3: Protection of Wetlands

- Policy CE 4: Protection of Monarch Butterfly Habitat Areas
- Policy CE 5: Protection of Other Terrestrial Habitat Areas
- Policy CE 6: Protection of Marine Habitat Areas
- Policy CE 7: Protection of Beach and Shoreline Habitats
- Policy CE 8: Protection of Special-Status Species
- Policy CE 9: Protection of Native Woodlands
- Policy CE 10: Watershed Management and Water Quality
- Policy CE 11: Preservation of Agricultural Lands
- Policy CE 12: Protection of Air Quality
- Policy CE 14: Preservation and Enhancement of Urban Forest

Housing Element

The Housing Element addresses Goleta's housing needs for a planning period extending to June 30, 2009 and beyond. It contains the following policies to help meet the existing and projected housing needs of all economic segments of the community, with a focus on housing affordable to low- and moderate-income households:

- Policy HE 2: Effective Implementation and Housing Partnerships
- Policy HE 3: Linkage of Housing and Jobs
- Policy HE 4: Variety of Housing Choices and Affordable Housing Opportunities
- Policy HE 5: Special Needs Housing and Support Programs
- Policy HE 6: Adequate Sites to Meet Goleta's RHNA
- Policy HE 7: Opportunities for Mixed-Use Housing
- Policy HE 8: Preservation of Existing Housing and Neighborhoods
- Policy HE 9: Excellence in New Housing Design
- Policy HE 11: Inclusion of Very Low-, Low-, and Moderate-Income Housing in New Development
- Policy HE 12: Funding for Affordable Housing

Safety Element

The Safety Element includes measures to avoid or mitigate the effects of hazards inherent in the physical environment, such as earthquakes, fires, floods, and certain industrial activities that represent potential risks to the community. It contains policies regarding emergency preparedness and response:

- Policy SE 1: Safety in General
- Policy SE 2: Bluff Erosion and Retreat
- Policy SE 3: Beach Erosion and Shoreline Hazards
- Policy SE 4: Seismic and Seismically Induced Hazards
- Policy SE 5: Soil and Slope Stability Hazards
- Policy SE 6: Flood Hazards

- Policy SE 7: Urban and Wildland Fire Hazards
- Policy SE 8: Oil and Gas Industry Hazards
- Policy SE 9: Airport-Related Hazards
- Policy SE 10: Hazardous Materials and Facilities

Visual and Historic Resources Element

The Visual and Historic Resources Element identifies means to preserve scenic coastal and mountain views, design criteria to achieve compatibility of new and expanded development with community character, and measures to protect the City's historic and architectural heritages:

- Policy VH 1: Scenic Views
- Policy VH 2: Local Scenic Corridors
- Policy VH 3: Community Character
- Policy VH 4: Design Review
- Policy VH 5: Historic Resources

Transportation Element

The Transportation Element establishes policies to create and maintain a balanced multimodal transportation system, including pedestrian, bicycle, transit, and rail transportation. It also includes proposed improvement projects needed to accommodate future use and development allowed by the Land Use Element and maintain adequate levels of service on City streets:

- Policy TE 1: Integrated Multi-Modal Transportation System
- Policy TE 3: Streets and Highways Plan and Standards
- Policy TE 5: Planned Street and Road Improvements
- Policy TE 6: Street Design and Streetscape Character
- Policy TE 9: Parking
- Policy TE 13: Mitigating Traffic Impacts of Development

Public Facilities Element

The Public Facilities Element addresses the planning, development, and financing of various capital facilities that are needed to support the development and uses allowed by the Land Use Element, including activity hall or civic center:

- Policy PF 2: Other Facilities of the City of Goleta
- Policy PF 5: School Facilities
- Policy PF 7: Coordinating Facilities and Services with Other Agencies
- Policy PF 8: General Standards for Public Facilities
- Policy PF 9: Coordination of Facilities with Future Development

Noise Element

The Noise Element establishes goals and policies to ensure that land use, development, and transportation activities do not create unacceptable noise impacts. It also includes measures to protect sensitive noise receptors:

- Policy NE 1: Noise and Land Use Compatibility Standards
- Policy NE 6: Single-Event and Nuisance Noise
- Policy NE 7: Design Criteria to Attenuate Noise

3.10.3.3 Project Impacts

Class I Impacts

There are no short or long-term significant and unavoidable (Class I) impacts associated with the physical division of an established community; inconsistencies with any local, state, or federal plans, policies, or regulations; or conflicts with any habitat/natural community conservation plan that would result from GP/CLUP implementation. Proposed land uses are shown in Figure 3.10-4. Major planned street and highway improvement projects identified in the GP/CLUP are all designed to avoid physically dividing any existing neighborhoods within the City and to achieve improved connectivity between various uses north and south of US-101. The policies identified in the elements of the City's GP/CLUP are designed and intended to ensure consistency between City regulations, standards, and ordinances and all state and federal policies and regulations for the avoidance and/or mitigation of potential adverse environmental effects resulting from implementation of the GP/CLUP. The City has adopted the Ellwood Mesa Open Space and Habitat Management Plan and is currently in the process of preparing a Western Snowy Plover Habitat Management Plan for the City's portion of critical habitat for the plover. The policies identified in the elements of the GP/CLUP are also designed and intended to avoid conflicts between the adopted Ellwood Mesa Open Space and Habitat Management Plan and the draft Western Snowy Plover Habitat Management Plan.

Class II Impacts

Short-Term

Impact 3.10-1. Conflict with Applicable Land Use Policies and/or Regulations Due To Buildout (Construction) of GP/CLUP Land Uses, Transportation Improvements, and Public Facilities

Construction-related activities associated with buildout of the adopted GP/CLUP land uses, transportation improvements, and public facilities have potential to result in temporary impacts due to conflicts with applicable land use policies and/or regulations that apply to construction-related effects such as, but not limited to, impacts on biological and cultural/archaeological resources, noise, traffic, and air quality. These impacts would be considered potentially significant.

Policies That Would Reduce Impact 3.10-1. The following GP/CLUP policies are designed and intended for the purpose of guiding development and avoiding or reducing potential environmental impacts resulting from construction activities:

- Policy LU 10: Energy-Related On- and Off-Shore Uses
- Policy CE 1: Environmentally Sensitive Habitat Area Designations and Policy
- Policy CE 2: Protection of Creeks and Riparian Areas
- Policy CE 3: Protection of Wetlands
- Policy CE 4: Protection of Monarch Butterfly Habitat Areas
- Policy CE 5: Protection of Other Terrestrial Habitat Areas
- Policy CE 6: Protection of Marine Habitat Areas

- Policy CE 7: Protection of Beach and Shoreline Habitats
- Policy CE 8: Protection of Special-Status Species
- Policy CE 9: Protection of Native Woodlands
- Policy CE 10: Watershed Management and Water Quality
- Policy CE 11: Preservation of Agricultural Lands
- Policy CE 12: Protection of Air Quality
- Policy CE 14: Preservation and Enhancement of Urban Forest
- Policy SE 1: Safety in General
- Policy SE 5: Soil and Slope Stability Hazards
- Policy SE 6: Flood Hazards
- Policy SE 10: Hazardous Materials and Facilities
- Policy NE 6: Single-Event and Nuisance Noise

Impact 3.10-2. Adverse Physical Effect on the Environment Due To Construction of Planned Recreational Facilities

The construction of new or expanded recreational facilities, parks, and open spaces listed in Table 3.10-3, expansion and enhancement of existing vertical public coastal access (Policy OS 2), and the planned conversion of a shoreline parcel currently occupied by the Venoco EOF to Open Space/Active Recreation uses (Policy LU 9), have potential to result in potentially significant physical effects on the environment due to short-term construction activities.

**TABLE 3.10-3
PLANNED RECREATIONAL FACILITIES, PARKS AND OPEN SPACES**

Map ID ¹	Name	Park Type	Acres	Description
A	Expansion of Armitos Park	Neighborhood Park	4.0	Parallels San Jose Creek; undeveloped
B	Potential Active Recreation	Community Park	4.0 – 5.0	Active recreation park by SR-217 & Old Drive-In Theater.
C	Willow Springs Park	Neighborhood Park	2.0 – 3.0	Camino Vista by Willow Springs Phase II Apartments
D	Village at Los Carneros Park	Neighborhood Park	3.0 – 5.0	Castilian Drive by proposed Village at Los Carneros MFD project adjacent to creek
E	Cabrillo Business Park Open Space	Neighborhood Open Space	15.8	Los Carneros Road (by SE corner of parcel)
	Total		30.8 – 35.8	

¹ = Map ID refers to the corresponding map identification code located on Figure 3.10-3 Existing and Planned Parks.

Policies That Would Reduce Impact 3.10-2. The following GP/CLUP policies would ensure that impacts involving the construction of planned recreation facilities are reduced to a less-than-significant level:

- Policy OS 8: Protection of Native American Cultural Sites
- Policy CE 1: Environmentally Sensitive Habitat Area Designations and Policy
- Policy CE 2: Protection of Creeks and Riparian Areas

- Policy CE 3: Protection of Wetlands
- Policy CE 4: Protection of Monarch Butterfly Habitat Areas
- Policy CE 5: Protection of Other Terrestrial Habitat Areas
- Policy CE 6: Protection of Marine Habitat Areas
- Policy CE 7: Protection of Beach and Shoreline Habitats
- Policy CE 8: Protection of Special-Status Species
- Policy CE 9: Protection of Native Woodlands
- Policy CE 10: Watershed Management and Water Quality
- Policy CE 11: Preservation of Agricultural Lands
- Policy CE 12: Protection of Air Quality
- Policy CE 14: Preservation and Enhancement of Urban Forest
- Policy SE 1: Safety in General
- Policy SE 5: Soil and Slope Stability Hazards
- Policy SE 6: Flood Hazards
- Policy SE 10: Hazardous Materials and Facilities
- Policy NE 6: Single-Event and Nuisance Noise

Long-Term

Impact 3.10-3. Conflict with Other Applicable Land Use Policies and/or Regulations Due To Buildout of GP/CLUP Land Uses, Transportation Improvements, and Public Facilities

The City of Goleta Planning Area includes lands within the jurisdiction of the City of Santa Barbara (Santa Barbara Municipal Airport; lands within the UCSB campus subject to the jurisdiction of the University of California Board of Regents; and others), the California Coastal Commission, and a variety of special districts (Goleta Water District, Goleta Sanitary District, Goleta West Sanitary District, Embarcadero Community Services District, Isla Vista Recreation and Park District, Santa Barbara County Fire Protection District, Santa Barbara County Flood Control District, Metropolitan Transit District, and others). In addition to local agency jurisdictional requirements, certain activities conducted within the City are subject to state and federal agency regulations.

Buildout of adopted GP/CLUP land uses have potential to conflict with the applicable environmental impact mitigation policies and/or regulations of the other agencies that maintain full or partial jurisdictions within the City planning area. These impacts would be considered potentially significant. The proposed elements of the GP/CLUP include goals, policies, implementation actions, and implementation programs that are designed to consider the requirements of the various jurisdictional agencies.

Policies That Would Reduce Impact 3.10-3. The following GP/CLUP policies would ensure that impacts involving land use conflicts are reduced to less-than-significant levels:

- Policy LU 1: Land Use Plan Map and General Policies
- Policy LU 2: Residential Land Uses
- Policy LU 3: Commercial Land Uses

- Policy LU 4: Office and Industrial Uses
- Policy LU 8: Central Hollister Residential Development Area
- Policy LU 10: Energy-Related On- and Off-Shore Uses
- Policy LU 12: Land Use In Goleta's Environs
- Policy OS 5: Ellwood-Devereux Open Space Area
- Policy CE 12: Protection of Air Quality
- Policy HE 5: Special Needs Housing and Support Programs
- Policy HE 6: Adequate Sites to Meet Goleta's RHNA
- Policy HE 12: Funding for Affordable Housing
- Policy SE 9: Airport-Related Hazards
- Policy SE 10: Hazardous Materials and Facilities
- Policy PF 7: Coordinating Facilities and Services with Other Agencies
- Policy PF 9: Coordination of Facilities with Future Development

Impact 3.10-4. Conflict with Any Applicable Habitat Conservation Plan or Natural Community Conservation Plan Due To Buildout of GP/CLUP Land Uses

The California Coastal Act requires that Environmentally Sensitive Habitat Areas (ESHA) be protected; therefore, any land uses proposed within the Coastal Zone must comply with the Coastal Zone policies that protect ESHAs. Buildout of adopted GP/CLUP land uses have potential to conflict with Coastal Zone policies that protect ESHAs. These impacts would be considered potentially significant. Existing ESHAs are identified at certain locations within the City and Coastal Zone, as shown in Figure 3.4-3. Some of the ESHAs also fall within the boundary of the Ellwood Mesa Open Space and Habitat Management Plan area.

Policies That Would Reduce Impact 3.10-4. Elements of the proposed GP/CLUP include policies that are designed to protect ESHAs from land use conflicts or other indirect effects from development and specify appropriate development procedures to ensure the protection of ESHAs within the Coastal Zone. The GP/CLUP policies also address consistency with the goals and policy provisions of the Ellwood Mesa Open Space and Habitat Management Plan. Therefore, the potential for conflict with Coastal Zone policies that protect ESHAs due to buildout are less than significant with implementation of the following GP/CLUP policies:

- Policy LU 1: Land Use Plan Map and General Policies
- Policy LU 2: Residential Land Uses
- Policy LU 6: Park and Open Space Uses
- Policy LU 9: Coastal-Dependent and -Related Uses (Key Pacific Shoreline Sites)
- Policy LU 12: Land Use In Goleta's Environs
- Policy OS 2: Vertical Access to the Shoreline
- Policy OS 3: Coastal Access Routes, Parking, and Signage
- Policy OS 4: Trails and Bikeways
- Policy OS 5: Ellwood-Devereux Open Space Area
- Policy OS 6: Public Park System Plan

- Policy OS 7: Adoption of Open Space Plan Map
- Policy OS 8: Protection of Native American Cultural Sites
- Policy CE 1: Environmentally Sensitive Habitat Area Designations and Policy
- Policy CE 2: Protection of Creeks and Riparian Areas
- Policy CE 3: Protection of Wetlands
- Policy CE 5: Protection of Other Terrestrial Habitat Areas
- Policy CE 6: Protection of Marine Habitat Areas
- Policy CE 7: Protection of Beach and Shoreline Habitats
- Policy SE 2: Bluff Erosion and Retreat
- Policy SE 3: Beach Erosion and Shoreline Hazards
- Policy VH 1: Scenic Views
- Policy VH 3: Community Character
- Policy TE 9: Parking

Impact 3.10-5. Loss of Privacy and/or Neighborhood Incompatibility Due To Buildout of GP/CLUP Land Uses

Buildout of adopted GP/CLUP land uses, including the development of some existing vacant sites, have the potential to impact the quality of life of City residents by introducing new or modified land uses that would cause or contribute to the loss of privacy or would otherwise cause or contribute to conditions that are incompatible with existing neighborhoods. These impacts would be considered potentially significant.

Policies That Would Reduce Impact 3.10-5. Loss of privacy due to buildout of adopted GP/CLUP land uses is addressed by proposed Policies LU 2 of the Land Use Element and VH 4 of the Visual and Historic Resources Element. Both policies provide for the protection of privacy in residential settings. The proposed land use designations of the GP/CLUP would remain generally consistent with existing land uses, with the exception of selected vacant parcels (principally located south of US-101, in the vicinity of Los Carneros Road and Storke Road). The following GP/CLUP policies would ensure that potential impacts associated with changes in land use that may result in neighborhood incompatibility would be reduced to a less-than-significant level:

- Policy LU 1: Land Use Plan Map and General Policies
- Policy LU 2: Residential Land Uses
- Policy LU 3: Commercial Land Uses
- Policy LU 4: Office and Industrial Uses
- Policy LU 8: Central Hollister Residential Development Area
- Policy LU 9: Coastal-Dependent and -Related Uses (Key Pacific Shoreline Sites)
- Policy LU 12: Land Use In Goleta's Environs
- Policy HE 2: Effective Implementation and Housing Partnerships
- Policy HE 8: Preservation of Existing Housing and Neighborhoods
- Policy HE 9: Excellence in New Housing Design

- Policy VH 1: Scenic Views
- Policy VH 3: Community Character
- Policy VH 4: Design Review
- Policy TE 13: Mitigating Traffic Impacts of Development
- Policy PF 5: School Facilities
- Policy PF 8: General Standards for Public Facilities
- Policy NE 1: Noise and Land Use Compatibility Standards

Impact 3.10-6. Adverse Physical Effect on the Environment Due To Buildout of Planned Recreational Facilities

The GP/CLUP includes new and expanded recreational facilities, parks, and open space (see Table 3.10-3), new trail segments, expansion and enhancement of existing public vertical coastal access facilities (Policy OS 2), and the planned conversion of a shoreline parcel currently occupied by the Venoco EOF to Open Space/Active Recreation uses (Policy LU 9). The new and expanded recreational facilities have the potential to result in adverse physical effects on the environment due to overuse and/or lack of adequate maintenance. These impacts would be considered potentially significant.

Policies That Would Reduce Impact 3.10-6 The following GP/CLUP policies would ensure that potential impacts are reduced to a less-than-significant level:

- Policy LU 1: Land Use Plan Map and General Policies
- Policy LU 2: Residential Land Uses
- Policy LU 6: Park and Open Space Uses
- Policy LU 9: Coastal-Dependent and -Related Uses (Key Pacific Shoreline Sites)
- Policy LU 12: Land Use In Goleta's Environs
- Policy OS 2: Vertical Access to the Shoreline
- Policy OS 3: Coastal Access Routes, Parking, and Signage
- Policy OS 4: Trails and Bikeways
- Policy OS 5: Ellwood-Devereux Open Space Area
- Policy OS 6: Public Park System Plan
- Policy OS 7: Adoption of Open Space Plan Map
- Policy OS 8: Protection of Native American Cultural Sites
- Policy CE 1: Environmentally Sensitive Habitat Area Designations and Policy
- Policy CE 2: Protection of Creeks and Riparian Areas
- Policy CE 3: Protection of Wetlands
- Policy CE 5: Protection of Other Terrestrial Habitat Areas
- Policy CE 6: Protection of Marine Habitat Areas
- Policy CE 7: Protection of Beach and Shoreline Habitats
- Policy SE 2: Bluff Erosion and Retreat

- Policy SE 3: Beach Erosion and Shoreline Hazards
- Policy SE 6: Flood Hazards
- Policy SE 7: Urban and Wildland Fire Hazards
- Policy VH 1: Scenic Views
- Policy TE 9: Parking
- Policy NE 7: Design Criteria to Attenuate Noise

Impact 3.10-7. Substantial Physical Deterioration or Accelerated Deterioration of Existing Recreational Facilities Due To Buildout of GP/CLUP Land Uses

Buildout of the adopted GP/CLUP land uses have potential to lead to greater wear and tear of existing recreational facilities due the introduction of new development. The City currently has a low level of service for active-use parks and recreational services. This level of service will be degraded further if additional parks and other recreational facilities (i.e. trails, open space and recreation-oriented community centers) are not provided to support both new and existing development. The quality of existing facilities will also be degraded (deteriorated) due to overuse from new and existing development if additional recreational facilities are not provided. Adequate financial sources and staffing are also needed to protect and maintain existing facilities. Located within the Lake Los Carneros Natural and Historical Preserve, the Stow House is recognized by the City as an historic resource, and is thus subject to specific requirements for its protection. Increased use of Lake Los Carneros Natural and Historical Preserve from new development under the GP/CLUP has potential to cause degradation to the Stow House. Note that new park development will offset increased demand associated with increased population allowed by the Plan.

The potential for impacts involving the substantial physical deterioration or accelerated deterioration of existing recreational facilities due to buildout of GP/CLUP land uses would be considered a potentially significant impact.

Policies That Would Reduce Impact 3.10-7. The GP/CLUP provides for the protection of existing open space areas and set-aside park sites in the capacity analysis of designated housing sites (Housing Element Technical Appendix); however, additional facilities will also be needed in order to provide adequate active-use recreation opportunities (e.g. sports fields, tennis courts, swimming pools, and trails) for existing and future residents and to maintain the quality and service of existing facilities. Future planned recreation facilities, in addition to policies and implementation actions supporting the maintenance of existing and provision of new facilities, will contribute to a reduced potential for impacts to existing recreational facilities. GP/CLUP Policy VH 5 includes the provision that the City shall preserve and rehabilitate publicly owned historic resources.

GP/CLUP policies from the Land Use, Open Space, and Conservation Elements also address potential impacts to existing recreation facilities. The following GP/CLUP policies would ensure that potential impacts are reduced to less-than-significant levels:

- Policy LU 1: Land Use Plan Map and General Policies
- Policy LU 3: Commercial Land Uses
- Policy LU 6: Park and Open Space Uses
- Policy LU 8: Central Hollister Residential Development Area

- Policy LU 9: Coastal-Dependent and -Related Uses (Key Pacific Shoreline Sites)
- Policy LU 10: Energy-Related On- and Off-Shore Uses
- Policy LU 12: Land Use In Goleta's Environs
- Policy OS 2: Vertical Access to the Shoreline
- Policy OS 6: Public Park System Plan
- Policy OS 7: Adoption of Open Space Plan Map
- Policy OS 9: Financing Public Parks, Open Space, and Recreation Facilities
- Policy CE 14: Preservation and Enhancement of Urban Forest
- Policy VH 1: Scenic Views
- Policy VH 2: Local Scenic Corridors
- Policy VH 5: Historic Resources
- Policy PF 2: Other Facilities of the City of Goleta
- Policy PF 5: School Facilities

Class III Impacts

Short-Term

Implementation of the GP/CLUP would not result in any short less-than-significant (Class III) land use impacts.

Long-Term

Impact 3.10-8. Physical Division of an Established Community Due To Buildout of GP/CLUP Land Uses

Implementation of the proposed GP/CLUP would generally result in more efficient growth and development. Most of the new development associated with buildout is expected to occur on vacant sites along US-101, Hollister Avenue, and near SR-217, refer to Figure 3.10-2, Vacant Sites and Proposed Land Use Designations. The proposed designations would be similar to existing land uses surrounding the sites. The GP/CLUP also includes transportation improvements identified in Figure 3.13-6. Most of the transportation improvements would occur within existing transportation routes and right-of-ways; therefore, the proposed transportation improvements would not result in the physical division of an established community. Impacts are considered less than significant. Some planned transportation improvements are intended to achieve improved connectivity of parts of the existing community separated by US-101.

Policies That Would Reduce Impact 3.10-8. The following GP/CLUP policies would ensure that impacts associated would remain less-than-significant:

- Policy LU 1: Land Use Plan Map and General Policies
- Policy LU 2: Residential Land Uses
- Policy LU 8: Central Hollister Residential Development Area
- Policy LU 12: Land Use In Goleta's Environs
- Policy HE 8: Preservation of Existing Housing and Neighborhoods
- Policy HE 9: Excellence in New Housing Design
- Policy TE 1.2: Transportation and Land Use Policy

- Policy TE 3: Streets and Highways Plan and Standards
- Policy TE 5: Planned Street and Road Improvements
- Policy TE 6: Street Design and Streetscape Character

Class IV Impacts

Implementation of the GP/CLUP would not result in any short or long-term beneficial (Class IV) land use impacts.

3.10.3.5 Cumulative Impacts

It is anticipated that development of the identified related projects and general regional growth would be reviewed for consistency with adopted and applicable land use plans and policies, in accordance with the requirements of CEQA, the state Zoning and Planning Law, and the state Subdivision Map Act, all of which require findings of plan and policy consistency prior to approval of entitlements for development. For this reason, cumulative impacts associated with inconsistency of future development with adopted plans and policies would be less than significant.

The GP/CLUP, in combination with projects in nearby portions of the City of Santa Barbara, County, and UCSB would result in a general increase in population and use intensity and would specifically add to an existing long-term trend of increased public use, access, and activities in recreational and open space areas, which may result in degradation of such facilities. The GP/CLUP includes new and expanded recreational facilities, parks, open space, trail segments, expansion and enhancement of existing public vertical coastal access facilities and the planned conversion of the shoreline parcel currently occupied by the Venoco EOF to Open Space/Active Recreation. Future planned recreation facilities, in addition to policies and implementation actions supporting the maintenance of existing facilities, would reduce potential cumulative impacts to a less-than-significant level.

As additional residential development in the County is approved, in-lieu fees for parks or donation of parkland (pursuant to the Quimby Act) would be required as part of the individual projects (UCSB 2004). In addition, grants from state and County bond sources (e.g., Proposition 12 and Proposition A) are available to fund additional parkland and recreational facilities in urban areas (UCSB 2004). These funding sources would provide additional parkland and recreational facilities in the County to satisfy demand from future population growth, and cumulative impacts on park and recreation facilities is anticipated to be less than significant as a result.

It is further anticipated that in order to accommodate future cumulative demand for park and recreation facilities, additional park and recreation facilities would be developed and constructed throughout the City and County of Santa Barbara. Because the size, location, and type of these future facilities is not known at this time, it is impossible to assess the magnitude of cumulative impacts associated with the construction of these facilities. However, it is reasonable to expect that all of these facilities would undergo CEQA review, and that project-specific impacts associated with development of each of these facilities would be mitigated to the extent feasible. As a result, cumulative impacts associated with construction of future park and recreation facilities are expected to be less than significant.

3.10.3.6 Mitigation

Modifications to Proposed GP/CLUP Policies

No modifications are required.

Other Mitigation

No mitigation is identified.

3.10.3.7 Residual Impacts

Implementation of the GP/CLUP land use policies would reduce all significant Class II land use impacts to a less-than-significant level. Therefore, there are no residual Class I or II land use or recreation impacts.

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3.10.4 References

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Acronyms

City of Goleta (City	1
U.S. Highway 101 (US-101	1
Draft General Plan/Coastal Land Use Plan (GP/CLUP	1

University of California, Santa Barbara (UCSB)..... 1
 Coastal Zone Management Act (CZMA)..... **Error! Bookmark not defined.**
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