

Attachment 1: Public Facilities Policies with Coastal Commission Staff Proposed Revisions in Underline and Strikethrough

California Coastal Commission Staff Recommended Public Facilities Policy Revisions

Policy PF 3: Public Safety Services and Facilities [GP/CP]

Objective: 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 3.4: Fire Safety in New Development [GP/CP]

The following fire safety standards shall be met, where applicable, in new development within the city:

- 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~~ is not feasible and maintenance of fire safety standards are ensured by other means. Where required fire access routes for a subdivision would have adverse impacts to coastal resources, the subdivision shall be denied.
- 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 and required fuel modification shall be ~~a consideration~~ analyzed in the siting and design of all new development within the city.

PF 4: Water and Sewer Facilities [GP/CP]

Objective: Limit new development that requires new or expanded water supply and sewage collection facilities. New facilities shall be limited to the minimum necessary to serve envisioned land use buildout in the GP/CLUP. 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.~~ prior to approving new development, including land subdivisions.

PF 4.1: Water Facilities and Services [GP/CP]

The following criteria, standards, and procedures shall apply to water facilities and services:

- a. New, expanded, or upgraded water infrastructure shall be designed and limited to accommodate the needs generated by permitted land uses within the City. The capacities of these facilities shall be scaled to meet the level of anticipated growth consistent with the permitted land uses within the City but shall not be oversized so as to induce growth in the Coastal Zone beyond the certified build-out of the GP/CLUP.
- ~~a.b.~~ 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~~ GP/CLUP.
- ~~cb.~~ The City shall review and monitor GWD's existing Urban Water Management Plan, adopted in ~~December 2005~~ May 2017 and future updates to that plan, and shall monitor actions of GWD to meet the projected long-term water demand.
- ~~de.~~ 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:
 - 1) ~~Deny or p~~Phase development within the city consistent with the ~~Land Use Plan~~ GP/CLUP until such time that adequate ~~resources can be identified to provide adequate supplies and improvements~~ water supply can be provided and urge other entities in the service areas to also ~~reassess their plans~~ deny or phase development. Where existing or planned water supply can accommodate only a limited amount of new development, water supply and delivery services shall be reserved for higher priority land uses and other development shall not be approved if its use of service capacity would preclude development of higher priority uses. For the purposes of this subpolicy, higher priority land uses shall be limited to coastal-dependent land uses; essential public services and basic industries vital to the economic health of the region, state, or nation; public recreation; commercial recreation; and visitor-serving land uses. Residential, general commercial, light industrial and other lower priority uses shall be restricted until adequate water capacity is available.
 - 2) Reassess the City's ~~Land Use Plan~~ GP/CLUP 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, while providing services for higher priority land uses.
 - 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.
- ~~ed.~~ 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.
- ~~fe.~~ 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.
- ~~gf.~~ 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

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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" a~~ service availability letter from the district.

~~h.g.~~ Prior to approval of a project for new development, ~~t~~The applicant and GWD shall demonstrate ~~prior to issuance of final land use clearance~~ that sufficient capacity ~~shall be~~ is available to serve the development and all other cumulative projects within GWD's service area. This may be evidenced by ~~an unconditional "will serve" a~~ service availability 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~~ development or shall be assured through the use of bonds, payment of fees, or other sureties to the City's and GWD's satisfaction.

~~h.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.

~~h.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.

~~h.j.~~ Water infrastructure shall be sited and designed in a manner that protects coastal resources, minimizes risks from coastal erosion, inundation and flooding due to rising sea level, and precludes the need for shoreline protection. ~~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 relocating on of~~ existing facilities located within ESHA, ~~or ESHA buffers, or coastal hazard areas to areas outside of ESHA, ESHA buffer, and coastal hazard areas, including areas subject to future sea level rise.~~

~~h.k.~~ The City shall require new water infrastructure to be located and ~~designed~~ designed so as to not be visually obtrusive and, where feasible, to be located within roadway rights-of-way or existing utility easements.

~~h.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.

~~h.m.~~ All new development within the City shall be served by the public water system. Lack of available public water services shall be grounds for project denial or for a reduction in the density or intensity of development otherwise allowed on the site.

~~h.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.

PF 4.2: Sewer Facilities and Services [GP/CP]

The following criteria, standards, and procedures shall apply to sewer facilities and services:

a. New, expanded, or upgraded wastewater infrastructure shall be designed and limited to accommodate the needs generated by permitted land uses within the City. The capacities of these facilities shall be scaled to meet the level of anticipated growth consistent with the permitted land uses within the City but shall not be oversized so as to induce growth in the Coastal Zone beyond the certified build-out of the GP/CLUP.

~~b.~~ 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:

1) ~~Deny or p~~Phase development within the City consistent with the ~~GP/CLUP Land Use Plan~~ until such time that adequate ~~resources can be identified to provide adequate supplies~~ wastewater capacity and improvements can be provided and urge other entities in the service areas to also ~~reassess their plans~~ deny or phase development. Where existing or planned wastewater treatment capacity can accommodate only a limited amount of new development, service capacity shall be reserved for higher priority land uses and other development shall not be approved if its use of service capacity would preclude the development of higher priority uses. For the purposes of this subpolicy, higher priority land uses shall be limited to coastal-dependent land uses; essential public services and basic industries vital to the economic health of the region, state, or nation; public recreation; commercial recreation; and visitor-serving land uses. Residential, general commercial, light industrial and other lower priority uses shall be restricted until adequate wastewater treatment capacity is available.

2) Reassess the City's ~~GP/CLUP 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, while providing services for higher priority land uses.

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.

~~b.c.~~ The City shall encourage effective and cost-efficient organization and delivery systems for provision of wastewater collection, treatment, and disposal services within its boundaries.

~~e.d.~~ 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~~ shall avoid construction of excess wastewater treatment capacity that would induce growth in the Coastal Zone beyond the certified build-out of the GP/CLUP.

~~e.e.~~ The City shall encourage recycling of treated wastewater to reduce water consumption and reduce ocean discharges of treated effluent.

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~~ef.~~ 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 service availability ~~unconditional “ability to serve”~~ letter from the district.

~~fg.~~ Prior to the approval of a project for new development, ~~t~~The applicant and the applicable sanitation district shall demonstrate ~~prior to issuance of final land use clearance~~ that sufficient capacity and facilities ~~shall are be~~ available to serve the development and all other cumulative projects within the service area. This may be evidenced by an ~~unconditional “will serve”~~ service availability 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 ~~development and 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. Lack of available public sewer services shall be grounds for project denial or for a reduction in the density or intensity of development otherwise allowed on the site.

~~gh.~~ All necessary sewage collection facilities shall be in place at the time of ~~approval of final~~ building ~~permits~~inspection.

~~hi.~~ ~~New sewer lines shall not be located within ESHA or ESHA buffer unless there is no feasible alternative location.~~ Wastewater infrastructure shall be sited and designed in a manner that protects coastal resources, minimizes risks from coastal erosion, inundation and flooding due to rising sea level, and precludes the need for shoreline protection. The City supports ~~the~~ decommissioning and ~~relocating on of~~ existing facilities located within ESHA, ~~or~~ ESHA buffers, or coastal hazard areas to areas outside of ESHA, ESHA buffers, and coastal hazard areas, including areas subject to future sea level rise.

~~ij.~~ New dDevelopment 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.

~~jk.~~ 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.

~~kl.~~ 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.

~~lm.~~ Independent community sewer systems shall not be approved or established ~~for new development~~ within the city.

Policy PF 6: Utilities [GP/CP]

Objective: Ensure that adequate utility services and facility capacities 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 6.2 Undergrounding of Overhead Utilities. [GP/CP]

The City shall encourage the undergrounding of electrical power lines and other overhead utilities to the greatest extent practical, as follows:

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).

PF 6.4 Telecommunications Improvements. [GP/CP] The City encourages upgrading of telecommunications infrastructure to ensure adequate coverage. The number of separate sites shall be minimized by co-locating facilities where feasible. 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).

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Policy PF 8: General Standards for Public Facilities [GP/CP]

Objective: 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/CP]

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.

PF 8.2 Siting of Public Facilities. [GP/CP]

All new public facilities, including utilities, utility buildings, signage, and other development components, shall be sited and designed ~~in a~~ to protect views to and along the ocean and scenic coastal areas, to minimize alteration of natural landforms and to be ~~manner that makes them~~ aesthetically compatible with surrounding neighborhoods and development. The following shall apply:

- a. Siting and design, landscape buffers, architectural elements, and other appropriate design solutions shall be required, as appropriate.
- b. Critical structures and facilities (including hospitals, fire stations, police stations, water reservoirs, and communications facilities) shall be restricted from geologically and hydrological hazardous areas, including areas subject to future sea level rise, to the greatest extent practical.
- c. To the extent practical, the City shall identify and shall make every effort to assure the long-term availability of appropriate sites for the development and expansion of City buildings, utility infrastructure, and other public facilities.
- d. Public agency buildings shall be conveniently located and accessible to residents and all segments of the community.
- e. In the Coastal Zone, all public facilities shall be restricted from geological and hydrological hazardous areas, including areas subject to future sea level rise, and preclude the need for shoreline protection. Where feasible, existing public facilities shall be relocated out of coastal hazard areas.

PF 8.4 Critical Facilities Standards. [GP/CP]

To the extent possible, the City shall require that all critical structures located within the city be constructed to maintain sufficient structural integrity to remain functional following the maximum probable earthquake event and other natural disasters that could affect the site of the structure. All proposals for new critical structures, regardless of location within the city, shall demonstrate safety in terms of the geologic, hydrologic, and other engineering conditions of the site. (See also Subpolicies SE 4.8, SE 4.10, SE 5.3, and SE 6.5.)

PF 9: Coordination of Facilities with Future Development. [GP/CP]

Objective: To ensure that ~~land use decisions~~ adequate public services are ~~based on~~ available prior to approving new development and that the ~~planned~~ necessary capacity ~~of is available and the~~ capital facilities ~~and that are in place prior to occupancy of the new development. Within the Coastal Zone, ensure that coastal-dependent land uses; essential public services; basic industries vital to the economic health of the region, State, or nation; public recreation; commercial recreation; and visitor-serving land uses are not precluded from receiving the necessary services when and where~~ such ~~facilities are provided when they~~ services are ~~needed to support new development~~ constrained.

PF 9.1: Integration of Land Use and Public Facilities Planning. [GP/CP]

~~The Land Use Plan and actions~~ Actions on individual development applications shall ~~be consistent with~~ demonstrate the ~~existing or planned~~ adequate capacities of necessary supporting public facilities and shall be consistent with the fiscal capacity of the City to finance new facilities.

- 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 GP/CLUP Land Use Plan is supported by quality public facilities.
- b. Individual land use decisions, including but not limited to ~~General Plan~~ GP/CLUP amendments, shall ~~be based on~~ include a finding that any proposed development can be supported by adequate public facilities.

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

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services without reducing levels of service elsewhere.

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.

PF 9.4: City Infrastructure Investments to Guide Development. [GP/CP]

The City shall plan and develop its infrastructure and public facilities in appropriate locations for development and shall encourage other public agencies to plan and implement their facilities in a manner that is consistent with and reinforces the ~~General Plan~~ CLUP.

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:

- 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.

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.

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; service capacity is adequate to support existing and only when planned coastal-dependent uses, essential public services and basic industries vital to the economic health of the region, State, or nation, public recreation, commercial recreation, and visitor-serving land uses; the provision of essential public services will not have significant adverse effects, either individually or cumulatively, on coastal resources; and ~~where such~~ the development can be adequately served by essential utilities without reducing levels of service ~~below the level of service guidelines~~ to inadequate levels elsewhere.

- 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~~ adequate levels as described above unless the permit requires 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 prior to occupancy or use of the development ~~or that~~. Where applicable, the City shall require a financial commitment ~~is to be~~ in place prior to issuance of the coastal development permit 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~~ the applicant must provide such facilities at their own expense in order to develop. Acquisition of these services shall not be approved if its use of service capacity would preclude the development higher priority uses.

The adequacy of essential public facilities to handle new development shall be demonstrated prior to approval of the coastal development permit. The applicant shall provide adequate documentation, including an “ability to serve” letter from the service provider, a description of public facilities that would be necessary to support the development, evidence that these public facilities can be feasibly completed prior to occupancy, and evidence that the necessary public facilities will not have individual or cumulative impacts on coastal resources.

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PF 9.8: Public Facilities

Public facilities shall be sited and designed in a manner that protects coastal resources consistent with all policies and provisions of the GP/CLUP, minimizes risks from coastal erosion, inundation and flooding due to rising sea level, and precludes the need for shoreline protection. Where feasible, existing public facilities shall be relocated out of coastal hazard areas, including long-term hazard areas associated with climate change.

Limit new or expanded roads, flood control projects, utility services, and other public service facilities, whether publicly owned or not, to the minimum necessary to serve the level of development that may be accommodated consistent with permitted land use buildout and subject to all planning and resource constraints of the GP/CLUP.