

MONTECITO

COMMUNITY PLAN UPDATE

COUNTY OF SANTA BARBARA
RESOURCE MANAGEMENT DEPARTMENT

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Text updated through December 1995

ACKNOWLEDGEMENTS

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I. INTRODUCTION

I. INTRODUCTION

A. COMMUNITY PLAN LOCATION AND BOUNDARIES



Montecito is an unincorporated portion of Santa Barbara County which is a coastal county located in the northern part of Southern California. The Montecito Planning Area is one of seven planning areas under the jurisdiction of county government. The area generally lies between the

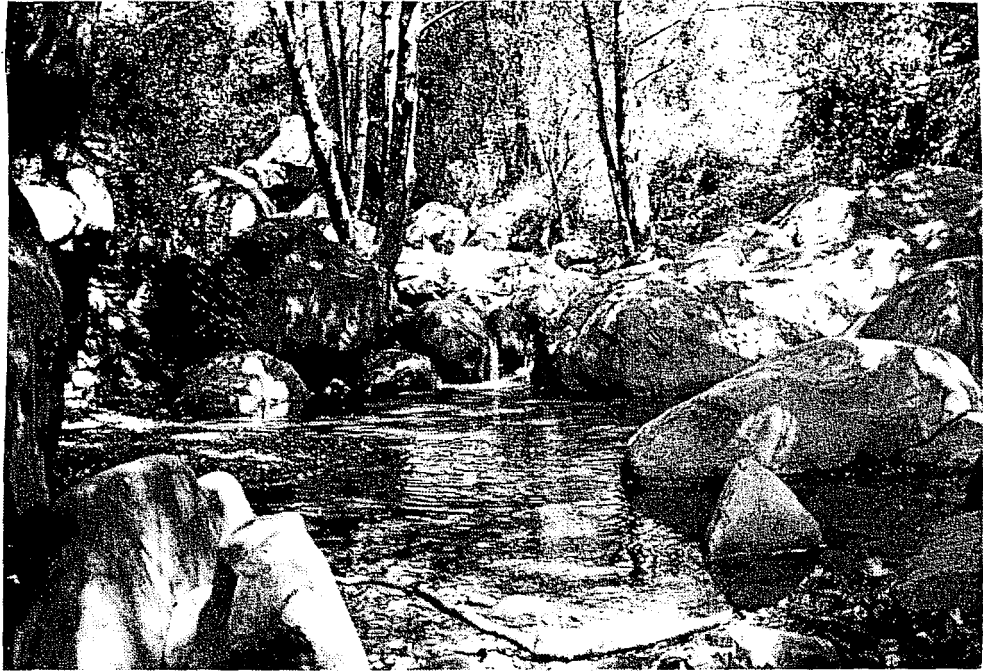
Pacific Ocean and foothills of the Santa Ynez mountain range, with the City of Santa Barbara to the west and the unincorporated community of Summerland to the east. Specifically, it is bounded on the north by East Camino Cielo Road in the Los Padres National Forest, on the east roughly by Ortega Ridge Road and Picay Creek, west of Ladera Lane, on the south by the Pacific Ocean, and on the west by the City of Santa Barbara. Figure 1 shows the Montecito Planning Area boundaries.

Several boundary lines relate to the Montecito Planning Area. These include the coastal zone boundary, the Comprehensive Plan Urban/Rural boundary, the City of Santa Barbara's boundary, and boundaries for service districts within Montecito.

Pursuant to the Coastal Act of 1976, counties and cities which contain land within the coastal zone must prepare a local coastal program (LCP). A Local Coastal Program consists of a land use plan, zoning ordinance, and implementation programs for the area of a jurisdiction lying within the coastal zone. Generally, the coastal zone extends inland 1,000 yards; however, the boundary is extended to include nearby habitat, recreational, and agricultural resources. Within Montecito, the Coastal boundary runs approximately along Mesa Road, Wyant/Mimosa Road and Anapola Road, just north of San Leandro Lane (see Figure 1). In updating the Montecito Community Plan, the LCP as it relates to Montecito must also be updated. Such an update requires Coastal Commission approval.

MONTECITO COMMUNITY PLAN

The County's Comprehensive Plan differentiates between rural and urban areas and designates allowable uses based on the type of area. Rural areas are limited to agriculture, mineral extraction, recreation, low density residential, and uses of a public or quasi-public nature. Minimum lot size within rural areas

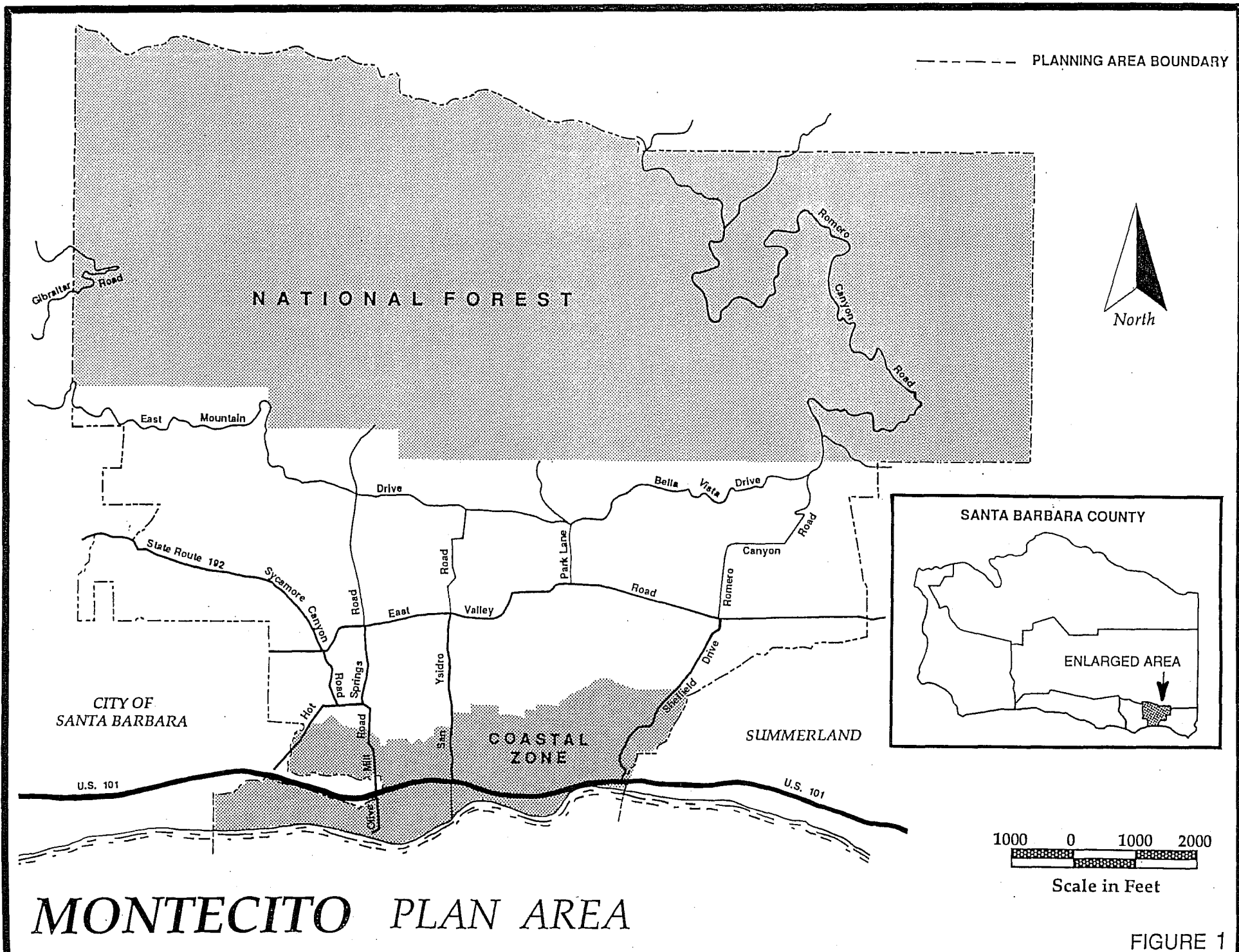


A cool water pool along Cold Springs Creek in Montecito's mountainous area

is generally 40 acres, with the exception of parcels owned and used by a public agency. In contrast, urban areas allow development of residential and commercial activities and their related uses, buildings, and structures. Montecito's Urban/Rural boundary is shown in Figure 2. Related to urban/rural issues is the Los Padres National Forest which is located in the northern portion of the Montecito Planning Area. The National Forest boundary is shown in Figures 1 & 2.

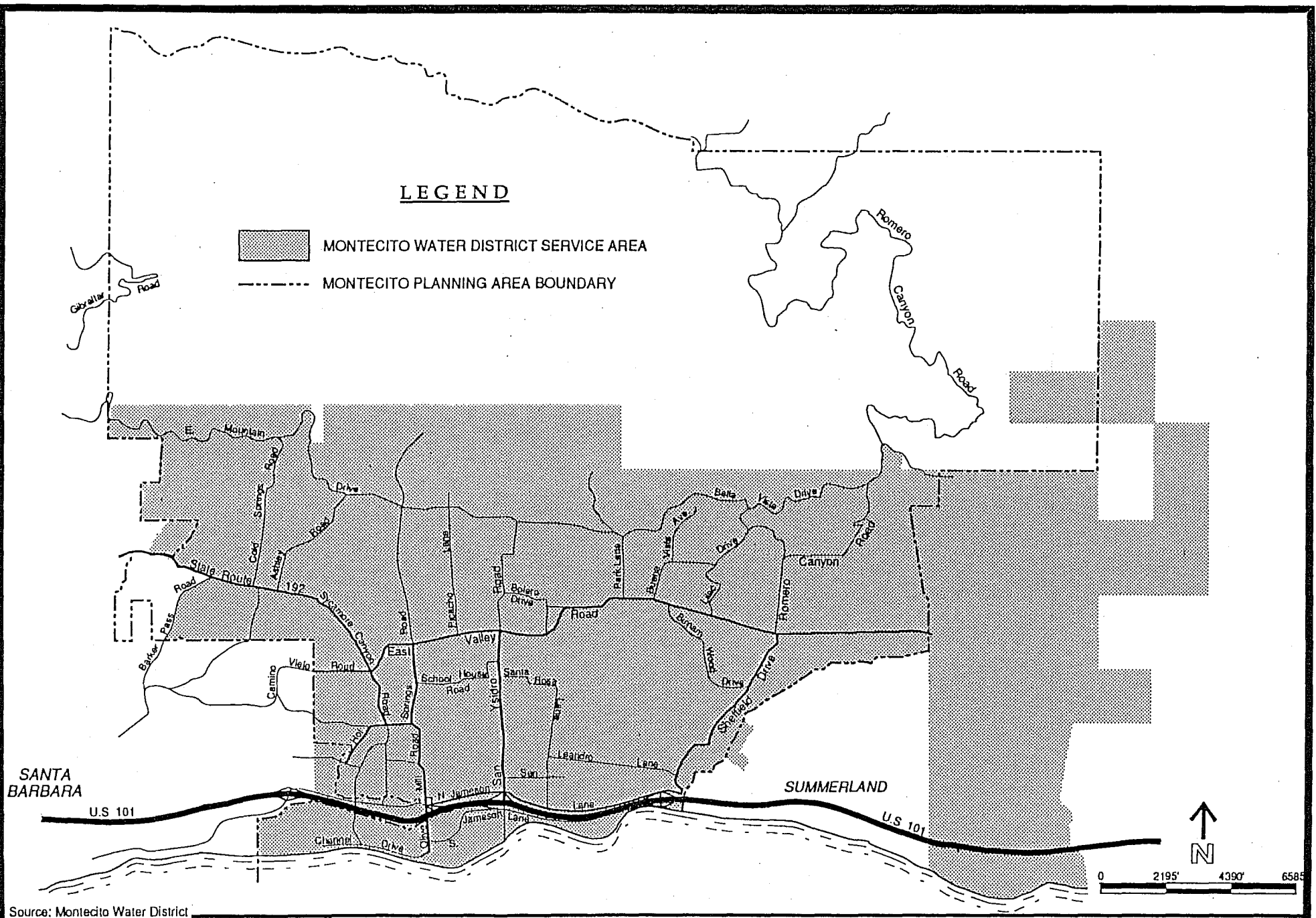
As noted above, the Montecito Planning Area is bordered on the west by the City of Santa Barbara. Included within the City, but neighbored by Montecito residential areas and often frequented by community residents, is the Coast Village Road community commercial area which includes restaurants, clothing stores, banks, offices, gas stations, grocery stores and miscellaneous specialty stores and services. Because the Coast Village Road area is within City limits, the City of Santa Barbara has land use authority over the area and receives revenue generated by its sales and use taxes. The City of Santa Barbara/Montecito Planning Area boundary is shown in Figures 1 & 2.

The Montecito Planning Area is served by several service districts, including the Montecito Water District, Montecito Sanitary District and Montecito Fire District. Boundaries for these districts vary and may exclude portions of the Planning Area or include portions not within the Planning Area. Figures 3, 4, and 5 outline district boundaries.



MONTECITO PLAN AREA

FIGURE 1



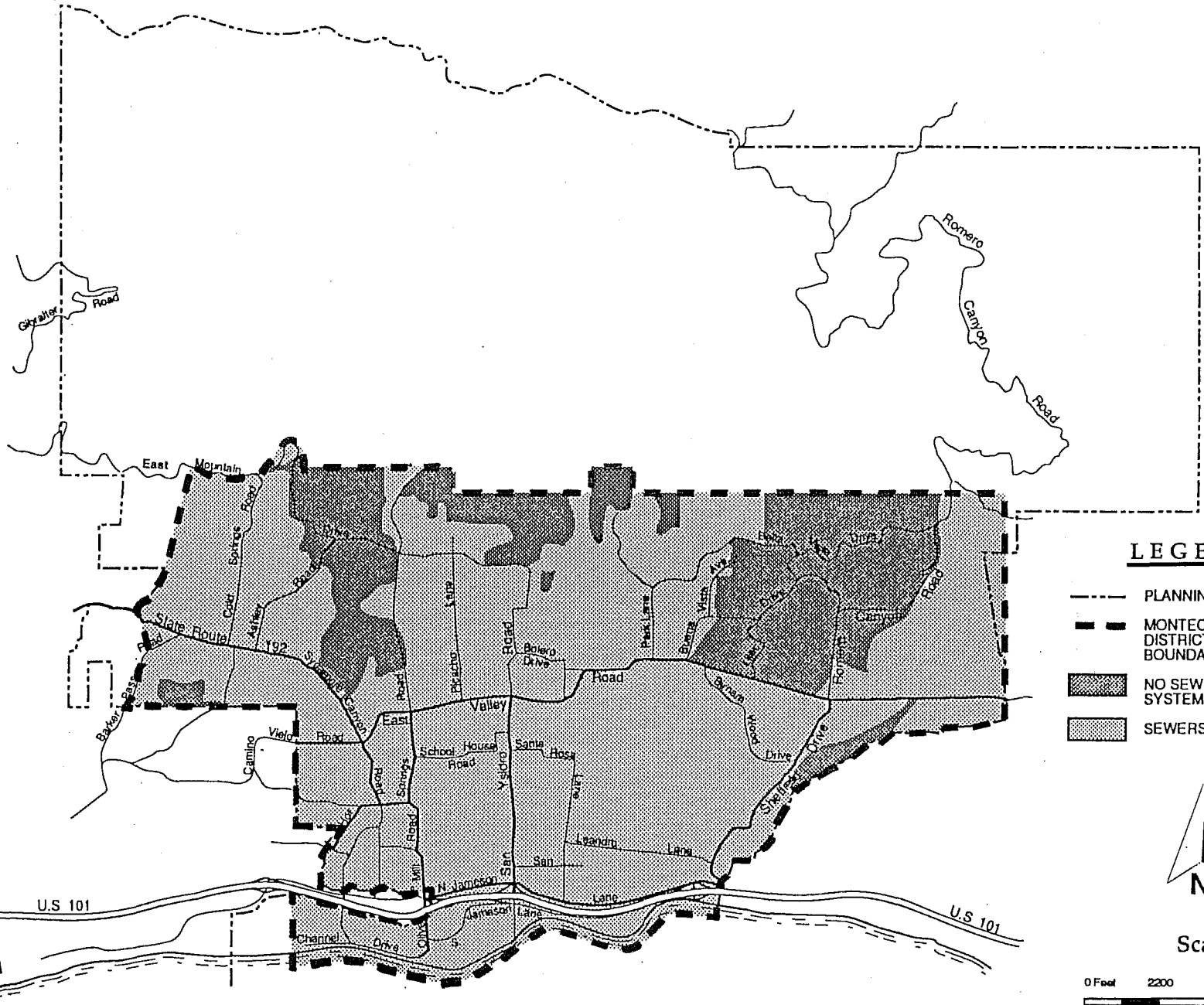
LEGEND

- MONTECITO WATER DISTRICT SERVICE AREA
- MONTECITO PLANNING AREA BOUNDARY

Source: Montecito Water District

MONTECITO WATER DISTRICT SERVICE AREA

FIGURE 3

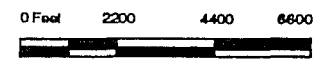


LEGEND

- PLANNING AREA BOUNDARY
- - - MONTECITO SANITARY DISTRICT SERVICE BOUNDARY
- NO SEWERS-SEPTIC SYSTEMS ONLY
- ▨ SEWERS AVAILABLE



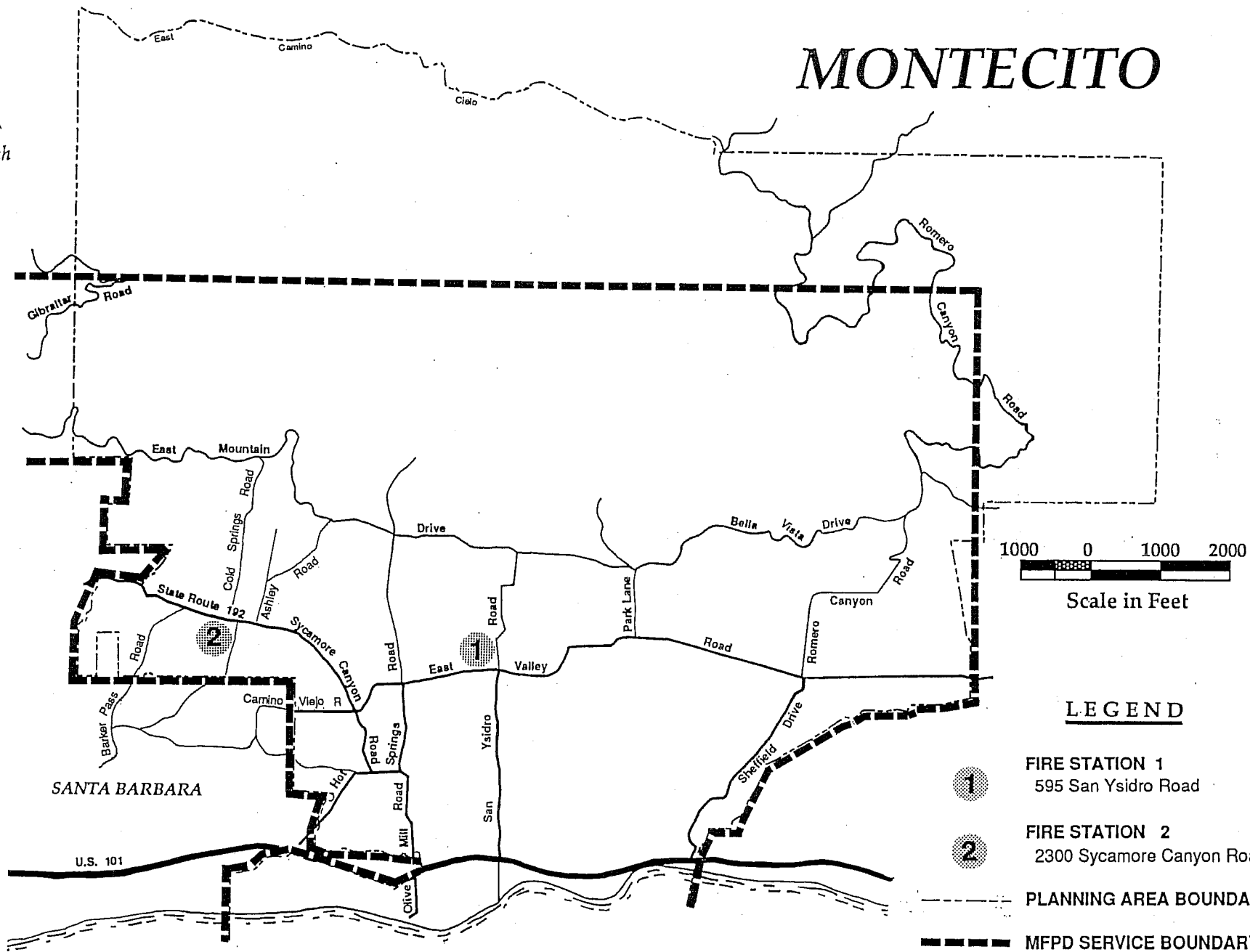
Scale



MONTECITO SANITARY DISTRICT SERVICE

FIGURE 4

MONTECITO



FIRE PROTECTION DISTRICT
SERVICE BOUNDARY AND FACILITIES

FIGURE 5

MONTECITO COMMUNITY PLAN

B. SUMMARY OF THE MONTECITO COMMUNITY PLAN AND LEGAL AUTHORITY

The Montecito Community Plan sets out specific goals relating to community development, public facilities and services, and resources and constraints. It states the objectives of the goals, names specific policies and actions to carry out those policies.

The Community Plan also designates the type of land use (e.g. residential, commercial) allowed for each parcel within the Montecito Planning Area and the maximum density allowed for residential parcels (e.g. one unit allowed per acre, 4.6 units allowed per acre). These designations determine the amount of growth that can be expected through potential subdivision of land. Zoning for every parcel is then mapped to match the land use and density specified in the Plan.

Development of the Montecito Community Plan was in compliance with Public Resources Code section 21083.3 which states "a community plan shall apply to a specific geographic portion of the County, shall reference, and serve to update, the mandatory elements of the general [comprehensive] plan, and shall contain specific development policies and measures." Applicable policies from the Montecito Community Plan amend elements of the County's Comprehensive Plan, yet the full Community Plan is maintained as a separate stand-alone document, providing a more defined blueprint for future land use matters in Montecito.

MONTECITO COMMUNITY PLAN

C. BACKGROUND

Montecito is one of the older settlements in Santa Barbara County, and the community's present visual character clearly displays its rich heritage from the past. Beginning with the Spanish presence of the 1700's and early 1800's, Montecito was settled by land grants given or sold to retiring soldiers of the Santa Barbara Presidio. During the late 1800's the Anglo population increased in Montecito. Nevertheless, during this period, the area of Parra Grande Lane and East Valley Road became known as "Spanish Town", where a saloon and other various commercial endeavors existed for some time. Some of these buildings are still standing in this area and descendants of the families still reside in Montecito.

Original landowners of the area developed farms and orchards in keeping with the mild climate. With the coming of the railroad and with community's reputation for a beautiful ocean setting, affluent families from the Midwest and East began building homes. Some were "summer cottages" and some were large estates where architecture and gardens were created at great expense. It was during this period that many of the beautiful trees and landscaping were planted that give Montecito much of its character.

In 1927, a group of Montecito citizens drew up the Montecito Protective Covenant to protect and govern future development in the community. The Covenant proved effective, and the community began to pursue additional legal methods to preserve its character. In 1928, a group of Montecitans engaged a nationally known planner to help draw up a land use ordinance for the community. The County Board of Supervisors, operating under new state legislation, adopted Ordinance #453 in January 1929.

In 1948, the Montecito Association was formally organized as a non-profit corporation. Subsequently, they engaged a San Francisco planner to revise and update the #453 Ordinance. Since then, changes and additions have been made to the original ordinance, the most substantial being in the mid-1960's and again in the mid-1980's for consistency with the 1980 Comprehensive Plan. The land use ordinance for the Montecito inland Planning Area is now Article IV of Chapter 35 of the Santa Barbara County Code.

Until the mid-1980's, development occurred at a leisurely pace and in a manner that reinforced the historic semi-rural nature of the community. However, in the latter part of the decade, the community experienced residential growth at the average rate of 2.26% per year, outpacing the one percent rate prescribed by the 1980 Comprehensive Plan. Thus, in April of 1989, in response to residents' concerns that the Montecito area was experiencing an erosion of quality of life and community character and was growing in excess of its water, sewer and other infrastructure capacity and at the cost of its natural resources, the Montecito Community Plan update was initiated.

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The Montecito Community Plan provides a statement of the community's goals, objectives and policies with regard to future growth and is intended to serve as a guideline for decision makers, County staff, and members of the public when evaluating plans for new development. These goals, objectives and policies were created to ensure that new development is sensitive to community desires and to conditions within the community. In addition to outlining goals, objectives and policies, the Montecito Community Plan changed land use and zoning designations for many parcels within the community. These land use changes are intended to ensure that future development is sensitive to existing environmental conditions and constraints and is consistent with the community goals, objectives, and policies.

The Community Plan was developed by County staff with the dedicated assistance of the Montecito General Plan Advisory Committee (GPAC) and other interested community residents. The GPAC was appointed by the Board of Supervisors to represent the diverse population residing in Montecito.

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D. DEMOGRAPHIC TRENDS

The following section provides a profile of the Montecito Planning Area's population based on information derived from the U.S. Census Bureau Population and Housing Reports. To compile data, Santa Barbara County was divided into sub-regional areas called "census tracts". The Montecito Planning Area encompasses all of Census Tract 15, and all but a very small portion of Tracts 7 and 14.*

The information presented serves as a foundation for many of the goals and policies developed in this community plan. It helps us to more fully understand demographic growth patterns in Montecito and how these both parallel and differ from such patterns in other areas of Santa Barbara County. This, in turn, sets the stage for a number of the community development and public service policy directions.

POPULATION GROWTH

County-wide Patterns. Overall County population growth slowed in the 1970's compared with historical growth rates in earlier decades. Between 1950 and 1960, the total County population increased by 72 percent with an average annual growth rate of 5.6%. By 1970, the County population increased another 56 percent with an annual growth rate of 4.6%. The amount of growth slowed in the decade between 1970 and 1980, with a population increase of 13 percent and an annual growth rate of 1.2%. However, between 1980 and 1990 population growth accelerated over the previous decade when the County experienced a 24 percent increase

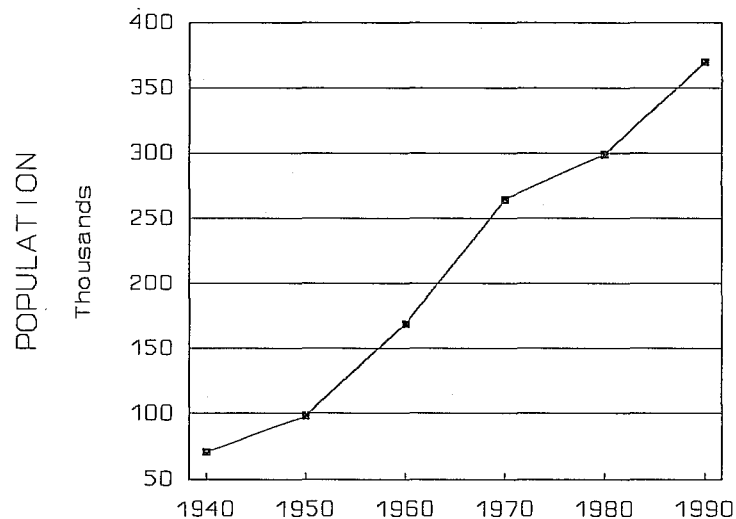


Figure 6: Santa Barbara County Population Growth, 1940-1990.

* Where tracts were split, Census information had to be estimated. Therefore, while figures for the Montecito Planning Area provide a fairly accurate picture of the community, they should not be considered exact.

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in population and a 2.2% annual growth rate. The County's 1990 population was 369,608. Figure 6 charts County population increases from 1940 to 1990.

Recent Population Growth within the Montecito Planning Area. According to Census Bureau figures, population growth within the Montecito Planning Area slowed in decade from 1980 to 1990 when compared with growth from 1970 to 1980. Between 1970 and 1980, Montecito's population increased by 17 percent, from 7,650 to 8,970; between 1980 and 1990, the population increased 5 percent, from 8,970 to 9,439. These figures and those in the above paragraph show that Montecito experienced a greater percent increase in population than the County as a whole from 1970 to 1980, but smaller percent increase than the County from 1980 to 1990. The following table shows population data for the Montecito Planning Area and the County as a whole.

Population Figures, 1970-1990

YEAR	MONTECITO POPULATION	Percent Increase	Annual Growth Rate	SB COUNTY POPULATION	Percent Change	Annual Growth Rate
1970	7,650	--	--	264,324	--	--
1980	8,970	17.3%	1.6%	298,694	13.0%	1.2%
1990	9,439	5.2%	0.5%	369,608	23.7%	2.2%

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OTHER DEMOGRAPHIC TRENDS

Age. Census figures indicate that the population of the Montecito Planning Area is largely comprised of people over the age of 35, with 21% of the population over the age of 64. Of the population that is 35 or younger, a large portion consists of people aged 18 to 24. This relatively large number of people within the 18 to 24 age group is likely due to the existence of Westmont College. In general, Montecito's population is older than that of the County as a whole. While the percentage people within the 18-24 age group is the same for Montecito and the County, Montecito has higher percentages of people in the 35-54, 55-64, and 65+ groups, and lower percentages of people in the 0-17 and 25-34 age groups. Figures 7 and 8 show Montecito and Santa Barbara County's population divided into the various age group categories.

SB County, 1990

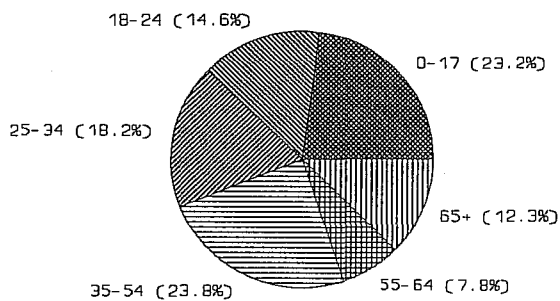


Figure 7: Age Group Distribution of Santa Barbara County, 1990.

Montecito, 1990

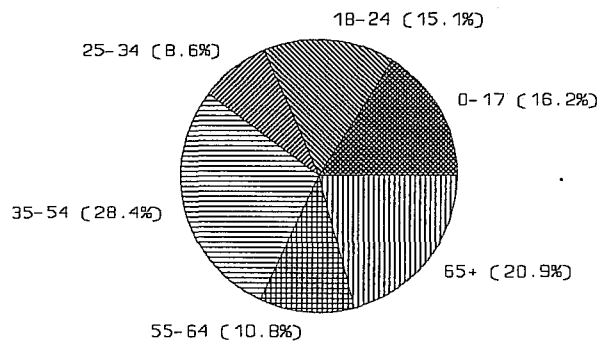


Figure 8: Age Group Distribution for the Montecito Planning Area, 1990.

Ethnicity. In terms of ethnic origin, the Montecito Planning Area is predominantly composed of people who classify themselves as white. In the 1990 Census, only 6.9% of the area's population classified themselves as something other than white (i.e. "Spanish Origin", "Black", "Other"). While Santa Barbara County as a whole is also largely comprised of people who classify themselves as "white" (66.1%), it contains noticeably more people who classify themselves as Black (2.5% compared to Montecito's 0.3%), Other (4.8% compared to 1.9%), and of Spanish Origin (26.6% compared to 4.7%). Figures 9 and 10 depict the ethnic origins of the population within Montecito and Santa Barbara County.

MONTECITO COMMUNITY PLAN

Montecito, 1990

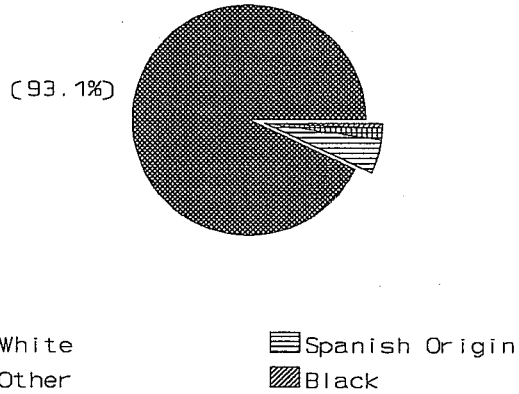


Figure 9: Ethnic Distribution of the Montecito Planning Area, 1990.

SB County, 1990

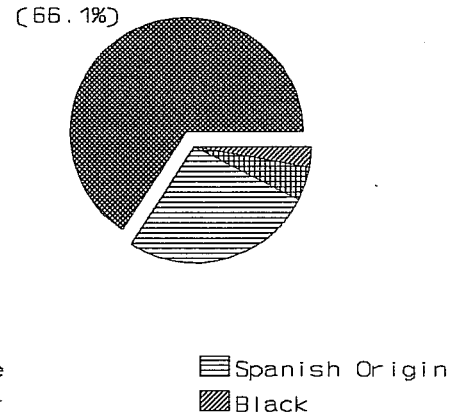
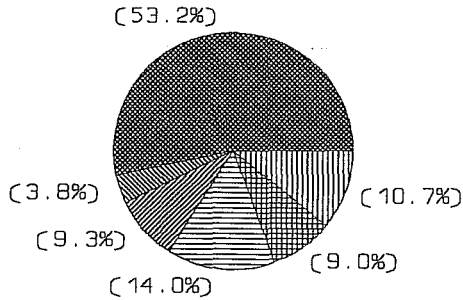


Figure 10: Ethnic Distribution of Santa Barbara County, 1990.

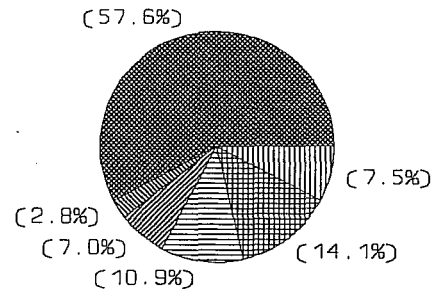
Household Type and Size. The Montecito Planning Area consists primarily of married couple families, with far fewer one-person households and even fewer households of two or more unrelated people or single parent headed households. Compared with the County as a whole, Montecito contains slightly more married couple families and households of one person over the age of 65, and slightly fewer family households headed by a single male or female, households of one person under the age of 65, and households comprised of two or more unrelated people. Figures 11 and 12 show the types and distribution of households within Montecito and Santa Barbara County.

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SB County, 1990



Montecito, 1990



Married Couple Family
 One Person, Under 65 Years
 Other Family, Male Householder
 One Person, Over 65 Years

Other Family, Female Householder
 Two or More Unrelated Persons

Figure 11: Household types within Santa Barbara County, 1990.

Figure 12: Household types within the Montecito Planning Area, 1990.

Census figures show that from 1970 to 1990, Montecito's average household size for owner and renter occupied units was smaller than that of the County as a whole. During that same period of time, both Montecito and the County experienced decreases in average household size for owner occupied units. In contrast, Montecito and the County's average household size of renter occupied units decreased from 1970 to 1980, but increased from 1980 to 1990. Within Montecito, during all years, the average household size of owner occupied units exceeded that of renter occupied units. This is not true for the County as a whole where in 1990, the average household size of renter occupied units exceeded that of owner occupied units. The following table shows average household sizes for owner and renter occupied units within Montecito and Santa Barbara County.

Average Household Size Within Montecito and Santa Barbara County, 1970-1990

YEAR	MONTECITO Owner Occupied	SB COUNTY Owner Occupied	MONTECITO Renter Occupied	SB COUNTY Renter Occupied
1970	2.85	3.27	2.31	2.67
1980	2.63	2.84	1.91	2.38
1990	2.55	2.70	2.17	2.75

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SUMMARY

In summary, overall population growth rates have slowed in Montecito in recent years; probably at least in part due to declining household sizes. The community is composed of a relatively older, stable population with a larger than average proportion of married couple and elderly households and a smaller than average number of non-white households. Community facilities and service policies should be designed to accommodate such a population distribution. This population distribution translates into expected future declines in the average number of persons per household, which in turn has implications on projected population, and the provision of future community facilities and services. The policies, actions, and land use plan for Montecito have been developed taking such demographic trends into account.

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E. COMMUNITY PLAN PROCESS

Development of the Montecito Community Plan update began in April 1989 following Board of Supervisors appointment of General Plan Advisory Committee (GPAC) members and approval of a work program. GPAC subcommittees were then established to study specific issue areas such as land use, roads, public services, hillsides, architecture, and biology. The update's overall work program was divided into two phases to be followed by an implementation program. A work program for both phases then underwent formal County processing (i.e. environmental review, Planning Commission review, Board of Supervisor adoption and Coastal Commission approval). Below is a brief description of Phase I and Phase II, and the implementation program.

Phase I. The first phase of the Community Plan update process compared the 1980 Comprehensive Plan buildout (i.e. theoretical maximum development) with service and infrastructure constraints, housing characteristics and the Circulation Element to determine appropriate buildout maximums and growth rates. Phase I also provided the base land use densities and roadway classifications for the Community Plan and formed the basis of a growth management program which includes:

- ▶ A discussion of existing community conditions in the form of an Existing Setting Report which includes land use densities, growth rates and service levels.
- ▶ General goals, policies and objectives related to densities, growth, infrastructure, services and other major constraints.
- ▶ A Growth Management Ordinance which sets an annual growth rate and parameters for regulating and monitoring such growth.
- ▶ The application of the Semi-rural Residential land use designation in the community.

Phase II. The second phase consisted of preparing this Montecito Community Plan which contains policies and implementation measures related to development of the community. This phase of the Community Plan update process incorporated additional environmental and development constraint information which refined work done in Phase I. Additionally, the land use designations established in Phase I were refined on a site specific basis. Also addressed in Phase II were community character, cultural resources, architectural/landscaping guidelines, urban/rural definitions and programs, plans and policies for protecting environmental resources and quality of life. Adoption of the Phase II plan included changes in specific parcel zoning consistent with plan designations, the adjustment of the Urban/Rural boundary to the south, (Figure 2) as well as adoption of the Circulation Element of the plan.

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Implementation. Implementation of the Community Plan will involve carrying out the programs and policies called for in Phase II. Specifically, architectural guidelines, development standards, and the mitigation monitoring program developed through the environmental review process will be implemented. This implementation phase is likely to consist of groupings of separately budgeted, smaller work programs. The implementation program is included in Appendix A of this plan.

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F. EXISTING COUNTY PLANS AND POLICIES

This section contains a summary of policies from the Santa Barbara County Comprehensive Plan which are relevant to the Montecito Planning Area. The Montecito Community Plan is intended to revise Land Use, Circulation and other elements of the Comprehensive Plan to provide specific policy direction for the Montecito Planning Area; however, existing county-wide policies will still apply after adoption of the Community Plan. The following summaries presented here do not contain the actual language of the referenced policies but rather present an overview of their intent. These county-wide policies are presented to show how the existing County Comprehensive Plan relates to the Community Plan.

1. Land Use Element

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

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

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

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

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

The Land Use Element also contains various policies intended to guide development. The following is a listing of the policies most applicable to the Montecito Community Plan. For the portion of the Montecito Planning Area within the Coastal Zone, the Santa Barbara County Local Coastal Plan (LCP) takes precedence over the Land Use Element. Many of the policies of the LCP are identical to those of the Land Use Element. In the following section these policies are referenced together; a discussion of the LCP policies which differ from the Land Use Element is included separately later in this section.

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Land Use Development Policies - Policies which establish guidelines for development in order to respect constraints posed by geology, biology, and other physical environmental characteristics. In addition, these policies require the availability of public services to serve a project prior to development.

Streams and Creeks Policies/LCP policies 9-37 through 9-43 - All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution. These policies are directed toward regulation of development within stream corridors including the establishment of buffers, limits on grading, runoff and sedimentation, and prohibitions on the installation of septic systems and concrete channelization.

Hillside and Watershed Protection Policies/LCP Policies 3-13 to 3-22 - Nine policies intended to guide development on hillsides and within watersheds are specified in the Land Use Element. These policies call for minimizing cut and fill, fitting development to the site topography, soils, geology, hydrology and other natural features, and specifying techniques for minimizing the effects of necessary grading.

Flood Hazard Area Policies/LCP Policies 3-11 and 3-12 - The intent of these policies is to avoid exposing new developments to flood hazards and to reduce the need for future flood control protection devices and resulting alteration of streams by regulating development with the 100-year flood plain.

Historical & Archaeological Sites Policies/LCP Policies 10-1 through 10-5 - These policies establish criteria for mitigation of potential impacts to historical and archaeological sites.

Parks and Recreation Policies - These policies state that opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with the surrounding use. Bikeways shall be provided where appropriate for recreational and commuting uses. Future development of parks should emphasize meeting the needs of local residents.

Visual Resources Policies - These policies require structures to be compatible with the existing community and protects areas of high scenic value and scenic corridors.

Air Quality Supplement Measures - These measures are aimed at reducing the need to commute by automobile (e.g. mixed uses, infill development) and increasing the attractiveness of bicycling, walking, transit and ridesharing.

In addition to goals and policies that relate to the entire County, the Land Use Element also contains goals and policies specific to the Montecito Planning Area. These policies state that growth should be consistent with available resources and the semi-rural character of the community, that population growth should result primarily from single-family home construction,

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and that any multi-family residential development should be compatible with single-family homes in the area. Additional policies state that commercial development should be limited to the amount needed to serve the greater Montecito community and additional tourist facilities should not be developed. Mountainous watershed areas should be protected from development that would interfere with their watershed function or increase fire and flood hazard.

With regard to roads and circulation, one policy states that all roads in Montecito should be two lane. Curbs and sidewalks are appropriate only in multi-residential and commercial areas.

Applicability: The Montecito area is subject to environmental constraints (e.g. slopes, flood plains, unsuitable soils) and infrastructure and public service constraints (e.g. water, roads, sewer, schools). In addition, the area has many valuable resources worthy of preservation (e.g. sensitive biological habitats and species, open space, historical and archaeological sites, trails, and visual resources). As a result, projects within the Montecito Planning Area would be analyzed for consistency with these policies.

2. Housing Element

The Housing policies require the County to make provision for an adequate amount of affordable housing based upon each community's established "fair share", allow greater flexibility in residential projects to accommodate a range of housing types, encourage the development of a mix of housing types, provide incentives to new developers for the inclusion of affordable housing in new residential developments, and allow increases in land use densities in order to accommodate the development of affordable housing units.

Applicability: It is the intent of the Community Plan to provide a balance of housing types within Montecito, including the community's fair share of units available at affordable levels. The Community Plan takes into account the County's housing programs in the designation of new residential areas and provides additional strategies for the provision of affordable housing.

3. Seismic Safety and Safety Element

The purpose of the Seismic Safety and Safety Element is to reduce potential deaths, injuries and damage to property caused by earthquakes, fires, geologic hazards and other natural disasters. Specific objectives are given for these areas.

Applicability: The Montecito area contains several faults and areas of poor soil and steep slope and has areas located within floodplain and high fire hazard zones.

MONTECITO COMMUNITY PLAN

4. Noise Element

The purpose of the Noise Element is to protect the public from noise that could jeopardize health and welfare. The Noise Element identifies major noise sources, estimates the extent of their impact and discusses potential methods of noise abatement. Specifically, the Element identifies a maximum level of noise exposure for sensitive land uses (e.g. residences, schools, hospitals).

Applicability: The Montecito area includes areas located along Highway 101 and the Southern Pacific Railroad which could exceed the maximum noise level allowed for sensitive land uses. Development of new noise sensitive land uses could be affected by these sources.

5. Circulation Element

The County Circulation Element (as amended 12/03/91) contains a policy specifying that the Element does not apply to roadways and intersections within an area included in an adopted community or area plan. As a result, the Montecito Community Plan establishes circulation-related policies and standards which are separate from the existing County-wide Circulation Element.

Applicability: The Community Plan is designed to achieve a balance between the land use designations and the standards of the Circulation Element.

6. Conservation Element

The Conservation Element describes water resources, agricultural resources, ecological systems, historic and archaeological sites and mineral resources, and recommends policies and programs designed to protect them.

Applicability: The Montecito area has known water resources, ecological systems, and historic and archaeological sites.

7. Open Space Element

The Open Space Element inventories public and private open space areas and presents goals, policies and programs for preserving and managing those lands.

Applicability: Montecito has numerous open space areas and lands appropriate for open space designation.

MONTECITO COMMUNITY PLAN

8. Agricultural Element

The Agricultural Element contains policies for the preservation of economically productive farm and ranch land.

Applicability: One agriculturally designated parcel exists within the Planning Area for which this element is applicable (i.e. the Montecito Avocado Ranch property on North Jameson Lane).

9. Scenic Highways Element

This element presents the County's scenic highway goals, evaluating standards, preservation measures and procedures for obtaining official "Scenic Highway" designation for State and County roads. Preservation measures include detailed site planning and structure design, control of outdoor advertising, and regulation of grading and landscaping.

Applicability: As part of the implementation program, the Community Plan requests consideration of East Valley Road as a State Scenic Highway and Mountain Drive as a County Scenic Road.

10. Environmental Resources Management Element (ERME)

ERME is a compendium of the Seismic Safety and Safety Element, Conservation Element, and Open Space Element and includes topics such as prime agricultural lands, slopes, biological habitat areas, floodplain and floodways, geologic hazards, etc.

Applicability: The Montecito area is comprised of parcels with numerous environmental concerns.

11. Santa Barbara County Local Coastal Plan

The Coastal Plan includes policies related to beach access, recreation, marine environment, environmentally sensitive habitat areas, agriculture, visual resources, coastal dependent energy, and industrial development. These policies establish standards for future growth and development in the coastal zone and supersede other policies. The Coastal Zone Boundary is shown in Figure 13.

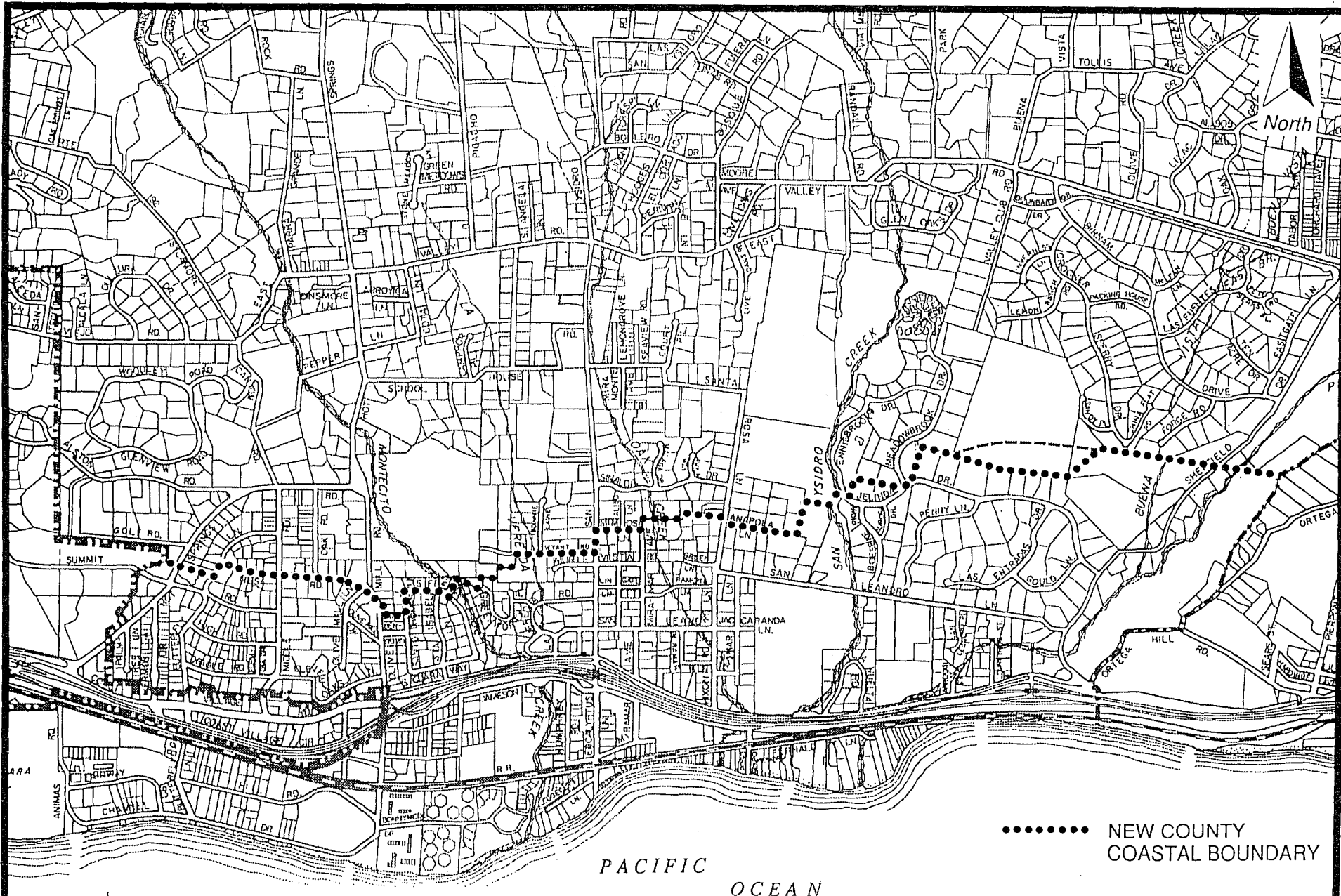
Applicability: The southern portion of Montecito is within the coastal zone and therefore is subject to these policies. Policies and Land Use/Zoning Designations established in the Community Plan are consistent with LCP policies.

12. Air Quality Attainment Plan

The Air Quality Attainment Plan (AQAP) contains strategies for reducing ozone precursors. These strategies include transportation demand management and indirect source review.

MONTECITO COMMUNITY PLAN

Applicability: The County of Santa Barbara exceeds federal ambient air quality standards for ozone and the South Coast exceeds the 8-hour moving carbon monoxide standard. Montecito is within these areas, and as such is subject to the policies of the AQAP.



MONTECITO

COASTAL BOUNDARY

..... NEW COUNTY
COASTAL BOUNDARY

FIGURE 13

II. COMMUNITY DEVELOPMENT

MONTECITO COMMUNITY PLAN

G. COMMUNITY GOALS

The General Plan Advisory Committee drafted the following preamble to the Community Plan:

Montecito is a semi-rural residential area of approximately 13 square miles. Until the mid 1980's, development had occurred at a leisurely pace and in a manner that reinforced the historical semi-rural nature of the community. In the latter part of the decade, the community has experienced growth at a faster pace than the one-percent rate prescribed by the 1980 Comprehensive Plan Policies, resulting in an incremental loss of the quality of life that makes Montecito a desirable residential place to live. In addition, the need for careful resource planning has been identified in the following areas: water, road capacity, school classrooms, potential sewer plant treatment capacity, and regional air quality.

Montecito's semi-rural character and quality of life is reflected by the lack of sidewalks and traffic lights, the narrow winding roads, the aesthetics of road signing, predominantly low density residential development, limited commercial, resort/visitor serving uses and infrastructure development, the unobstructed community and neighborhood view corridors, the extensive greenery, the easy access to walking and riding trails, the uncrowded beaches and recreational facilities, the convenience of shopping, the relatively clean air, the friendliness and courtesy of small town neighbors, the fine elementary schools with low student/teacher ratios, and the diversity of housing, architecture, landscaping and property sizes.

To allow development in a manner consistent with available resources and in keeping with the semi-rural residential quality of life, the Community Plan Goals and Policies shall guide development within the Comprehensive Plan for the Montecito Planning Area.

This preamble was based on a community survey and numerous public forums which were held to identify the issues important to the community at large. Those issues were discussed in GPAC meetings and in several public forums and served as the basis for the goals, objectives, policies and actions presented within the Montecito Community Plan. Below is a list of goals and objectives identified in the community survey and public workshops:

- ▶ Allow development in a manner consistent with available resources;
- ▶ Preserve the special, semi-rural residential quality of the community;
- ▶ Preserve the extensive landscaping and "garden" atmosphere of much of the community;
- ▶ Protect views of ocean and mountains;
- ▶ Preserve open space;

MONTECITO COMMUNITY PLAN

- ▶ Protect the scenic backdrop value of the foothills and mountainsides; protect the watershed function of the mountainsides; prevent excessive erosion and scarring from development;
- ▶ Protect habitats and other biological resources, and provide a balance between protection of species and flood control;
- ▶ Preserve the narrow, winding roads and lack of sidewalks;
- ▶ Provide for infill growth rather than expansion of the Urban Area;
- ▶ Maintain adequate services and infrastructure to support development and provide protection;
- ▶ Reduce the impact of noise from construction projects;
- ▶ Increase opportunities for beach access and recreation;
- ▶ Bring the Land Use and the Circulation Elements of the Montecito Comprehensive Plan into consistency;
- ▶ Implement architectural design guidelines.

MONTECITO COMMUNITY PLAN

II. COMMUNITY DEVELOPMENT

A. INTRODUCTION



Picacho Lane is exemplary of Montecito's scenic roads.

The character of the Montecito Planning Area is determined to a large extent by its location on a gently sloping coastal shelf bordered by the Pacific ocean on the south and the Santa Ynez Range on the north. These two natural physiographic boundaries provide much of the scenic beauty of the Planning Area. Between these two boundaries, the urban area has developed as a primarily residential, heavily-landscaped, large lot area containing many large estates historic merit and a small commercial center. Scattered neighborhoods of small lots with old houses add to the residential mix. Smaller lots have developed south of the Highway 101 and along some of the beach front. A major commercial strip which provides neighborhood and commercial services to Montecito residents has developed along Coast Village Road, but is outside the Planning Area since it is located within the City of Santa Barbara.

Montecito is a community that is to a large degree nearing its ideal maximum buildout potential. Over the past decade land costs have increased dramatically, putting added pressures on properties to continue to develop beyond what is considered reasonable in light of resource constraints, infrastructure and support facility constraints, as well as the need to preserve the historic character of the community. As a means of preserving and protecting Montecito's unique character, this Community Plan sets forth land use designations and specific goals, policies and actions relating to community development. The following sections present data relating to recent housing trends, summarize the land use designations and list the goals, policies and actions relating to community development.

MONTECITO COMMUNITY PLAN

B. RECENT HOUSING TRENDS

The following figures present information relating to total housing units, median housing values, and median rental values for the Montecito Planning Area, and as a comparison, the City of Santa Barbara (a community near build-out), the Orcutt Planning Area (a community that has experienced rapid recent suburban development), and Santa Barbara County as a whole. Census figures indicate that the total number of housing units within the Montecito Planning Area increased by ten percent between 1980 and 1990, from 3,563 units to 3,909 units.**

While this increase in housing units is noticeably less than the increase that occurred within Montecito between 1970 and 1980, and within the County as a whole and newer growth areas between 1980 and 1990, it is considerable in terms of a near built-out community. By comparison, the increase in dwelling units within the City of Santa Barbara was only seven percent between 1980 and 1990.

Total Housing Units, 1970-1990

YEAR	MONTECITO	percent change	CITY OF SANTA BARBARA	percent change	ORCUTT	percent change	SB COUNTY	percent change
1970	2938	--	29,566	--	4935	--	88,755	--
1980	3563	21%	33,898	15%	7107	44%	114,720	29%
1990	3909	10%	36,226	7%	10,806	52%	138,149	20%

Between 1970 and 1990, many communities within Santa Barbara County and the County as a whole experienced atypically high increases in median housing and rental values. Of the communities within the County, during this period, Montecito experienced one of the greatest increases in housing cost and rental rates. These increases have resulted in substantial pressure to subdivide existing parcels; construct large, new houses; and renovate and enlarge existing homes, all of which Montecito has increasingly witnessed within the last two decades. The rapid growth that accelerated in the mid 1980's, was one of the fundamental issues addressed in the development of this plan.

** Housing units include detached and attached units as well as mobile homes and an "other" category. Census counts make no distinction as to whether or not the unit counted is on file with the County as a permitted unit. Therefore, the number of housing units counted by the Census Bureau includes permitted units, legal non-conforming units (built before permits were required) and illegal units (built or converted without permits).

MONTECITO COMMUNITY PLAN

Median Housing Sales Values, 1970-1990

YEAR	MONTECITO	percent change	CITY OF SANTA BARBARA	percent change	ORCUTT	percent change	SB COUNTY	percent change
1970	\$50,300	--	\$25,700	--	\$19,600	--	\$23,500	--
1980	\$253,300	404%	\$130,800	409%	\$74,700	281%	\$104,00	343%
1990	\$694,500	174%	\$346,900	165%	\$179,100	140%	\$250,00	140%

Median Housing Rental Values, 1970-1990

YEAR	MONTECITO	percent change	CITY OF SANTA BARBARA	percent change	ORCUTT	percent change	SB COUNTY	percent change
1970	\$163	--	\$125	--	\$120	--	\$121	--
1980	\$389	139%	\$291	133%	\$304	153%	\$276	128%
1990	\$1091	180%	\$670	130%	\$643	112%	\$606	120%

MONTECITO COMMUNITY PLAN

C. SUMMARY OF LAND USE DESIGNATIONS

The Community Plan's land use designation changes have been developed to preserve the existing predominantly large lot, single family character of the community while still allowing development of new housing units on vacant residential lots. Under the Community Plan, approximately 963 new residential units could be added; approximately 540 of these units could be on existing legal vacant parcels, and approximately 194 units could result from affordable housing programs. The 963 unit figure is a considerably less than the approximately 3000 units allowed under the 1980 Comprehensive Plan (or approximately 1,800 units if potential residential units on properties with an Institutional or Educational Facility designation such as Casa Dorinda are not included). Figures 15, 16, 17, and 18 depict the land use designation adopted for Montecito as part of this Community Plan. The following table depicts buildout projections of previous and Community Plan land use designations.

1980 Comprehensive Plan vs. Community Plan Buildout Potential

SUB-AREA	1980 COMP PLAN ADDITIONAL BUILDOUT	COMMUNITY PLAN ADDITIONAL BUILDOUT
Central Urban	2524	684 (48 units of which are affordable)
Coastal	362	199 (146 units of which are affordable)
Mountain	157	80 (none of which are affordable)
Entire Montecito Planning Area	3,043	963 (194 units of which are affordable)


In addition to reducing the number of potential residential units, the Community Plan limits commercial growth to that which can occur within the existing neighborhood commercial and visitor-serving areas; no new commercial parcels were created. A floor-to-area ratio (FAR), which is a measurement of commercial development intensity represented by the ratio of a commercial building's floor area to its lot area, of 0.25 was adopted for any new neighborhood commercial development. An FAR of 0.25 is applied to Visitor Serving Commercial areas within the Coastal Zone, and an FAR of 0.10 is applied to Visitor Serving Commercial areas within the inland portion of the Planning Area. However, the floor-to-

MONTECITO COMMUNITY PLAN

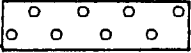
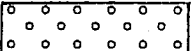
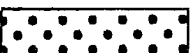
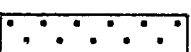





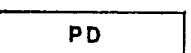
area ratio may exceed 0.25 for any portion of a neighborhood commercial property where residential units are developed as affordable housing units.

MONTECITO LAND USE


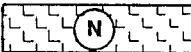

OPEN LAND USES

- A-I** AGRICULTURE I
(5-40 acre minimum parcel size)
- MA** MOUNTAINOUS AREAS
(40-640 acre minimum parcel size)
-  RECREATION AND/OR OPEN SPACE


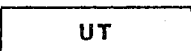
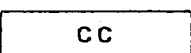
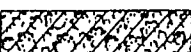

RESIDENTIAL

	density (units/acre)	min. parcel size
 SRR-0.1	0.1	10 acres
 SRR-0.2	0.2	5 acres
 SRR-0.33	0.33	3 acres
 SRR-0.5	0.5	2 acres
 SRR-1.0	1.0	1 acre
 SRR-1.8	1.8	20,000 sq.ft.
 SRR-3.3	3.3	15,000 sq.ft.
 SRR-4.6	4.6	7,000 sq.ft.
 SRR-12.3	12.3	7,000 sq.ft.
 PD	PD	(Planned Development)

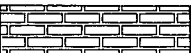

COMMERCIAL

-  GENERAL COMMERCIAL
-  NEIGHBORHOOD COMMERCIAL
-  RESORT/VISITOR SERVING COMM.


COMMUNITY FACILITIES

-  EDUCATIONAL FACILITY
-  PUBLIC UTILITY
-  CIVIC CENTER
-  CEMETERY
-  INSTITUTION/GOVERNMENT FACILITY




OVERLAY DESIGNATIONS

-  AFFORDABLE HOUSING-MIXED USE
-  AFFORDABLE HOUSING-BONUS DENSITY

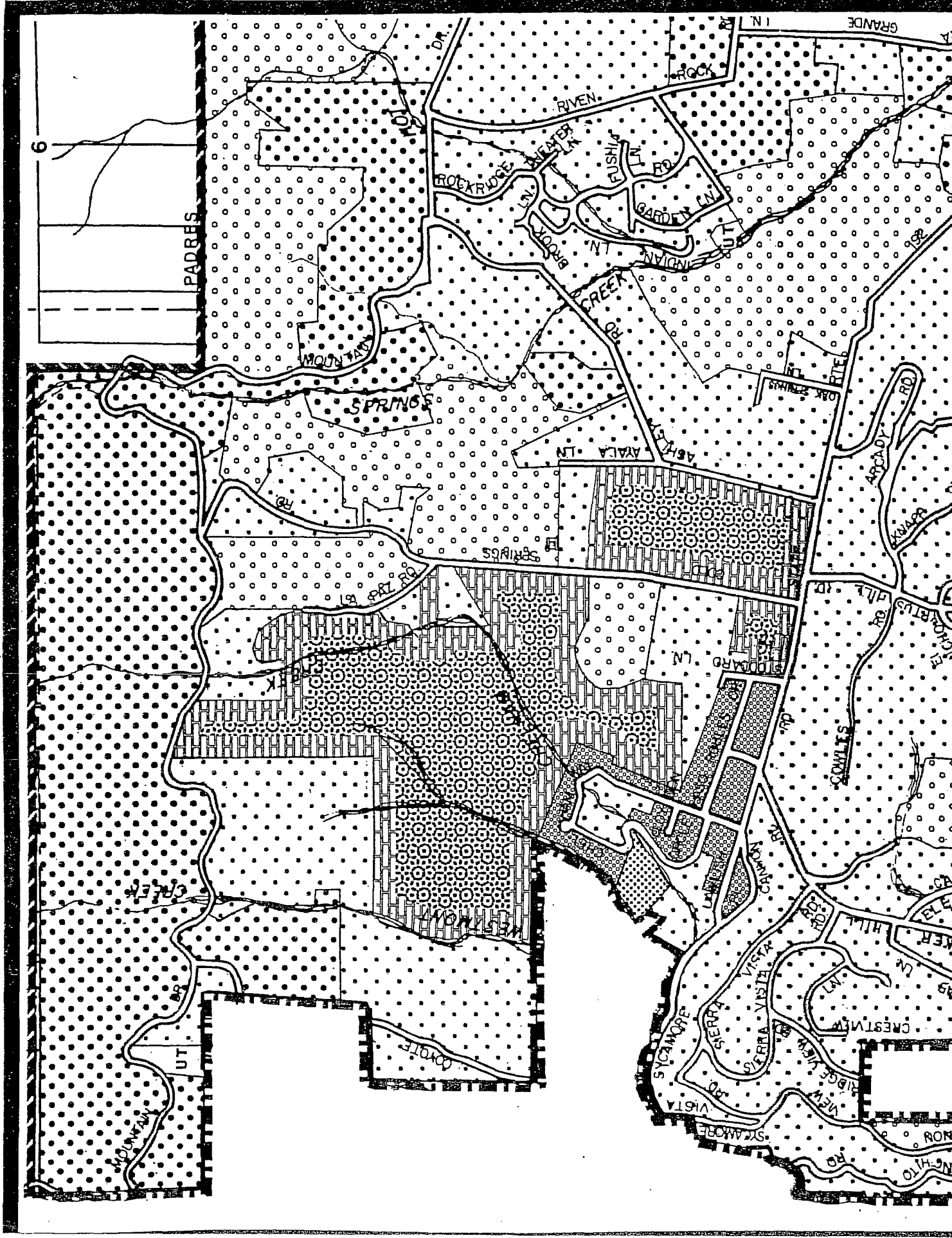
OVERLAY SYMBOLS

-  SPA

BOUNDARY LINES

-  COMMUNITY PLAN AREA
-  URBAN/RURAL
-  COASTAL ZONE

Coastal Zone Boundary and Land Use Designations within the Coastal Zone are pending certification by the California Coastal Commission



PADRES

SPRINGS

CREEK

RIVER

COYOTE

STAMBOLE

VIEW

KEP

WATER

EL

ARCADY

WARR

LOOK

SPRINGS

RITE

GRANDE

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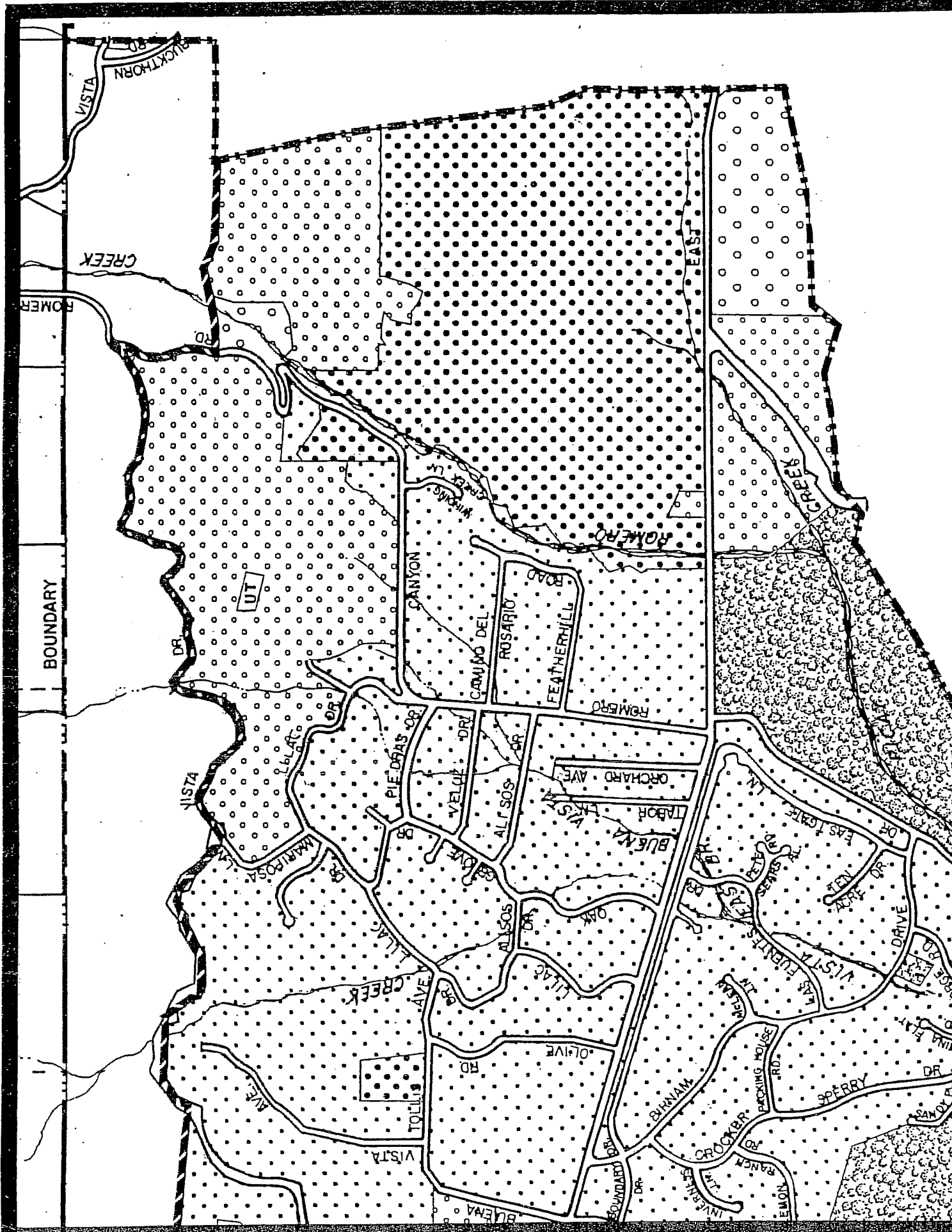
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VISTA
BLUCKTHORN RD

CREEK

ROMERO

RD

EAST

BOUNDARY

UT

CANYON

WICKING CREEK LN

CAMINO DEL ROSARIO

FEATHERHILL ROAD

ROMERO

ROMERO

VISTA

MANRIQUESA

PIE DRAS DR

VELUT DR

ALT SOS DR

ORCHARD AVE

BUENA TABOR LKS

ALLAN CREEK

ALLOS DR

ILLAC DR

OLIVE RD

AVE

VISTA

BUENA

BOUNDARY DR

WANNAM DR

CROCKER RD

PACKING HOUSE RD

SPERRY DR

SANDY

WILSON

BEARS RD

EAST GATE DR

TEN ACRE DR

DRIVE

WILSON

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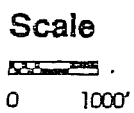
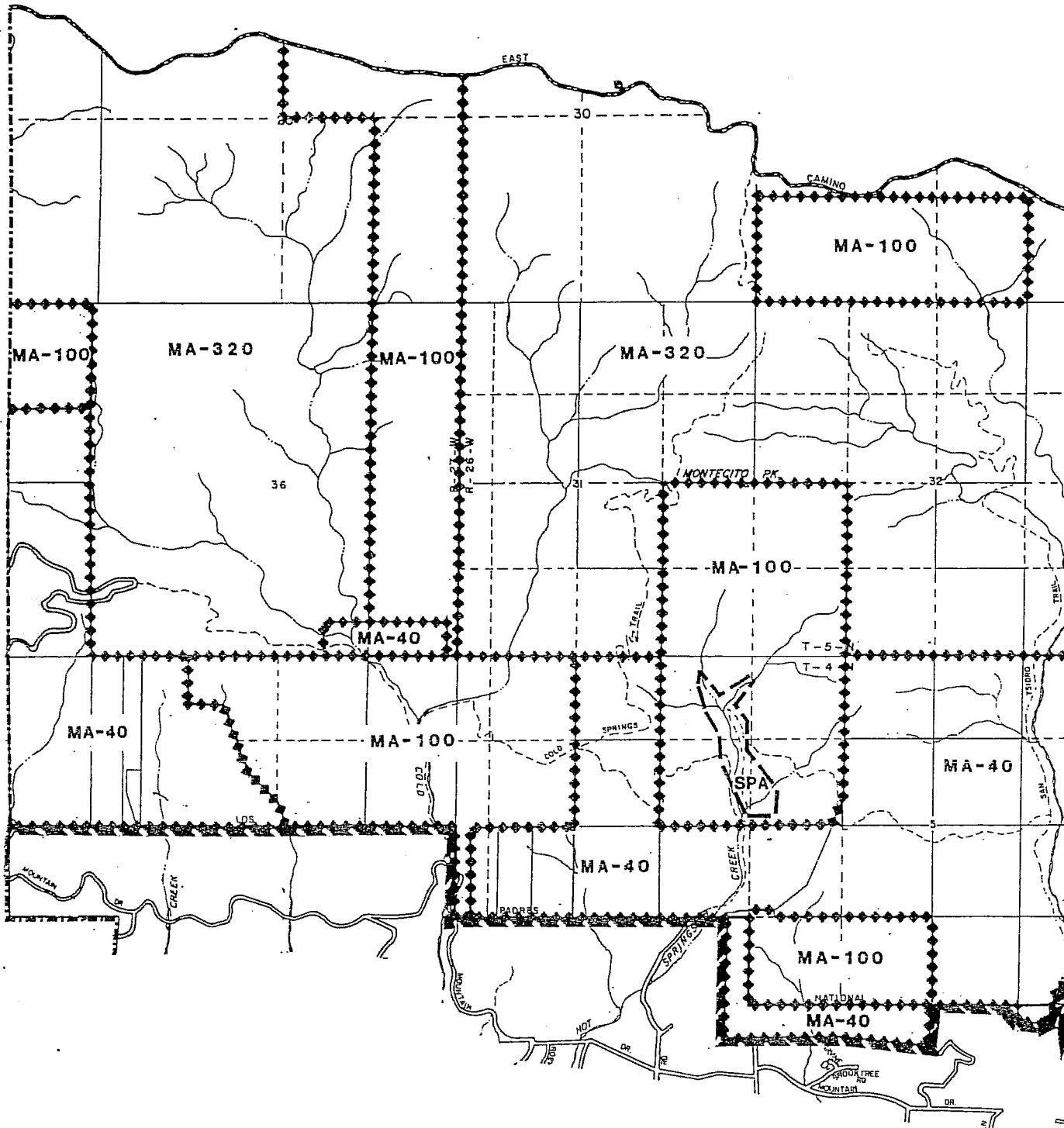
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MONTECITO COMMUNITY PLAN

To better understand land use designations adopted by the Community Plan as they relate to 1980 Comprehensive Plan designations, the following sections describe land use designations and potential buildout prior to the update process (i.e. 1980 Comprehensive Plan) and as adopted by this Community Plan. These sections describe land use designations and buildout in terms of three general geographic regions within Montecito, namely, the Central Urban sub-area, Coastal sub-area, and Mountain sub-area. Figure 19 outlines the boundaries of each sub-area.

As noted earlier, Phase I of the Community Plan update included interim changes to the 1980 Comprehensive Plan land use designations. These changes were broad in scope and were expected to be refined in Phase II. Notable among the changes made by Phase I were the addition of a "Semi-rural Residential" (SRR) designation which replaced the previous "Residential" designation and the increase of "Mountainous Area" minimum parcel sizes. Phase I changes to the 1980 Comprehensive Plan were depicted on land use maps and have been in use since mid-1991 with the knowledge that new designations will be forthcoming when the Community Plan is adopted. Because Phase I land use designations were temporary in nature and were expected to be refined in Phase II, they are not described in the following section.

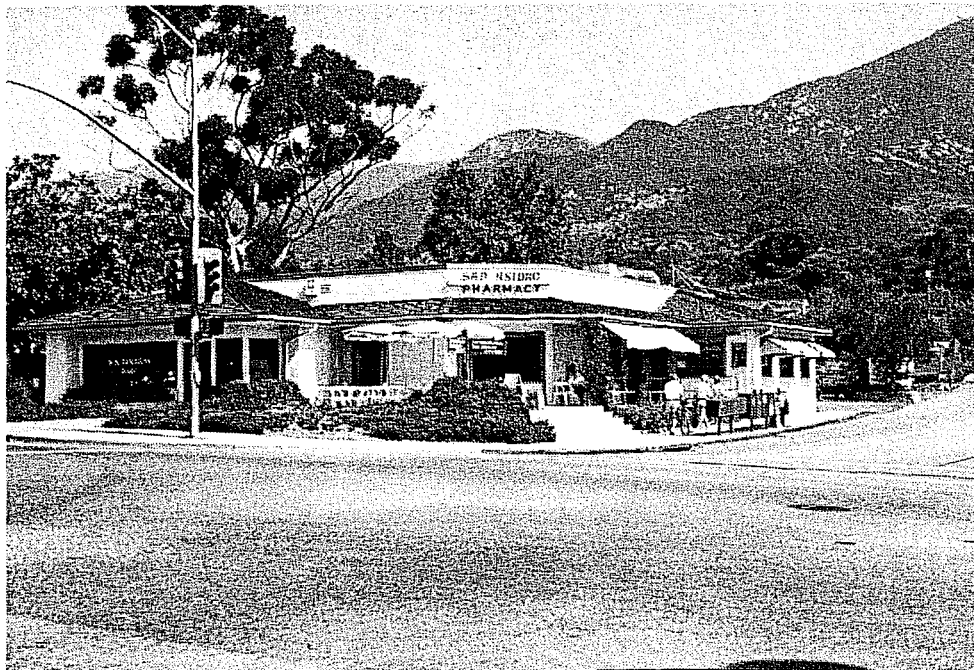
1. Central Urban Sub-area

Location: The Central Urban sub-area is bordered to the north by the Los Padres National Forest; to the south by Highway 101; to the east roughly by Picay Creek, and to the west by Santa Barbara City Limits. The southern portion of the sub-area includes parcels within the Coastal Zone.

Existing Land Use Characteristics: The Central Urban sub-area is generally characterized as semi-rural, consisting primarily of single family homes on lots of one acre or larger. Currently, the sub-area supports approximately 2,200 units and 500 vacant parcels which vary in size from 0.3 to 84.0 acres. The sub-area contains a variety of residential densities and minimum parcel sizes which are consistent with historical development patterns in Montecito where large lots/homes and neighborhoods of small lots/cottages have developed side-by-side. The area also contains scattered historic estates with homes constructed by early settlers usually from the Eastern United States. Narrow winding roads and a lack of sidewalks and traffic lights reflect the area's semi-rural character. Located within the Central sub-area are the Village area, the central core of Montecito and its only commercial center, and Manning Park, its only public park.

Previous Comp. Plan Land Use Designations and Potential Buildout: Prior to the Community Plan update, the Central Urban sub-area was predominantly composed of parcels designated Residential 1.0 which allowed one unit per acre; only a few

MONTECITO COMMUNITY PLAN



The Village; a key feature of Montecito's Central Urban Sub-area and the Community's primary commercial center

parcels had densities greater than 4.6 units per acre. Notable exceptions to the residential designations included: the Village area which was designated neighborhood commercial, the Valley Club which was designated Public or Private Recreation and/or Open Space, the San Ysidro Ranch property which was designated

Resort/Visitor Serving Commercial, La Casa de Maria Retreat House which was designated Educational Facility, and Westmont College which contained parcels designated Educational Facility.

Under the 1980 version of the Comprehensive Plan, the Central Urban sub-area had a potential buildout of approximately 2500 of the 3000 units.

Community Plan Land Use Designations and Potential Buildout: Notable among the changes adopted by the Community Plan was the introduction of a new land use designation: Semi-rural Residential (SRR). The purpose of this designation is to provide for low-density residential development that will preserve the semi-rural character of an area. In general, within the Central Urban and Coastal sub-areas, parcels previously designated "Residential" were changed to SRR; the "Residential" land use/zoning designation no longer exists in Montecito. Also significant was the relocation of Montecito's urban/rural boundary which expands the rural area and causes certain parcels located along Mountain Drive and other mountainous areas to change in designation from Residential to Mountainous Area; and the application of affordable housing provisions to the commercial, educational and multi-family parcels in the central portion of the community. Other changes implemented by the Community Plan include a Public Utility (PU) designation for properties owned by utilities which did not previously have the PU designation (e.g. Montecito Water District property, Montecito Fire District property, Riven Rock Mutual Water

MONTECITO COMMUNITY PLAN

Company property), an Educational Facility designation for some Westmont College and Lotusland Foundation properties which were previously designated Residential, and a Recreation/Open Space designation for Birnam Wood golf course properties which were previously designated residential.

Under the Community Plan, the sub-area's additional potential buildout is reduced to approximately 684 units, approximately 48 of which would be affordable units as prescribed by affordable housing overlays. This reduction in buildout is the result of changing moderate density Residential designations to lower density Residential.

2. Coastal Sub-area

Location: The Coastal sub-area encompasses approximately 290 acres between Highway 101 and the Pacific Ocean. All parcels within the sub-area are in the Coastal Zone.

Existing Land Use Characteristics: The northern portion of the Coastal sub-area is primarily developed with cottages and duplexes. Notable in the northern portion is a 14 acre undeveloped parcel



A typical roadway and neighborhood in Montecito's Coastal Sub-area

south of Jameson Lane and west of Montecito Creek. Coastline development consists of an exclusive residential community immediately above or on the beach, two major hotel complexes, the Miramar and the Biltmore, and several condominium or clustered developments. The density of development is fairly high with no vertical beach access at the western end, minimal vertical access in the middle section and adequate vertical access at the eastern end. Also included in the sub-area are the Santa Barbara Cemetery and Music Academy of the West. An environmentally

MONTECITO COMMUNITY PLAN

sensitive habitat (ESH) has been identified on the southern portion of the Music Academy property, and a flood hazard exists along Montecito Creek and Hot Springs Road.

Previous Comprehensive Plan Land Use Designations and Potential Buildout: The previous Comprehensive Plan assigned various designations to the Coastal sub-area. In the north of the sub-area, near Virginia and Danielson Roads, parcels were designated Residential 12.3 units per acre. Also designated Residential 12.3 were the Humphrey/Eucalyptus Road and Bonnymede Drive neighborhoods and two smaller parcels in the sub-area's east and west end. The Montecito Sanitary Disposal Plant had a designation of Public Utility, the Santa Barbara Cemetery had a designation of Cemetery, the Music Academy of the West had a designation of Educational Facility, and the Biltmore and Miramar Hotels had designations of Resort/Visitor Serving Commercial.

Under the 1980 Comprehensive Plan, the Coastal sub-area had a potential buildout of approximately 360 units. Many parcels were built-out, and very few residential parcels with densities less than 4.6 unit per acre had the potential to add units. Several small parcels designated Residential 12.3 each had the potential to add nine to fifteen units.

Community Plan Land Use Designations and Potential Buildout: The primary land use designation changes applied by the Community Plan include the redesignation of several Residential parcels to Semi-rural Residential and the creation of an affordable housing overlay for the Virginia/Danielson Road area. Also changed were Southern Pacific Rail Road parcels which had been designated Right of Way but were changed to Transportation Corridor.

Under the Community Plan, the Coastal sub-area has an additional potential buildout of approximately 199 units, approximately 146 of which would be affordable units as prescribed by affordable housing overlays. Most of the reduction in potential buildout is the result of rezoning ten parcels from high density Residential to lower density Residential.

3. Mountain Sub-area

Location: The Mountain sub-area is bordered to the south by the Los Padres National Forest boundary and extends north, west and east to the limits of the Montecito Planning Area. The sub-area encompasses 9,984 acres and is located approximately 1/2 mile north of Mountain and Bella Vista Drives and just south of East Camino Cielo.

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Existing Land Use Characteristics: The Mountain sub-area is characterized by mountainous terrain covered with chaparral. The average slope of the area is in excess of 40 percent; fire hazard



Mountain Drive, along the northern portion of the Central sub-area

is extreme, and public road access and availability of public services are extremely limited. Currently, the area is largely open space (there are 79 vacant parcels, encompassing 9,795 acres of open space; only nine units have been built). Several creeks with undisturbed riparian vegetation exist within the sub-area (e.g. Romero Canyon Creek, San Ysidro Creek, Hot Springs Creek, and Cold Springs Creek). Oak woodland borders riparian vegetation in at least one location along each creek. A particularly substantial woodland borders the upper reaches of Cold Springs Creek. In addition to chaparral, riparian vegetation and oak woodland, several sensitive plants have been identified in the area.

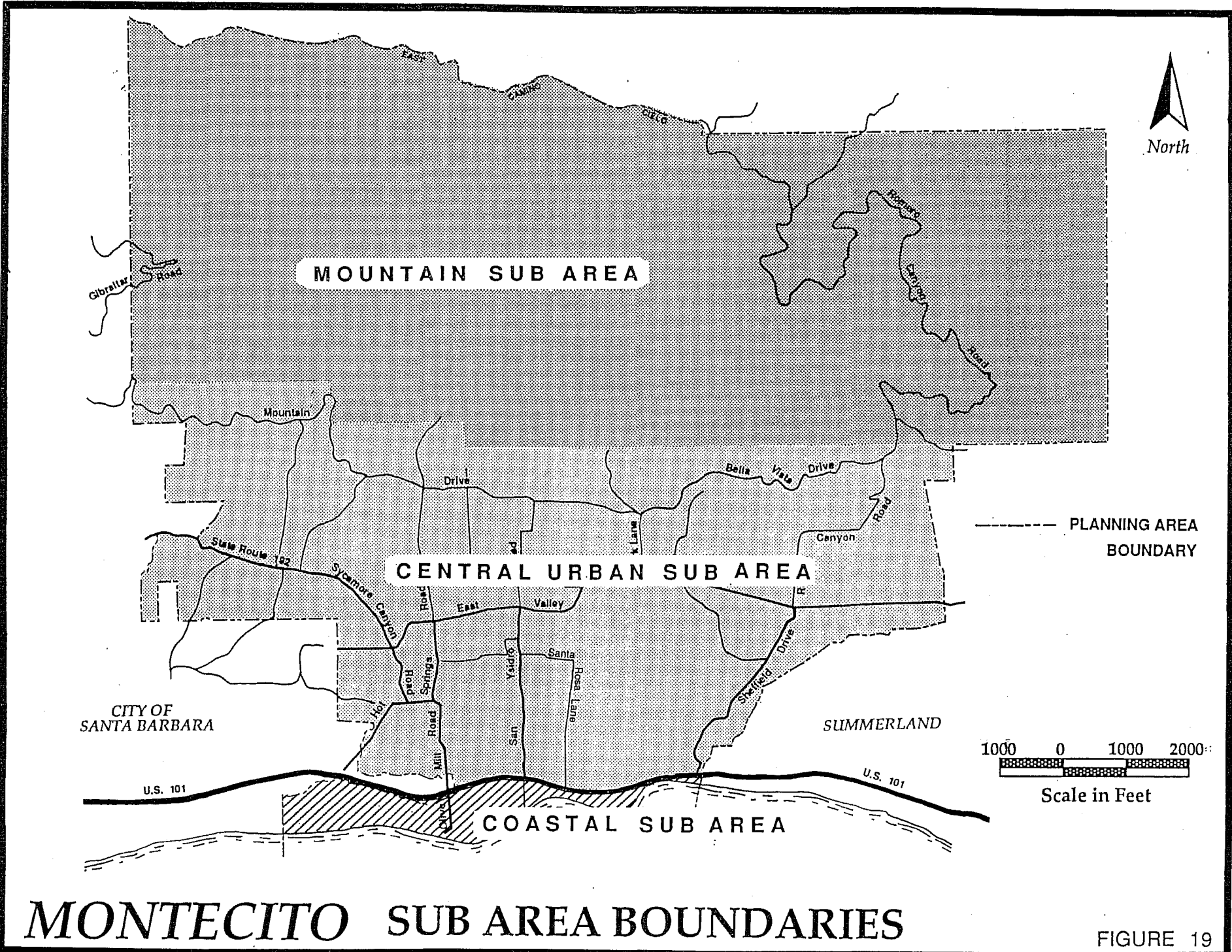
Previous Comprehensive Plan Land Use Designations and Potential Buildout: Prior to the Community Plan update, the majority of parcels within the Mountain sub-area had a Comprehensive Plan designation of Mountainous Area (MA) with a density of one unit per 40 or 100 acres. The intent of the Mountainous Area designation is to keep such lands free of intensive development so that they may be reserved for watershed, scenic enjoyment, grazing and orchards. Also within the sub-area were two large parcels (298 and 401 acres) designated for Agriculture and one parcel contains the spa overlay designation.

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Under the 1980 Comprehensive Plan, the Mountain sub-area had a potential buildout of approximately 160 units. Most parcels had the potential to add one unit, but several larger parcels had the potential to add two to ten units.

Community Plan Land Use Designations and Potential Buildout: The Community Plan converts the entire Mountain sub-area to the Mountainous Area designation and add MA-320 and MA-640 density designations to certain parcels. However, the sub-area will remain primarily one unit per forty acres (MA-40).

Under the Community Plan, the potential additional buildout of the area was reduced to approximately 80 units, none of which will be affordable. This reduction is the result of rezoning MA parcels (e.g. MA-40 to MA-100, MA-100 to MA-320 or MA-640). The area of the spa overlay is reduced to 20 acres of the original parcel and overnight accommodations would not be permitted at the spa site.



MONTECITO SUB AREA BOUNDARIES

FIGURE 19

III. COMMUNITY DEVELOPMENT

GOALS, POLICIES & ACTIONS

MONTECITO COMMUNITY PLAN

III. COMMUNITY DEVELOPMENT: GOALS, POLICIES, AND ACTIONS

GOAL G-M-1: Maintain And Preserve The Residential, Low Intensity, Semi-Rural Character Of Montecito.

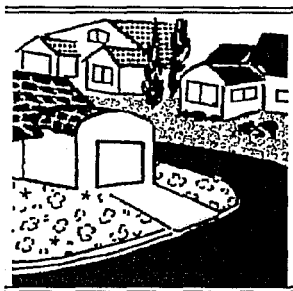
Policy G-M-1:

All existing Countywide and Coastal Plan policies apply to the Montecito Planning Area in addition to those specific policies and action items identified below.

Policy G-M-2:

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

MONTECITO COMMUNITY PLAN



A. LAND USE - COMMUNITY CHARACTER

GOAL LU-M-1: In Order To Protect The Semi-Rural Quality Of Life, Encourage Excellence In Architectural And Landscape Design. Promote Area-Wide And Neighborhood Compatibility; Protect Residential Privacy, Public Views, And To The Maximum Extent Feasible, Private Views Of The Mountains And Ocean.

Policy LU-M-1.1: Architectural and development guidelines shall be adopted, implemented, and enforced by the County in order to preserve, protect and enhance the semi-rural environment of Montecito and the natural mountainous setting.

Action LU-M-1.1.1: Architectural Guidelines and Development Standards shall be developed by the County in consultation with the Montecito Association, and the General Plan Advisory Committee and adopted by the County Board of Supervisors by the end of fiscal year 1992-93 in order to preserve, protect and enhance the semi-rural environment of Montecito. These standards and guidelines shall apply to all new residential and commercial development, major exterior remodels and "teardowns" (as defined by the guidelines). These guidelines shall address (but not be limited to):

- a. Residential floor area allowed based on lot size;
- b. Potential visual impacts resulting from project design and neighborhood compatibility issues;
- c. Site planning (e.g. location of easements; impacts to sensitive habitats; amount and extent of grading; size, mass, scale, height of structure);
- d. Impacts to public and private views and of the mountains and ocean;
- e. Impacts to neighbor's privacy;
- f. Architectural design;
- g. Appropriate landscaping (including native plants) and potential loss of existing vegetation;
- h. Exterior illumination of structures, roads and property;

MONTECITO COMMUNITY PLAN

- i. Entrance gates;

The County (with assistance from the Montecito community) shall periodically review and update the Architectural Guidelines and Development Standards to strive to ensure their continued effectiveness.

Action LU-M-1.1.2: While developing the Architectural and Development Guidelines, the County shall review the Article IV Zoning Ordinance and consider amendments that create sideyard setbacks that vary in ratio to lot size and lot width in the residential zone districts.

Action LU-M-1.1.3: The Architectural Guidelines and Development Standards shall include specific provisions and guidelines for commercial development.

Action LU-M-1.1.4: The Architectural Guidelines and Development Standards shall define "minor alteration or addition."

Action LU-M-1.1.5: The Architectural Guidelines and Development Standards shall provide sign guidelines for commercial areas. These guidelines shall specify:

- a. The size, type, and placement of signs allowable on buildings;
- b. Construction and illumination specifications;
- c. Regulations for prohibited signs and definitions for sign exemptions;

Sign applications shall follow the procedure set forth in the Santa Barbara County Sign Ordinance (#2077) or its successor. The Resource Management Department shall enforce both the Sign Guidelines and the requirements of the Sign Ordinance.

Action LU-M-1.1.6: The Architectural Guidelines and Development Standards shall establish clear and objective standards for review of both the applicant and the Board of Architectural Review by developing a residential Floor Area Ratio (F.A.R.) in combination with height limitations, structural setbacks, and other standards related to the size, mass, scale, and bulk of residential units. In addition, specifications for limitations and exceptions to the residential F.A.R. shall be included.

Policy LU-M-1.2: Excessive grading for the sole purpose of creating or enhancing views shall not be permitted.

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Development Standard LU-M-1.2.1: New structures shall be limited to an average height of 16 feet above finished grade where site preparation results in a maximum fill of 10 feet or greater in height.

GOAL LU-M-2: Preserve Roads As Important Aesthetic Elements That Help To Define The Semi-Rural Character Of The Community. Strive To Ensure That all Development Along Roads Is Designed In A Manner That Does Not Impinge Upon The Character Of The Roadway.

Policy LU-M-2.1: New structures shall be designed, sited, graded, and landscaped in a manner which minimizes their visibility from public roads.

Action LU-M-2.1.1: In order to maintain the naturalized landscape currently characteristic of Montecito's residential roadways, standards shall be included in the Montecito Architectural and Development Guidelines which require that new structures and on-site parking areas in residential areas be screened from view from adjacent public roadways to the maximum extent feasible by careful site planning and landscaping.

Action LU-M-2.1.2: The Architectural Guidelines and Development Standards shall provide protection of identified view corridors through maximum integration of new development with natural vegetation and topography.

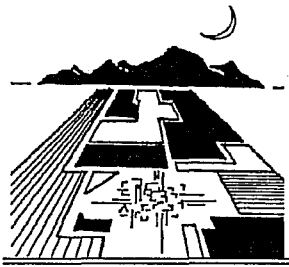
Policy LU-M-2.2: Lighting of structures, roads and properties shall be minimized to protect privacy, and to maintain the semi-rural, residential character of the community.

Action LU-M-2.2.1: The Architectural and Development Guidelines shall include standards for all outdoor illumination, including standards for public street lighting (e.g. style of light standards, brightness, and appropriate locations).

Policy LU-M-2.3: Priority for undergrounding of utilities should be given to the following roadways (in order of priority): San Ysidro Road, East Valley Road, Lower Hot Springs Road, and Olive Mill Road. Where power lines are undergrounded, undergrounding design shall include measures that will maintain magnetic field exposure at ambient levels as determined by field measurements.

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B. LAND USE - GENERAL



GOAL LUG-M-1: Comprehensively Plan For, And Maintain, An Ultimate Community Buildout That Is Based On The Conservation Of Limited Resources. Infrastructure And Services Planning Shall Respect The Need To Preserve The Community's Existing Quality Of Life And Community Character And Shall Be Scaled To

Accommodate Growth Provided Within The Context of The Adopted Land Use Maps And This Plan.

Policy LUG-M-1.1: The County shall recognize that the Montecito Planning Area is a community nearing its full buildout potential, and shall require that development respect its small town, semi-rural character.

Policy LUG-M-1.2: The ultimate buildout determined for the Montecito Rural Area shall minimize the need for services and infrastructure by retaining large minimum parcels sizes in areas intended primarily for resource management and passive recreational uses. Residential uses shall respect the need to protect natural, visual, and aesthetic resources.

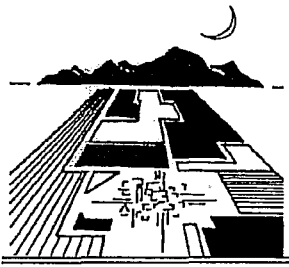
Action LUG-M-1.2.1: The County shall adopt the Community Plan Land Use Maps as the Comprehensive Plan Land Use Maps and the Local Coastal Plan Land Use Maps for the Montecito Planning Area.

GOAL LUG-M-2: Achieve Residential Development Patterns That Maintain The Desired Balance Between Growth And Availability Of Community Resources And Services.

Policy LUG-M-2.1: Agricultural activities on residential parcels that are consistent with the provisions of the applicable residential zone district shall be supported and encouraged by the County.

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C. LAND USE - RESIDENTIAL



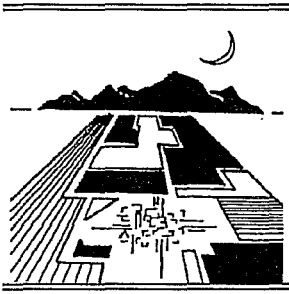
GOAL LUR-M-1: Encourage And Protect Diversity Of Housing Types, While Maintaining The Predominately Large Lot, Single Family, Identity Of The Community.

GOAL LUR-M-2: Achieve Land Uses In Montecito That Are Consistent With County Regulations And Ordinances.

Policy LUR-M-2.1: Zoning enforcement including the elimination or legalization of illegal residential uses shall be given a high priority by the County.

Development Standard LUR-M-3.1.1: In order to avoid onsite sensitive resources, minimize impacts, provide planning flexibility and be consistent with good planning practice, the County would consider a future development option for the Featherhill Ranch and Rancho San Carlos (APN 155-030-045, 155-070-01, -02, -03, -07, -08, -12, -13, -14) which provides for development on smaller or larger parcels than otherwise permitted by current zoning, without altering the density of development permitted by the County's Comprehensive Plan. (added by 95-GP-3, Resol. 95-540; 11/28/95)

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D. LAND USE - COMMERCIAL

GOAL LUC-M-1: Strive To Ensure That All Commercial Development And Uses Respect The Scale And Character Of Surrounding Residential Neighborhoods.

- Policy LUC-M-1.1:** Commercially designated land serving local needs shall be provided within the "Village Area" but not expanded to new sites.
- Policy LUC-M-1.2:** New commercial land designations and uses shall be limited to those needed to serve the greater Montecito community (i.e., neighborhood commercial (CN) zoned).
- Action LUC-M-1.2.1:** For planning purposes the County acknowledges Coast Village Road as serving many commercial needs in the Montecito community. The County should continue to work cooperatively with the City of Santa Barbara to minimize impacts to the infrastructure, resources, and public services resulting from the development of this area and its environs.
- Policy LUC-M-1.3:** No additional Visitor-Serving Commercial (i.e. CV-zoned) areas shall be designated in Montecito. However, existing resort hotels and motels may be improved on existing sites.
- Policy LUC-M-1.4:** A maximum Floor Area Ratio (F.A.R) of 0.25 shall be applied to parcels zoned Neighborhood Commercial (CN). A reduction in the maximum F.A.R. however may be required for consistency with other adopted goals, policies and regulations, or may be required for compatibility with surrounding areas. The maximum F.A.R. shall not apply to on-site affordable housing, pursuant to provisions of the Neighborhood Commercial zone district.
- Action LUC-M-1.4.1:** Amend Article IV text to add an F.A.R. requirement in the Neighborhood Commercial (CN) zone district.
- Policy LUC-M-1.5:** A maximum Floor Area Ratio (F.A.R) of 0.25 shall be applied to parcels zoned Resort-Visitor Serving (CV) in the Coastal Zone, and a maximum FAR 0.10 shall be applied to parcels

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zoned CV in non-coastal areas. A reduction in the maximum F.A.R. however may be required for consistency with other adopted goals, policies and regulations, or may be required for compatibility with surrounding areas. The maximum F.A.R. shall not apply to on-site affordable housing, pursuant to provisions of the Resort-Visitor Serving Commercial zone district or for projects where a finding for a zoning ordinance variance may be made.

Action LUC-M-1.5.1: Amend Articles II/IV text to add an F.A.R. requirement in the Resort-Visitor Serving (CV) Zone District.

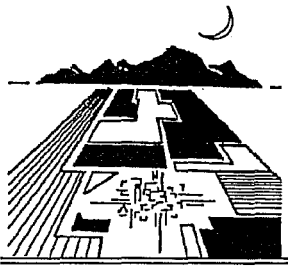
Policy LUC-M-1.6: Improvements to resort visitor-serving hotels shall be designed to be consistent with the existing historic "Cottage Type Hotel" tradition from the early days of Montecito. "Cottage Type Hotel" is defined by cottages limited to six guest rooms each, which are generally single story in height.

Action LUC-M-1.6.1 The Montecito Architectural Guidelines and Development Standards shall include criteria for "Cottage Type" hotels. These criteria shall include (but not be limited to) a limitation of six guest rooms per cottage, height limitations for new and reconstructed cottages and landscaping standards.

GOAL LUC-M-2: Encourage Residential Mixed Use At Affordable Levels In Neighborhood Commercial And Visitor-Serving Commercial Areas, In Order To Meet Local Housing Needs As Well As To Minimize Impacts On Traffic And Air Quality.

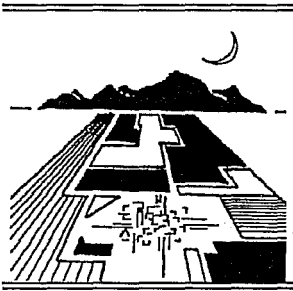
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E. LAND USE - INDUSTRIAL



GOAL LUI-M-1: Industrial Uses Are Not Compatible With The Semi-Rural Residential Character Of Montecito. Continue To Prohibit Industrial Uses In Montecito.

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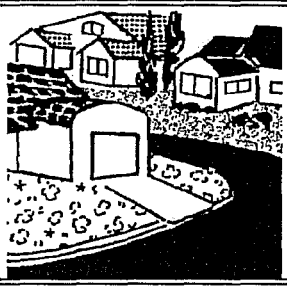
F. LAND USE - EDUCATIONAL, INSTITUTIONAL AND OTHER PUBLIC OR QUASI- PUBLIC USES

GOAL LUED-M-1: Provide For Educational And Institutional Uses That Are Harmonious And Compatible With The Character And Fabric Of The Existing Residential Community.

Policy LUED-M-1.1:

All educational, institutional, and other public & quasi-public uses shall be developed and operated in a manner compatible with the community's residential character.

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G. LAND USE - HOUSING

GOAL H-M-1: Strive To Ensure That Montecito Meets Its Fair Share Of Affordable Housing Within The Planning Area.

Policy H-M-1.1:

In addition to the application of the policies and programs embodied in the County's Housing Element, the County shall continue to seek feasible methods for the provision of affordable housing within the Montecito Planning Area.

Policy H-M-1.2:

Affordable housing in Montecito should be provided through a variety of means and distributed geographically throughout the community to the extent that environmental and public service constraints allow. The County shall encourage the production of affordable housing in areas identified by an affordable housing overlay or where allowed by applicable zone districts. Such development must be consistent with the architectural and development standards mandated by this community plan and consistent with other applicable goals and policies of this community plan.

Action H-M-1.2.1:

The provision for secondary residential units on Neighborhood Commercial (CN) zoned properties in the Article IV zoning ordinance shall be amended as follows:

- a. One residential unit (up to 800 sq. ft. for a studio or one-bedroom unit or up to 1,000 sq. ft. for a two bedroom unit) may be permitted on each legal parcel, provided that the unit is rented at affordable levels, pursuant to County affordability criteria, and that the residential use is secondary to the primary commercial use on the same lot.
- b. Two to four residential units (up to 800 sq. ft. for each studio or one-bedroom unit or up to 1,000 sq. ft. for each two bedroom unit) which are rented at affordable levels pursuant to County affordability criteria may be permitted on each lot by Minor Conditional Use Permit provided that the residential use is secondary to the primary commercial use on the same lot.

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Action H-M-1.2.2: The provision for secondary residential units on Visitor-Serving Commercial (CV) zoned properties in the Articles II and IV zoning ordinances shall be amended as follows:

- a. One residential unit (up to 800 sq. ft. for a studio or one-bedroom unit or up to 1,000 sq. ft. for a two bedroom unit) may be permitted by right on each legal parcel, provided that the unit is rented at the affordable levels, pursuant to County affordability criteria and that the residential use is secondary to the primary commercial use on the same lot.
- b. Two to four residential units (up to 800 sq. ft. for each studio or one-bedroom unit or up to 1,000 sq. ft. for each two bedroom unit) which are rented at affordable levels pursuant to County affordability criteria may be permitted on each lot by Minor Conditional Use Permit provided that the residential use is secondary to the primary commercial use on the same lot.

Action H-M-1.2.3: The County shall consider developing an amendment to the Article IV zoning ordinance to include an Educational Facility affordable housing overlay which shall be placed on all properties within Article IV boundaries that are designated as Educational Facilities on the land use plan maps. The overlay may provide for the following:

- a. One residential unit (up to 800 sq. ft. for a studio or one-bedroom unit or up to 1,000 sq. ft. for a two bedroom unit) may be permitted by right on each legal parcel, provided that the unit is rented at affordable levels, pursuant to County affordability criteria, and that the residential use is secondary to the primary educational use on the same lot.
- b. Two to four residential units (up to 800 sq. ft. for each studio or one-bedroom unit or up to 1,000 sq. ft. for each two bedroom unit) which are rented at affordable levels pursuant to County affordability criteria may be permitted on each lot by Minor Conditional Use Permit provided that the residential use is secondary to the primary educational use on the same lot.
- c. More than four units (up to 800 sq. ft. for each studio or one-bedroom unit or up to 1,000 sq. ft. for each two bedroom unit) which are rented at affordable levels pursuant to County affordability criteria may be permitted on each lot by Major Conditional Use Permit provided that the use is secondary to the primary educational use on the same lot.

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Action H-M-1.2.4: An affordable housing zoning overlay or other mechanism shall be considered for application to specific residential parcels as shown on the Montecito Community Plan Land Use Maps. The overlay or other mechanism shall allow a specified increase in residential density over the parcel's base density provided that 50 percent of the units constructed are affordable as defined by County affordability criteria.

The Affordable Housing Overlay or other mechanism may be applied to the following areas in the Montecito Planning Area, which were selected based on the sites low or moderate environmental constraints, proximity to transit and services, and sufficient room for proper site design to avoid constraints. The potential affordable housing sites are shown on Figure 20. While not all of the sites meet each of these criteria, they meet the majority. The overlay or other mechanism would include the development standards which follow.

1. Hosmer Adobe Parcel (009-060-049)

Base Land Use Density: 1 unit

Affordable Housing Density: 16 units

Development Standards:

1. Hosmer Adobe shall be preserved, as a community resource and shall not be removed or damaged.
2. A Phase I survey shall be performed and the County's Cultural Resource Guidelines shall be followed.
3. New development shall utilize low-flow plumbing fixtures and maximize the use of drought-tolerant species and low water use irrigation for landscaping.
4. Development shall be sited and designed to avoid the removal of native and non-native trees. If such trees are damaged or removed, an RMD approved tree replacement program shall be implemented consistent with the policies and development standards of the Montecito Community Plan.
5. A landscape plan including the preservation of large scenic trees within development areas and along San Ysidro Road shall be implemented, and if necessary, a landscape buffer along San Ysidro Road shall be provided.
6. An acoustical analysis shall demonstrate that all new development is sited and designed to reduce both interior and exterior noise levels to below County standards. This may be accomplished through a variety of approaches including setback of units and exterior living spaces from noise corridors, orientation of units away from noise sources, use of soundwalls and/or berms in the landscape plan, and/or construction techniques to reduce interior noise levels.
7. A construction emissions program shall be implemented. The program shall include keeping graded areas damp with reclaimed water during

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excavation, revegetating graded areas, covering soil stockpiles and tarping trucks transporting fill.

8. Development shall be subject to Fire Department review and approval; Fire Department standards and special conditions shall be followed and implemented.

9. The applicant shall contribute an amount as specified by the Public Works Transportation Division calculated on a per peak hour trip basis to be combined with County, State and Federal funds for future road improvements in the Montecito Planning Area.

Potential Affordable Units: 8

2. South Jameson (Hammond) Property (009-320-003 and -004)

Base Land Use Density: 1 unit per 3 acres

Affordable Housing Density: 46 units

Development Standards:

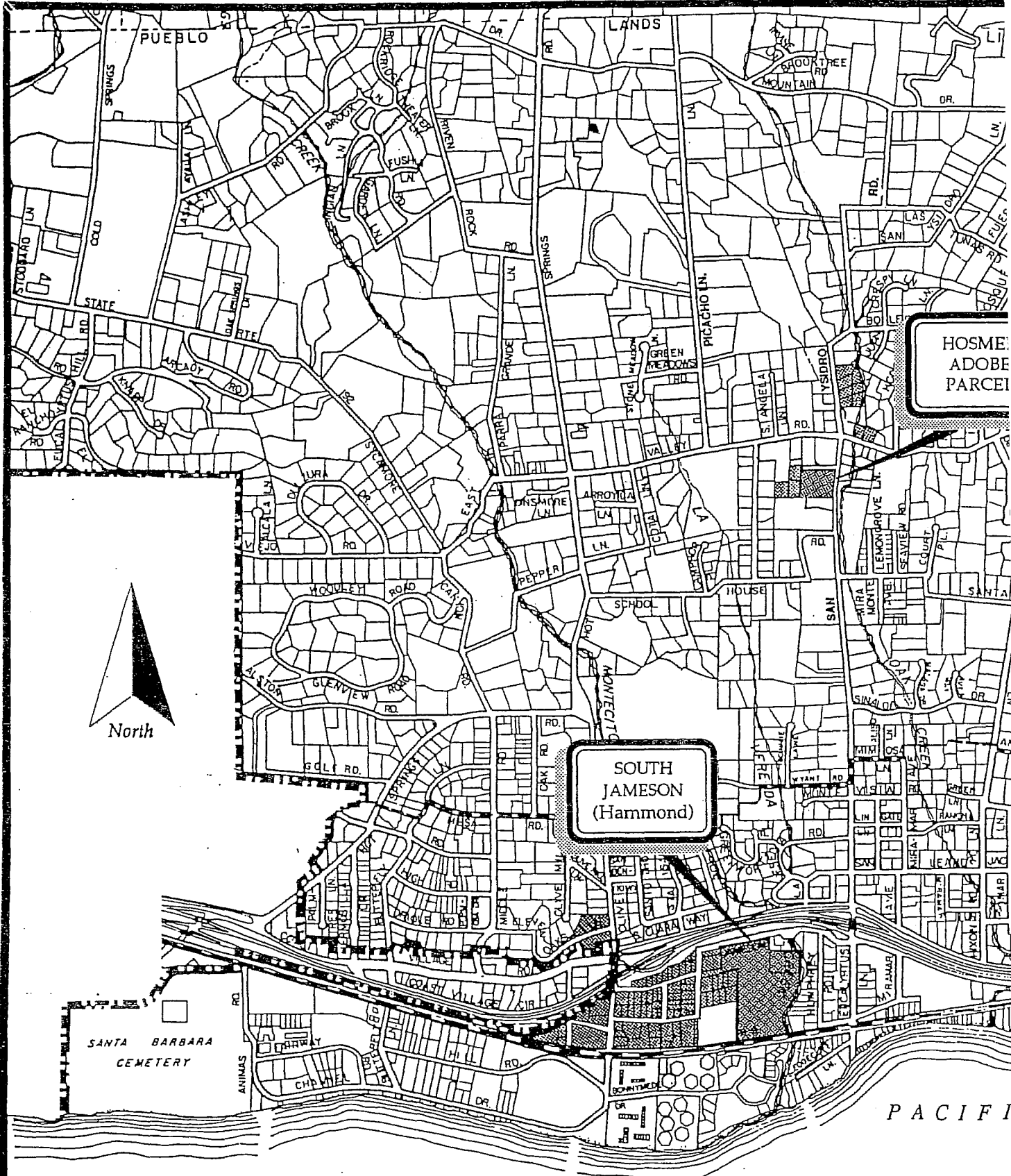
1. Development shall be clustered on the northern portion of the property adjacent to South Jameson Lane. The remaining portion of the property should be allocated to open space with the intent of continuing organic farming on the site to the extent feasible.
2. Development shall be clustered in a manner such as to:
 - a. Provide unobstructed views of the open space area from South Jameson Lane;
 - b. Allow access to the rear portion of the site;
 - c. Adequately buffer any organic farming operations from the residences;
 - d. Preserve to the extent feasible existing specimen and native trees on the site.
3. If applicable, potential buyers of the residential units shall be notified through a notice on their property title that organic farming may occur on the site;
4. Improvements to the San Ysidro Road overpass shall be required prior to the development of the site.
5. To minimize increased noise, lighting, etc. and loss of privacy for uses to the west, all new development shall be sited and designed in a manner that least impacts existing development.

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6. The applicant shall contribute an amount as specified by the Public Works Department Transportation Division calculated on a per peak hour trip basis to be combined with County, State, and Federal funds for future road improvements in the Montecito Planning Area.
7. Development shall be set back at least 50 feet from Montecito Creek's top of bank, and the creek shall be revegetated with appropriate native species.
8. Flood Control District standards and conditions shall be implemented.
9. A landscape plan including to the extent feasible, the preservation of oak trees within development areas and along South Jameson Road shall be implemented, and if necessary, a landscape buffer along South Jameson Road shall be provided.
10. A Phase I survey shall be performed and development shall adhere to the County's Cultural Resource Guidelines.
11. An acoustical analysis shall demonstrate that all new development is sited and designed to reduce both interior and exterior noise levels to below County standards. This may be accomplished through a variety of approaches including setback of units and exterior living spaces from the noise corridors, orientation of units away from noise sources, use of soundwalls and/or berms in the landscape plan, and/or, construction techniques to reduce interior noise levels.
12. Noise generating construction activities shall be limited to the hours between 7:30 to 4:30, Monday through Friday.
13. A construction emissions program shall be implemented. This program shall include keeping graded areas damp with reclaimed water during excavation, revegetating graded areas, covering soil stockpiles and tarping trucks transporting fill.
14. Fire Department standards and conditions shall be followed and implemented.

Action H-M-1.2.5 The County shall consider developing a bonus density provision in the Housing Element that shall apply to parcels in the Montecito Planning Area with a base zoning of 7-R-1 that were previously zoned 7-R-2 (A list of applicable parcels is provided in Appendix C). This provision would allow 1 additional residential unit to be constructed per legal parcel, provided that the additional unit is affordable as defined by County affordability criteria.

Action H-M-1.2.6 The County shall consider developing incentive programs (such as fee waivers, and zoning variances, and other such mechanisms) in the Housing Element that will encourage the development of affordable units as defined by County affordability criteria. These incentive programs should be applied to areas of Montecito with a base zoning of 7-R-2.



MONTECITO

AFFORDABLE HOUSING

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- Policy H-M-1.3:** The County shall promote a jobs/housing balance within the Montecito Planning Area by providing for on-site affordable units where services and resources are available.
- Policy H-M-1.4:** The County shall encourage development of employee affordable housing on the Westmont properties within the Montecito Planning Area.
- Policy H-M-1.5:** Should the County in the future consider amending the county-wide Residential Second Units Ordinance, Montecito would support the development of detached second units on parcels of 5 acres or greater for on-site caretakers and employees in order to achieve a greater jobs/housing balance in Montecito and to reduce traffic community-wide.
- Policy H-M-1.6:** The County shall support efforts by public service providers (i.e., fire, water, and sanitary districts) in Montecito to provide affordable housing within the Montecito Planning Area for use by their employees.
- Policy H-M-1.7:** Housing units provided for under County affordability criteria shall be tracked on an area-wide basis in order to: 1) assess progress towards meeting the community's long-range objectives and 2) analyze the impacts on community resources and services.

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POTENTIAL AFFORDABLE HOUSING UNITS GENERATED BY THE MONTECITO COMMUNITY PLAN HOUSING STRATEGIES

<u>Strategy</u>	<u>Potential Affordable Units</u>
Neighborhood Commercial Sites*	17
Visitor-Serving Commercial Sites*	11
Educational sites*	15
7-R-1 Zoned Bonus Density Parcels	65
7-R-2 Zoned Parcels (Incentive Program)	55
Hosmer Adobe site	8
South Jameson site	23
Total:	194 units

*Assuming that one residential unit is constructed per parcel.

IV. PUBLIC FACILITIES & SERVICES

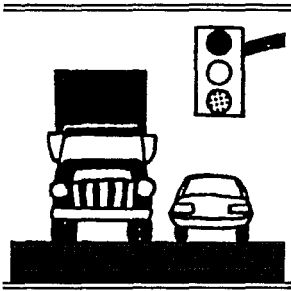
MONTECITO COMMUNITY PLAN

IV. PUBLIC FACILITIES & SERVICES

A. TRAFFIC AND CIRCULATION

1. EXISTING CONDITIONS

a. EXISTING ROADWAY NETWORK



The Montecito Planning Area is served by a street network that includes an interstate highway, a state highway, County two-lane major roadways, collector streets and local streets. The interstate highway is U.S. Highway 101, a four-lane freeway that runs through the southern portion of the Planning Area. The state highway is State Route 192 (East Valley Road) a two-lane major road which runs the length of the Planning Area, approximately two miles north of U.S. Highway 101, and travels east-west through Montecito's only commercial center (i.e. the Village). Other two lane major roads include Sycamore Canyon Road which is often used for non-local trips to

traverse the foothills; Hot Springs Road which has a high travel demand because of the Coast Village Road shopping area and San Ysidro Road which provides the main entrance to Montecito. The area's collector roads include Olive Mill Road which provides access for traffic generated by the Biltmore Hotel



Highway 101 at San Ysidro

and beachside residential community, and North Jameson Lane which serves as a frontage road along the north side of the freeway and provides local street connection of Montecito to Summerland.

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The roadway characteristics of the community are unique because of the semi-rural nature of the major and collector street system, the limited controls (i.e. only two intersections are signalized), and because most streets provide direct access to numerous residential driveways. Many roadways within Montecito are narrow and winding and often fail to meet typical County standards (twelve-foot lanes, five-foot paved shoulder). These narrow widths, winding design and extensive vegetation, while valued by area residents, tend to somewhat decrease road system traffic capacity.

Based on the community's roadway characteristics, the Montecito General Plan Advisory Committee drafted the following preamble to the traffic and circulation section:

Montecito roadways are community links for movement of goods and people by means of public and private motorized and non-motorized transportation, as well as links for pedestrian, equestrian and bicycle use. Policies have been formulated which recognize the important cultural and aesthetic qualities of the roads for community living, as well as recognizing their function for transportation. The intent of these policies is to retain the historic semi-rural character of Montecito maintained throughout the history of zoning and planning in Montecito. In addition, these policies promote circulation in keeping with appropriate development. As a result, circulation classifications and policies must take into consideration the safety of citizens seeking to enter major roadways from the numerous driveways and intersections which characterize the Montecito community road network.

b. CURRENT ROADWAY AND INTERSECTION OPERATIONAL STATUS AND IDENTIFIED SAFETY ISSUES

The current volumes of streets in the study area, measured in average daily trips (ADT), were determined from traffic counts taken in the Montecito Planning Area. Roadways in the Planning Area generally operate at volumes below their design capacities (i.e. the maximum ADTs that a roadway can accommodate) and their acceptable capacities (i.e. the maximum number of ADTs identified as acceptable by the County's Comprehensive Circulation Element). These ADT volumes are shown below.

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Montecito Roadways: Acceptable Capacities and ADTs

ROADWAY	SEGMENT	ROADWAY CLASSIFICATION	ACCEPTABLE LOS	ACCEPTABLE CAPACITY	BUILDOUT VOLUMES (ADT)
East Valley Rd	Sycamore Canyon to Hot Springs	P-3	B	10,990	9,100
East Valley Rd	Hot Springs to San Ysidro	P-3	B	10,990	9,800
East Valley Rd	San Ysidro to Buena Vista	P-3	B	10,990	10,950
East Valley Rd	Buena Vista to Sheffield	P-3	C	12,560	11,400
East Valley Rd	Sheffield to end of Planning Area	S-3	B	5,530	2,650
Sycamore Canyon Rd	Coyote Rd to Cold Springs	S-2	C	7,280	7,150
Sycamore Canyon Rd	Cold Springs to East Valley	S-1	C	9,280	8,250
Sycamore Canyon Rd	East Valley to Hot Springs	S-1	C	9,280	8,750
Hot Springs Rd	East Valley to Olive Mill	P-3	B	10,990	9,250
Hot Springs Rd	Olive Mill to Sycamore Canyon	P-3	B	10,990	4,100
Hot Springs Rd	Sycamore Canyon to Coast Village	P-3	D	14,130	13,350
Olive Mill Rd	Hot Springs to Coast Village	S-2	B	6,370	5,550
Olive Mill Rd	Coast Village to Channel Drive	S-2	C	7,280	6,950
San Ysidro Rd	East Valley to North Jameson	P-3	C	12,560	12,350
San Ysidro Rd	North Jameson to South Jameson	P-3	D	14,130	13,250
Sheffield Rd	East Valley to North Jameson	S-3	B	5,530	5,100
North Jameson Ln	Olive Mill to San Ysidro	S-3	B	5,530	4,750
North Jameson Ln	San Ysidro to Sheffield	S-3	B	5,530	4,250

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In addition to traffic counts, roadway performance is also measured in terms of "level of service" (LOS). Level of service is a qualitative measurement which varies according to a number of factors, including traffic volumes, speed, travel time, delay and freedom to maneuver. There are six levels of service, A through F, which relate to driving conditions from best to worst; Level of Service A represents free-flow conditions with no congestion, and Level of Service F represents severe congestion with stop-and-go conditions. Generally, LOS C is the minimum acceptable level of service for County intersections and roadways. Level of Service B has been selected as the minimum level of service for most Montecito intersections and roadways.

Within Montecito there are several types of traffic control used at intersections, including signals, all-way stops, two-way and one-way stops. To ascertain level of service for these intersections, each type was analyzed using a methodology most appropriate for its characteristics.

Of the signalized, four-way, and two-way stop sign intersections that were analyzed, all ten are operating at acceptable levels of service during the AM peak hour. However, during the PM peak hour, the intersections of Sycamore Canyon Road/Hot Springs Road and San Ysidro Road/North Jameson Road are operating at Level of Service E. The following table depicts the existing LOS at these intersections.

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Montecito Intersections: Levels of Service and Volume to Capacity Ratio.

	Existing				2030 Buildout (Without Improvement)			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
INTERSECTION	V/C ¹	LOS ²	V/C	LOS	V/C	LOS	V/C	LOS
Sycamore Canyon/East Valley	0.51	A	0.61	B	0.65	B	0.67	B
Sycamore Canyon/Hot Springs	0.62	B	0.94	E	0.74	C	1.15	F*
Hot Springs/East Valley	0.58	A	0.78	C	0.69	B	0.89	D*
San Ysidro/East Valley ³	0.32	A	0.38	A	0.37	A	0.44	A
San Ysidro/Santa Rosa ³	0.35	A	0.34	A	0.37	A	0.38	A
San Ysidro/N. Jameson Lane	0.67	B	0.96	E	0.75	C	1.05	F*
Sheffield/East Valley	0.37	A	0.35	A	0.51	A	0.49	A
Sheffield/N. Jameson Road	0.34	A	0.41	A	0.51	A	0.50	A

¹ Volume to Capacity

² Level of Service

³ Signalized Intersection

* Indicates a significantly impacted intersection

While the majority of Montecito's roadways and intersections appear to be operating within designated standards, there are areas within the community where interactions between motorists, bicyclist and pedestrians may present safety hazards. Potential hazards associated with driveway access have been frequently identified by community members. In addition, potential hazards resulting from bicycle use along Montecito's narrow, winding roads have been identified as a concern. With regard to bicycle use, Montecito is equipped with only a limited bikeway system with bikeways along portions of San Ysidro Road, East Valley Road, Hot Springs Road and Olive Mill Road.

c. FUTURE IMPROVEMENTS

CalTrans is currently proposing to add a travel lane in each direction on the U.S. 101 Freeway before the buildout of the Community Plan occurs. With the proposed six-laning of U.S. 101, interchange improvements affecting Cabrillo Boulevard, Olive Mill Road, San Ysidro Road and Sheffield Drive will be implemented. Although no final interchange designs have been established as of yet, it should be noted that these improvements may affect Montecito's future roadway travel patterns and intersection levels of service.

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2. COMMUNITY PLAN PROPOSALS

a. GOALS, POLICES, ACTIONS AND DEVELOPMENT STANDARDS

Countywide Goals, Policies, Actions and Development Standards:

GOAL CIRC-M-1A: Permit Reasonable Development Of Parcels Within The Community Of Montecito Based Upon The Policies And Land Use Designations Adopted In This Community Plan, While Maintaining Safe Roadways And Intersections That Operate At Acceptable Levels.

Policy CIRC-M-1.1: Intersections should be designed to minimize the level of improvement necessary for a given intersection in order to achieve an acceptable Level of Service at buildout.

Policy CIRC-M-1.2: The County's seven-year Capital Improvement Plan shall be developed in a manner that strives to ensure that the highest priority is given to roadway improvements that will ease conditions on the most severely constrained roadways and intersections in each planning area. The priority assigned to these improvements shall account for priorities identified in the area's Community Plan, but shall be based upon the most recent available traffic data. The Capital Improvement Plan shall include improvements that facilitate alternative modes of transportation. The Capital Improvement Plan shall be updated by the Public Works Department and presented to the Planning Commission and the Board of Supervisors for review on an annual basis. The Plan shall contain a list of transportation projects to be undertaken, ranked in relative priority order, and include estimated cost, and if known, estimated delivery year for each project.

Policy CIRC-M-1.3: The County shall regularly monitor the operating conditions of designated roadways and intersections in Montecito. If any roadway or intersection is found to exceed the acceptable capacity level defined by this community plan, the County shall reevaluate, and if necessary, amend the community plan in order to reestablish the balance between allowable land uses and acceptable roadway and intersection operation. This reevaluation should include, but not be limited to:

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- o redesignating roadways and/or intersections to a different classification;
- o reconsidering land uses to alter traffic generation rates, circulation patterns, etc.; and
- o changes to the County's Capital Improvement Program including reevaluation of alternative modes of transportation.

Policy CIRC-M-1.4: The County shall strive to permit reasonable development of parcels within the community of Montecito based upon the policies and land use designations adopted in this Community Plan, while maintaining safe roadways and intersections that operate at acceptable levels.

Action CIRC-M-1.4.1: The County shall adopt the Community Plan Land Use Maps as the Comprehensive Plan Land Use Maps and the Local Coastal Plan Land Use Maps for the Montecito Planning Area.

Policy CIRC-M-1.5: A determination of project consistency with the standards and policies of this Community Plan Circulation Section shall constitute a determination of consistency with Local Coastal Plan Policy #2-6 and LUDP #4 with regard to roadway and intersection capacity.

Policy CIRC-M-1.6: The minimally acceptable Level of Service (LOS) on roadway segments and intersections in the Montecito Planning Area is "B". Exceptions to this are:

Roadways:

- o East Valley Rd/Buena Vista to Sheffield - LOS C is acceptable
- o Sycamore Cyn Road - LOS C is acceptable
- o Hot Springs Rd/Sycamore Cyn to Coast Village - LOS D is acceptable
- o Olive Mill Rd/Coast Village to Channel Dr. - LOS C is acceptable
- o San Ysidro Rd/E. Valley to North Jameson - LOS C is acceptable
- o San Ysidro Road/North to South Jameson - LOS D is acceptable

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Intersections:

- o Hot Springs/East Valley - LOS C is acceptable

Action CIRC-M-1.6.1: The following roadway and intersection improvements shall be carried out in order to achieve acceptable levels of service in the Montecito Planning Area. None of these improvements are currently funded by the County; however, these improvements should be carried out as soon as funding is available.

- i. San Ysidro Road between North and South Jameson Lanes shall be widened from two lanes to three lanes.
- ii. Left turn lanes to the west and northbound approaches of the intersection of Hot Springs Road and East Valley shall be installed, resulting in LOS C at buildout.
- iii. A left turn lane to the eastbound approach of the intersection of Sycamore Canyon Road and Hot Springs Road shall be installed with minor roadway widening for approximately 175 feet to the west to allow LOS D at buildout or a traffic signal shall be constructed (LOS A at buildout).

Action CIRC-M-1.6.2: The County shall support efforts by the City of Santa Barbara and Caltrans to signalize the intersection of Olive Mill, Coast Village Road, and the U.S. 101 ramps (within the Santa Barbara City Limits) for LOS C at buildout:

Action CIRC-M-1.6.3: The County shall adopt the Community Plan Land Use Maps as the Comprehensive Plan Land Use Maps and the Local Coastal Plan Land Use Maps for the Montecito Planning Area.

GOAL CIRC-M-1B: The County Shall Continue To Develop Programs That Encourage The Use Of Alternative Modes Of Transportation Including, But Not Limited To, An Updated Bicycle Route Plan, Park And Ride Facilities, And Transportation Demand Management Ordinances.

Policy CIRC-M-1.7: The County shall continue to develop programs that encourage the use of alternative modes of transportation including, but not limited to, an updated bicycle route plan, park and ride facilities, and transportation demand management ordinances.

Policy CIRC-M-1.8: New development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation.

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Development Standard CIRC-M-1.8.1: Site design shall encourage pedestrian and bicycle access to adjacent walkways and paths.

Development Standard CIRC-M-1.8.2: Higher intensity residential and commercial development should be located in close proximity to transit lines, bikepaths and pedestrian trails.

Policy CIRC-M-1.9: In its long range land use planning efforts, the County should seek to provide access to retail commercial, recreational and educational facilities via transit lines, bikeways and pedestrian trails.

Action CIRC-M-1.9.1: The County should examine the feasibility of a Transportation Management System for the Montecito Planning Area including but not limited to a Transportation Demand Management program for commuter and student related traffic.

Community Goals, Policies, Actions and Development Standards:

GOAL CIRC-M-2: Recognize That Montecito Roadways Are Important Components Of The Community Character In Addition To Their Primary Role As Corridors For Various Forms Of Transportation (e.g., Automobile, Pedestrian, Equestrian, Bicycle) Through The Community.

Policy CIRC-M-2.1: In order to provide for the safety of pedestrians, informal unpaved pathways (rather than paved sidewalks) shall be encouraged within the County road right-of-ways. Priority shall be given to providing and protecting pedestrian pathways when the County grants encroachment permits along County roadways to private land owners. In keeping with past plans, curbs and sidewalks shall not be constructed except in neighborhood commercial zones and multifamily residential zones.

Policy CIRC-M-2.2: In order to preserve the narrow winding character and the extensive adjacent landscaping of roadways in Montecito, public roadways shall be constructed at a width which shall accommodate no more than two standard travel lanes. Additional pavement area shall be used only to accommodate shoulders, bicycle lanes and turn lanes.

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Policy CIRC-M-2.3: The following segments of the Montecito Bikeway Plan shall be given priority for installation and improvement:

- o East Valley Road
- o Sycamore Canyon Road
- o Channel Drive

GOAL CIRC-M-3: Achieve Land Use Patterns And Densities That Reflect The Desire Of The Community To Prevent Further Degradation Of Roadways And Intersections For The Benefits Of Safety, Aesthetics And Community Character.

Policy CIRC-M-3.1: The following roadways lack the geometrics to handle traffic volumes associated with classified roadways or currently carry very low traffic volumes and therefore should remain unclassified roadways:

- o Coyote Road from Mountain Drive to City limits
- o Cold Spring Road from Mountain Drive to Sycamore Canyon
- o Barker Pass Road from Sycamore Canyon Road to City limits
- o Alston Road from Hot Springs Road to the City limits
- o Eucalyptus Lane from U.S. 101 south to the ocean
- o Hot Springs Road from East Valley Road to Mountain Drive
- o San Ysidro Road from East Valley Road to Mountain Drive
- o Park Lane from East Valley Road to Bella Vista Drive
- o Romero Canyon Road from East Valley Road to Bella Vista Drive
- o Mountain Drive through entire Planning Area
- o Bella Vista Drive through entire Planning Area
- o Valley Club Road connector

Policy CIRC-M-3.2: Land uses and densities shall reflect the desire of the community to maintain minor local roads (i.e., roads not classified in the Circulation Element) below acceptable capacities and Levels of Service for designated roads.

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- Policy CIRC-M-3.3:** If at any time, a traffic count accepted by the County Public Works Department determines that a local road (i.e, a road not designated on the Circulation Element) has an ADT count which exceeds 5,530 ADT, a review of land use densities and intersecting roadways of the surrounding area shall be conducted for possible inconsistencies with Circulation and Land Use goals and policies. (If appropriate, a road classification may be assigned to such a road after a review and approval by the Board of Supervisors).
- Policy CIRC-M-3.4:** Traffic signals are not considered compatible with the semi-rural character of Montecito, and as a result, should only be considered when no other form of intersection improvement is feasible. Signalization is not appropriate under any circumstances at the intersection of two secondary or two unclassified roadways or at the intersection of a secondary and an unclassified roadway. Signals shall not be installed until community workshops have been held so that community concerns can be discussed and subsequently addressed to the maximum extent feasible.
- Policy CIRC-M-3.5:** Stone bridges are considered major architectural elements in the preservation of the rural character of the community and should be maintained.
- Policy CIRC-M-3.6:** It is the intent of the community to preserve and maintain mature landscaping within the road rights-of way to the extent that it does not interfere significantly with motorized and non-motorized transportation safety.
- Policy CIRC-M-3.7:** Roadway improvements, including configuration, signs, traffic signals, traffic lanes, curbs, gutters and sidewalks in commercial and multifamily areas, and preservation of existing trees, shall be planned by the County Public Works Department to maintain the semi-rural, village-like character of the community.
- Action CIRC-M-3.7.1:** County Public Works Department shall solicit community comment for any proposed roadway or intersection changes.
- Action CIRC-M-3.7.2:** During Fiscal Year 1992-93, the County shall adopt a program to resolve the traffic and circulation problems resulting from the erosion of Channel Drive. This program shall: 1) Identify short-term and long-term solutions that will result in

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acceptable levels of service on the affected roadways; and 2) Identify potential funding source(s) and a timetable for all improvements and/or repairs.

Development Standard CIRC-M-3.7.1: Street signs and directional signs shall be "Old Santa Barbara Style" of white lettering on a brown background.

Policy CIRC-M-3.8: Any future CalTrans proposals for Highway 101 widening and interchange improvements and for Highway 192 should have community review to strive to ensure that the design reflects community concerns.

Policy CIRC-M-3.9: The County Public Works Department shall not grant new encroachment permits allowing the installation of structures, fences, walls, landscaping, etc. where the placement of such structures, fences, walls, landscaping, etc. would preclude safe pedestrian access and/or adequate site distance in the public right-of-way.

Policy CIRC-M-3.10: New Major Conditional Use Permits shall be required to demonstrate that the proposed use would not potentially result in traffic levels higher than those anticipated for that parcel by the Community Plan and its associated environmental documents. If higher traffic levels could potentially result from the proposed Major Conditional Use Permit, in order to approve the project, a finding must be made that:

1. The increase in traffic is not large enough to cause the affected roadways and/or intersections to exceed their designated acceptable capacity levels at buildout of the Community Plan, or
2. Road improvements included as part of the project description are consistent with the community plan and are adequate to fully offset the identified potential increase in traffic.

b. ROADWAY CLASSIFICATIONS AND PROJECT CONSISTENCY STANDARDS

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

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

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

1. Definitions

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

Roadways

East Valley Road from Buena Vista to Sheffield - LOS C is acceptable
Sycamore Canyon Road (all segments) - LOS C is acceptable
Hot Springs Road from Sycamore Canyon to Coast Village - LOS D is acceptable
Olive Mill Road from Coast Village to Channel Drive - LOS C is acceptable
San Ysidro Road - East Valley to North Jameson - LOS C is acceptable
San Ysidro Road - North Jameson to South Jameson - LOS D is acceptable

Intersections

Hot Springs/East Valley - LOS C is acceptable

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

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

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

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

2. Roadway Classification System

The following roadway classification system is divided into two main designations: Primary and Secondary roadways. Each of these main designations is further subdivided into three subclasses, dependent on roadway size, function, and surrounding uses. Primary roadways serve mainly as principal access routes to major shopping areas, employment and community centers, etc., and often carry a large percentage of through traffic. Secondary roadways are two-lane roads designed to provide principal access to residential areas or to connect streets of higher classifications to permit adequate traffic circulation. Such roadways may be fronted by a mixture of uses and generally carry a lower percentage of through traffic than primaries. The table that follows depicts roadways in the community which are designated on the Circulation Element maps.

Primary 1: Land Use: Infrequent non-residential development.

(P-1) Design Factors: Wide lanes with shoulders, few curb cuts, signals equal to or greater than one mile.

Capacity (Two-Lane): Design: 19,900, LOS D: 17,910, LOS C: 15,920, LOS B: 13,930

Capacity (Four-Lane): Design: 47,760, LOS D: 42,980, LOS C: 38,210, LOS B: 33,432

Primary 2: Land Use: Moderate to high non-residential

(P-2) development; some residential (side/rear) lots with few or no driveways.

Design Factors: Wide lanes, well-spaced curb cuts, signal interval usually 0.5 mile.

Capacity (Two-Lane): Design: 17,900, LOS D: 15,930, LOS C: 14,160, LOS B: 12,530

Capacity (Four-Lane): Design: 42,480, LOS D: 38,230, LOS C: 33,980, LOS B: 29,736

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Primary 3: Land Use: Higher density non-residential, lower
(P-3) density residential.

Design Factors: More frequent curb cuts, potential signal intervals less than 0.5 mile.

Capacity (Two-Lane): Design: 15,700, LOS D: 14,130, LOS C: 12,560, LOS B: 10,990

Capacity (Four-Lane): Design: 37,680, LOS D: 33,910, LOS C: 30,140, LOS B: 26,376

Secondary 1: Land Use: Moderate to high non-residential use
(S-1) with moderate number of driveways or large residential lots with large setbacks and well-spaced driveways.

Design Factors: Two lanes, infrequent curb cuts, signalized intersections with primary roadways.

Capacity: Design: 11,600, LOS D: 10,440, LOS C: 9,280, LOS B: 8,120

Secondary 2: Land Use: Mixed residential/non-residential.

(S-2) Design Factors: Two lanes, close to moderately spaced driveways.

Capacity: Design: 9,100, LOS D: 8,190, LOS C: 7,280, LOS B: 6,370

Secondary 3: Land Use: Primarily residential frontage, small to
(S-3) medium lots.

Design Factors: Two lanes, more frequent driveways.

Capacity: Design: 7,900, LOS D: 7,110, LOS C: 6,320, LOS B: 5,530

3. Roadway and Intersection Standards for Determination of Project Consistency

Purpose:

This section defines how the acceptable capacity levels that are identified for the classified roadways will be applied in making findings of project consistency with this Community Plan. This section also defines intersection standards in terms of level of service and provides methodology for determining project consistency with these standards. The intent of this section is to strive to ensure that roadways and intersections in the community plan study area continue to operate at acceptable levels. The standards prescribed in this section shall also serve as a basis for circulation capital improvement planning and funding.

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Roadway Standards:

A project's consistency with this section shall be determined as follows:

1. For roadways where the estimated future volume does not exceed the acceptable capacity, a project would be consistent if the number of ADTs contributed by the project would not cause an exceedance of acceptable capacity.
2. For roadways where the estimated future volume exceeds the acceptable capacity but does not exceed design capacity, a project would be consistent with this section of the Community Plan only if the number of ADTs contributed by the project to the roadway does not exceed 25 ADT.
3. For roadways where the estimated future volume exceeds the design capacity, a project would be consistent with this section of the Community Plan only if the number of ADTs contributed by the project to the roadway does not exceed 10 ADT.

Intersection Standards:

1. Projects contributing Peak Hour Trips to intersections that operate at a Estimated Future Level of Service A shall be found consistent with this section of the Community Plan unless the project results in a change in Volume/Capacity (V/C) ratio greater than 0.15.
2. For intersections that are operating at a Estimated Future Level of Service that is less than or equal to LOS "B", a project must meet the following criteria in order to be found consistent with this section of the Community Plan (except for the intersection of Hot Springs and East Valley).
 - o For intersections operating at a Estimated Future Level of Service B, no project must result in a change of V/C ratio greater than 0.10.
 - o For intersections operating at a Estimated Future Level of Service C, no project shall contribute more than 15 Peak Hour Trips.
 - o For intersections operating at a Estimated Future level of Service D, no project shall contribute more than 10 Peak Hour Trips.
 - o For intersections operating at a Estimated Future Level of Service E or F, no project shall contribute more than 5 Peak Hour Trips.

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3. Projects contributing trips to the intersection of Hot Springs and East Valley Roads when it is operating at an estimated future level of service of LOS A or B shall be found consistent with this section of the Community Plan unless the project results in a change in V/C ratio greater than 0.15.

The intersection of Hot Springs and East Valley when it is operating at an estimated future Level of Service less than or equal to LOS C, a project must meet the following criteria in order to be found consistent with this section of the Community Plan.

- o For intersections operating at a estimated future Level of Service C, no project must result in a change of V/C ratio greater than 0.10.
 - o For intersections operating at a estimated future Level of Service D, no project shall contribute more than 15 Peak Hour Trips.
 - o For intersections operating at a estimated future level of Service E, no project shall contribute more than 10 Peak Hour Trips.
 - o For intersections operating at a estimated future Level of Service F or F, no project shall contribute more than 5 Peak Hour Trips.
4. Where a project's traffic contribution does not result in a measurable change in the V/C ratio at an intersection but does result in a finding of inconsistency with the above intersection standards, intersection improvements that are acceptable to the Public Works Department shall be required in order to make a finding of consistency with the Community Plan. A measurable change in V/C ratio shall be defined as a change greater than or equal to 0.01.

Where a project's traffic contribution does result in a measurable change in V/C ratio and also results in a finding of inconsistency with the above intersection standards, intersection improvements that are sufficient to offset the change in V/C ratio associated with the project shall be required in order to make a finding of consistency with the Community Plan.

5. These intersection standards shall also apply to projects which generate Peak Hour Trips to intersections within incorporated cities that are operating at levels of service worse than those allowed by the city's Circulation Element.

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Special Standards for Projects which include Comprehensive Plan Amendments to Land Use Designations

1. Comprehensive Plan Amendments submitted by private applicants that propose changes in land use designation on any given parcel in the Planning Area shall be required to demonstrate that the proposed change in land use would not potentially result in traffic levels higher than those anticipated for that parcel by the Community Plan and its associated environmental documents. If higher traffic levels could potentially result from such an amendment, then in order to approve the amendment, the following findings must be made by the Board of Supervisors:

- o The increase in traffic is not large enough to cause the affected roadways and/or intersections to exceed their designated acceptable capacity levels at buildout of the Community Plan, or

Road improvements included as part of the project description are consistent with the Community Plan and are adequate to fully offset the identified potential increase in traffic.

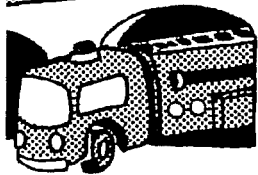
Exemptions

Roadway and Intersection standards stated above shall not apply to:

1. Land use permits and coastal development permits if the Zoning Administrator/Planning Commission/Board of Supervisors has taken final action on a valid prerequisite discretionary approval (e.g. FDP, CUP) and a finding of Comprehensive Plan consistency was made at the time of approval, and no substantial change has occurred in the project.
2. Projects deemed complete prior to the adoption of this Community Plan which are designed to serve as a mitigation measure for, and were expressly embodied as a condition of approval of a previously approved project.
3. Development Agreements for projects for which a Final Development Plan was approved prior to the adoption of this Community Plan and for which a Settlement Agreement expressly contemplates the County will enter into a Development Agreement for such projects in order to conclude the settlement.
4. Projects for which a settlement agreement between the property owner and the County was entered into prior to the adoption of this Community Plan.
5. Affordable Housing Overlay designated sites and special need facilities as defined in the Housing Element. (added by 94-GP-8, Resol.s 95-83, -108; 2/21/95, 3/7/95)

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B. FIRE FACILITIES/HAZARDS



1. EXISTING SETTING

The portion of Montecito above Highway 101 is classified as a high fire hazard area by the Montecito Fire Protection District. Especially hazardous are mountainous areas where steep slopes are vegetated with dry, flammable chaparral. To combat potential fire hazards, the Montecito Fire Protection District provides primary fire protection, with supplemental protection provided by the United States Forest Service, Carpinteria-Summerland Fire Protection District, City of Santa Barbara Fire Department and County Fire Department.

The Montecito Fire District operates two fire stations; one on San Ysidro Road which includes two fire engines, one rescue unit, one utility vehicle and three staff vehicles; the other on Sycamore Canyon Road which includes a fire engine, reserve fire engine and jeep. The District currently has sufficient personnel and equipment to meet a five-minute and three-mile response time throughout the service area. However, if development in the eastern portion of the community was to continue at higher levels, the District might have the need for a new fire station in the eastern area. In addition, the District is concerned about the adequacy of existing fire hydrants and water mains. The water main system is a concern throughout the District, particularly in mountainous areas where the gravity-driven system is less efficient. At present, there is not adequate funding to upgrade the water main system. With regard to fire hydrants, the Montecito Fire District and Montecito Water District are currently working together to test and repair all hydrants.



Development in mountainous areas poses major fire hazard risks

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Development in mountainous areas poses major fire hazard risks. Not only are mountainous areas covered with extremely flammable vegetation as noted above, they area also served by inadequate gravity-driven water mains. In addition, they lack adequate access because of long, winding roads. Over the course of a 75 year development life, it is probable that new homes in the foothills will be exposed to at least one catastrophic wildland fire. Dependent upon wind conditions, fire prevention measures taken, etc, it is possible that new or existing development in the foothills and northern reaches of the Planning Area could be damaged or destroyed by a large wildland fire. The potential hazard to homes, even in more urban areas, was demonstrated by the 1990 Painted Cave Fire, as well as the Coyote, Sycamore Canyon, Romero Canyon, and San Ysidro fires. The combination of these factors strongly limits any future urbanization potential in the mountainous areas. Because of this risk, a Class A roofing ordinance and residential sprinkler ordinance are in effect in the Planning Area.

2. GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL F-M-1: In High Fire Hazard Areas, Strive To Ensure That Adequate Fire Protection Services And Facilities Are Available Prior To Permitting New Development.

Policy F-M-1.1: Because of the lack of a lateral water main above Mountain Drive, development should be minimized in the foothills by appropriate lowering of density and with appropriate development standards.

Action F-M-1.1.1: The County shall adopt the Community Plan Land Use Maps as the Comprehensive Plan Land Use Maps and Local Coastal Plan Land Use Maps for the Montecito Planning Area.

Policy F-M-1.2: The County shall cooperate with the Montecito Fire Protection District in their efforts to implement regulatory provisions and to minimize the imposition of conflicting regulation on private development.

GOAL F-M-2: Reduce Fire Hazards Community-wide While Preserving And Enhancing The Hillside Views And Vegetation Which Are Indispensable To The Community Character.

Policy F-M-2.1: The County shall cooperate with the Montecito Fire Protection District while reviewing Fire District requirements applied to ministerial and discretionary development projects regarding

MONTECITO COMMUNITY PLAN

access, vegetation clearance, and improvements with the intent of protecting development from fire hazards while maintaining community character and quality of life and preventing adverse environmental impacts.

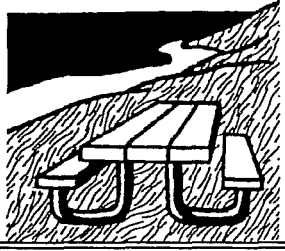
Policy F-M-2.3:

The Montecito Architectural and Development Standards shall include standards which will help protect against the spread of wildland fires while preserving and enhancing the extensive landscaping indispensable to the community character. Standards shall include provisions for revegetation with fire-retardant species where appropriate.

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C. PARKS, RECREATION, AND TRAILS

1. EXISTING SETTING



One County park is located in the Montecito Planning Area; 12-acre Manning Park located at 449 San Ysidro Road. The 74-acre Toro Canyon park is located approximately one and a half miles east of the Planning Area on 572 Toro Canyon Road and is frequently used by Montecito residents. Both parks provide picnic and horseshoe facilities, walking trails and open space for recreational activities. In addition, Manning Park provides facilities for softball, volleyball and tennis. Funds for park maintenance and expansion come from various sources: oil royalties, SB959 oil grants, Coastal Resource Enhancement Fund, Quimby fees, development mitigation fees, State grants, Federal grants, Coastal Conservancy grants and County General Fund monies.



Large trees mark the entrance of Montecito's Manning Park

In addition to parks, the Montecito Planning Area includes an extensive trail system. Several trails follow stream drainages that drain the slopes of the Santa Ynez Range and coastal plain and open to outlets at Montecito beaches. These trails are used for walking, hiking, biking and horse-back riding.

Within the Planning Area, approximately ninety vacant and subdividable lots are crossed by proposed trail alignments. Other vacant parcels are highly visible from these trails. Future development in these areas could disrupt trails by directly blocking access or lead to significant changes in trail aesthetics through new home construction, grading, tree removal, etc. Planning, maintenance and trail establishment in the Planning Area are handled by the County Park Department with assistance from a community trails group, the Montecito Trails Foundation.

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The Planning Area is bordered on the south by approximately three miles of coastline open to the public which can be described in terms of four general areas, Fernald Point, Miramar Beach, Hammond's Meadow and Channel Drive. Combined, these beach areas are very popular for walking, jogging, picnicking, sunbathing, swimming, surfing and for scientific and educational study of the intertidal habitat. The County maintains public access easements at the terminus of Eucalyptus Lane and Posilipo Lane. Public access is also available along the coast at Hammond's Meadow and at Butterfly Beach.

2. GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL PRT-M-1: Develop And Protect Diverse Outdoor Recreational Opportunities To Strive To Ensure That The Community's Current And Future Recreational Needs Are Met.

Policy PRT-M-1.1: The County shall identify new sites for recreational use (including appropriate sites for active recreational facilities) and enhance current facilities in the Montecito community.

Action PRT-M-1.1.1: The Park Department shall update the Manning Park Master Plan to make the Park consistent and compatible with adjacent residential neighborhoods.

Action PRT-M-1.1.2: The Park Department shall develop operational guidelines for Manning Park use which shall take into consideration noise, traffic and hours of operation which are compatible with the community's quality of life and the surrounding residential neighborhoods. The County shall periodically hold community meetings to hear public input on the guidelines and/or their implementation.

Action PRT-M-1.1.3: Where feasible, the County Parks Department and the School Districts should continue to develop Joint Use Facilities and Programs on school sites.

Policy PRT-M-1.2: Bikeways, equestrian and walking paths within road rights-of-way and equestrian and walking paths along creek channels and through open spaces should be provided in Montecito for recreation as well as for an alternative means of transportation.

Policy PRT-M-1.3: If feasible, the County shall provide increased opportunities for beach access and recreation in the Montecito Planning Area.

Action PRT-M-1.3.1: If feasible, the County shall acquire an easement for the bluff and beach area south of Channel Drive between the cemetery and the Coral Casino. The

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easement shall be for public recreation and beach access. Permitted uses shall include walking, swimming, sunbathing, walking dogs, etc. The County shall be responsible for maintenance of stairways, collection of trash, provision of bicycle racks, and maintenance of landscaping. The County shall also be responsible for marking off a swimming area during the summer months. At such time as the County is able to provide an equivalent amount of public parking elsewhere in the vicinity, parking on one side of Channel Drive shall be eliminated in order to accommodate bicycle lanes.

Action PRT-M-1.3.2: The County shall pursue any reasonable options for increased public access in the Posilipo Lane and Fernald Point area that may become available in the future if feasible.

Policy PRT-M-1.4: The public areas on the Ocean Meadows property shall be maintained as a passive recreational use.

Policy PRT-M-1.5: In compliance with applicable legal requirements, and consistent with the County's adopted Agricultural Element, all opportunities for public recreational trails within those general corridors adopted by the Board of Supervisors as part of the Parks, Recreation, and Trails (PRT) maps of the County Comprehensive Plan shall be protected, preserved, and provided for during and upon approval of any development, subdivision, and/or permit requiring any discretionary review or approval.

Development Standard PRT-M-1.5.1: Designated trail corridors shall be kept clear from encroachment by new uses or development to the extent reasonably feasible.

Development Standard PRT-M-1.5.2: Recreational trail corridors shall be protected for future use by conditions placed upon all development which may directly affect the designated trail corridors to require a permanent dedication of useable public trails through such trail corridors.

Action PRT-M-1.5.1: The County shall actively pursue acquisition of interconnecting useable public trails within designated trail corridors through negotiation with property owners for purchase, through exchange for surplus County property as available, or through acceptance of gifts and other voluntary dedication of easements.

Action PRT-M-1.5.2: When funding becomes available, the County shall design a program which provides for phasing and setting of priorities for the acquisition and/or development of each trail identified in the adopted County Comprehensive Plan, Parks, Recreation, and Trails (PRT) map. The County shall pursue protection of the recreational

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trails network and promote expansion to meet the goals of this plan to achieve desirable additional recreational trails and open space through:

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

Action PRT-M-1.5.3: In developing the trail system, the County shall make the following provisions:

- a. Provide adequate trail signage at all major trail heads and other signs and markers on public recreational trails in Montecito in cooperation with the Montecito Trails Association;
- b. Provide for the maintenance of the trail system in Montecito

Policy PRT-M-1.6: New development shall not adversely impact existing recreational facilities and uses.

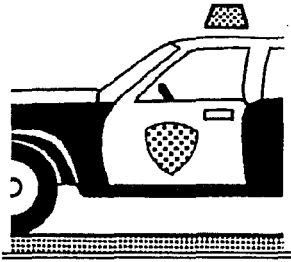
Action PRT-M-1.6.1: The County shall amend the appropriate funding sections of Article II and IV, except the Coastal Development Permit and Land Use Permit Section, to require the following:

Development Standard PRT-M-1.6.1: In approving new development, the County shall make the finding that the development will not adversely impact recreational facilities and uses.

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D. POLICE SERVICE

1. EXISTING SETTING



Police protection services for the Montecito Planning Area are provided by the Santa Barbara County Sheriff's Department. The area is served from the Coastal Operations substation located at 5775 Carpinteria Avenue, the site of the former Carpinteria Police headquarters, some seven miles east of Montecito. In addition to responding to citizen calls for assistance, the Department also provides follow-up investigation, crime lab services, preventive patrolling, and related police activities in the area. Two officers, on 12-hour shifts, are assigned to the area south of the City of Santa Barbara at all times; one officer usually patrols the Montecito area while the other patrols the Summerland region. In addition to Sheriff's Department protection, the California Highway Patrol provides traffic enforcement in Montecito on U.S. 101, and on East Valley and Sycamore Canyon Roads, which are state highways.

Within Montecito, the Sheriff Department's primary concern is the potential for residential burglary, followed by commercial burglary in the Village area and incidences on beaches such as along Channel Drive.



Police protection provided by the Santa Barbara County Sheriff's Department

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2. GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

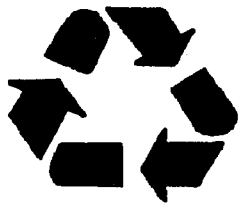
GOAL P-M-1: Achieve Adequate Police Services For Montecito To Protect Property And Public Safety, As Well As To Provide Traffic And Parking Controls.

Policy P-M-1.1: If feasible, the County should maintain enough patrols in the Montecito area in order to assure the maximum protection for the citizens of the area.

Action P-M-1.1.1: The County shall adopt the Community Plan Land Use Maps as the Comprehensive Plan Land Use Maps and the Local Coastal Plan Land use maps for the Montecito Planning Area.

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E. RESOURCE RECOVERY

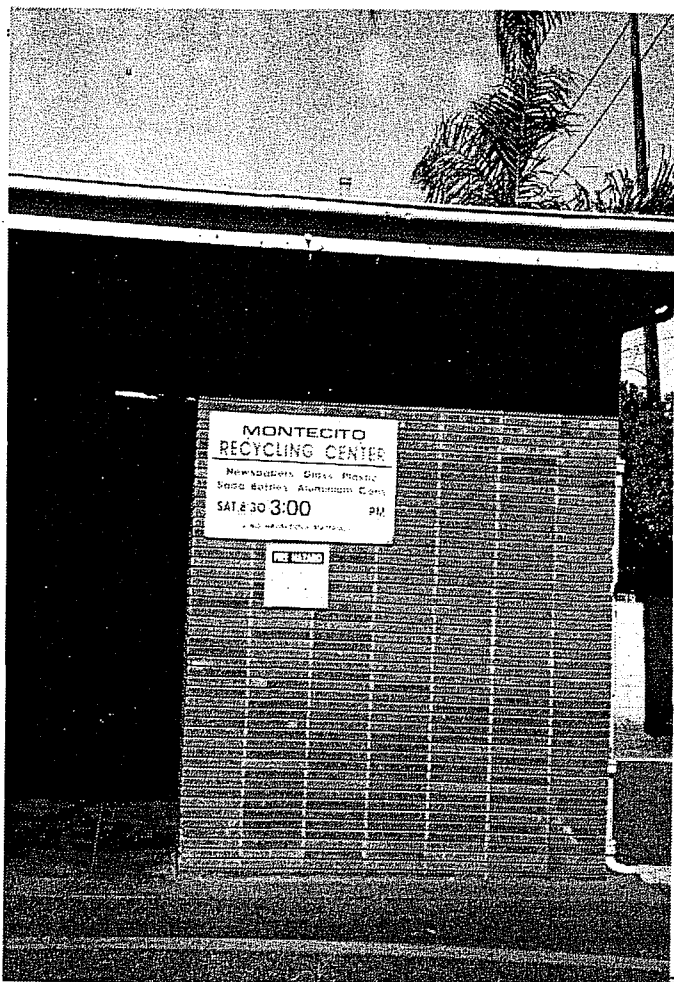


1. EXISTING SETTING

The County of Santa Barbara has a franchise agreement with Channel Disposal to collect solid waste in the Montecito area. Approximately 370 tons of refuse is collected from the area each month. Waste is then hauled to either the County Transfer Station, located in Goleta, or the Tajiguas Landfill, located approximately forty miles west of Montecito. Both facilities are owned and operated by the Santa Barbara County Public Works Department.

Under current conditions, the Tajiguas landfill has a life expectancy of six to seven years. In response to this short life expectancy, the County is working on a plan to expand its life by 50 years and is undertaking an extensive geological study of the site to ascertain geological constraints to expansion.

To reduce the amount of solid waste taken to landfills, the Community Environmental Council (CEC) provides curbside recycling service to the area of Montecito bounded by Olive Mill Road, U.S. 101, Sheffield Drive and Sinaloa Lane and includes all of the Planning Area south of U.S. 101. Approximately 550 homes receive curbside recycling; homes within the area that are not accessible by truck are not served. The CEC provides special containers in which tin and aluminum cans, newspaper, glass and plastic (HDPE and PET) are collected. Additionally, the CEC provides drop off recycling service every Saturday at the Montecito Union School. After being collected, recyclable material is then hauled to the County Transfer Station where it is sorted and shipped to market.



The Community's recycling center, located at Montecito Union School

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2. GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL RRC-M-1: Provide Community-Wide Resource Recovery Opportunities.

Policy RRC-M-1.1: The County shall work with the community to develop recycling programs.

Action RRC-M-1.1.1: The County shall encourage the establishment of a recycling center within the community in an area of public accessibility.

Action RRC-M-1.1.2: If feasible, the existing drop-off recycling program should be expanded to include yard and wood wastes.

Action RRC-M-1.1.3: The County should work with the community to establish a curbside recycling program, where feasible.

Action RRC-M-1.1.4 The County shall adopt the Community Plan Land Use Maps as the Comprehensive Plan Land Use Maps and the Local Coastal Plan Land use maps for the Montecito Planning Area.

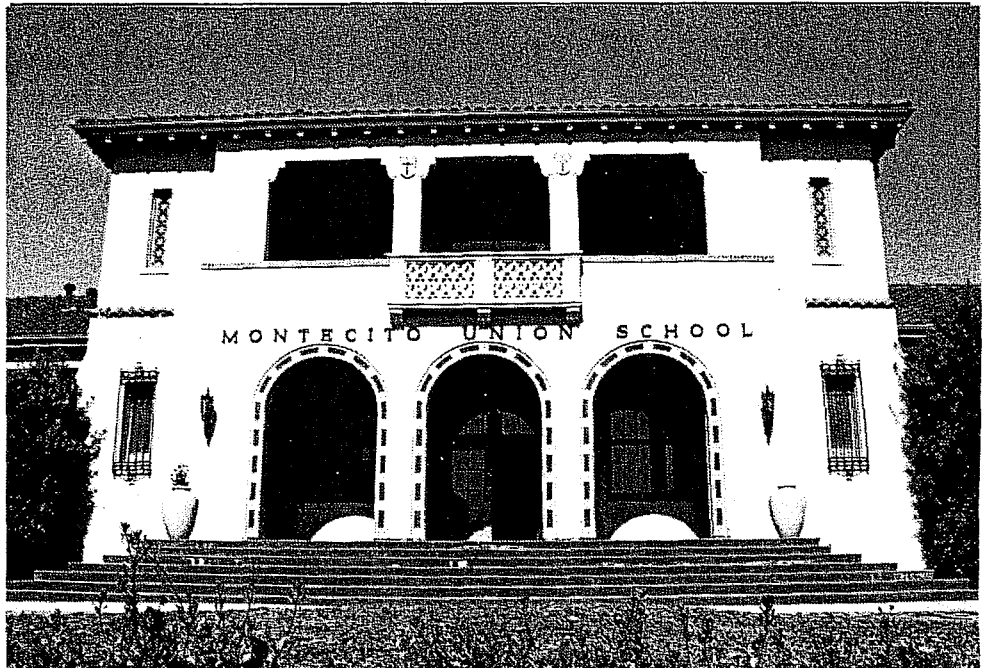
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F. SCHOOL FACILITIES

1. EXISTING SETTING

The Montecito Planning Area is served by four public schools at the elementary level: Cold Spring, Montecito Union, Summerland, and Canalino, and two public schools at the secondary level: Santa Barbara Junior High School and Santa Barbara High School. Of

these schools, all were within 84% of their capacity for the Winter 1992 semester. Cold Spring and Montecito Union Schools, both of which are very near their capacities, have the potential to be further impacted by future buildout of the proposed Westmont College faculty housing project and the Los Entradas and Ennisbrook



Montecito Union School located on San Ysidro Road

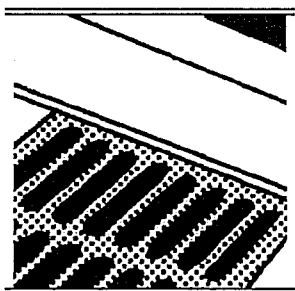
housing developments. While property taxes would provide funds for construction of additional classrooms, these funds may be inadequate, and maintaining current educational standards and classroom sizes without supplemental funding would be difficult.

2. GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL SCH-M-1: Strive To Balance The Ability Of The School Districts To Provide Adequate Classroom Space With Planned Future Growth.

Action SCH-M-1.1.1 The County shall adopt the Community Plan Land Use Maps as the Comprehensive Plan Land Use Maps and the Local Coastal Plan Land use maps for the Montecito Planning Area.

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G. SEWER SERVICE

1. EXISTING SETTING

a. Sewage Service.

The Montecito Sanitary District provides sewer service to most of the urban portion of the Planning Area with the exclusion of a few small areas. At present, the District's sewage system consists of 73 miles of mains, collectors and trunk lines, and four pumping stations. Sewage is treated by using what is known as a Full Secondary Activated Sludge System. With this system, waste is biologically treated to oxidize solids; the treated effluent is discharged into the Pacific Ocean, and the solid residue is turned into dewatered biosolids. The Sanitary District's wastewater treatment plant was originally constructed in 1961. In 1981, its rated capacity was increased from 0.85 million gallons per day (average dry weather flow) to 1.5 million gallons per day (mgd). Currently, the system's average daily dry weather flow is 0.75 mgd. As such, it is normally operating at approximately half of its hydraulic capacity. During the heavy rains of February 1992, the system processed 3.8 mgd. This high flow was accommodated by acceleration of the processing time, and the effluent quality stayed within permitted limits.

Regional Water Quality Control Board inspections of the District's plant have revealed consistently excellent quality of effluent discharge. When the District's plant reaches 75% of its rated capacity, the Regional Water Quality Control Board will ask for a plant expansion study, at which time the District would be required to submit a wastewater management plan explaining plans for plant expansion. At present, the District's capital improvements program does not include expansion, but rather is limited to improving efficiency of the existing plant.

b. Septic Systems.

While the Sanitary District serves a large portion of the Montecito urban area, sewer service is not available in several locations between East Valley Road and the National Forest. It is estimated that nearly 600 residences are served by individual septic systems. Some of these existing systems are old and do not meet current standards. Since 1980, the County's Environmental Health Services (EHS) Department has received approximately 15 complaints regarding suspected failed septic systems in the area north of East Valley Road, south of Bella Vista Drive, east of Buena Vista Drive and west of Romero Canyon Road. Of these complaints, EHS confirmed seven septic-related problems.

In addition, reviews of soils tests in the foothill portion of the Montecito area show an overall poor percolation capability in the Coldwater Sandstone formation. Percolation of

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effluent through the fractures and fissures of this formation does not provide for adequate filtration of bacteria, viruses and nitrates through soils. However, a successful system can be accomplished in this formation with cautious engineering and adequate setbacks from slopes, drainage courses and water wells.

2. GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL SD-M-1: Plan Development In A Manner That Achieves Adequate Sewer Service With A High Level Of Treatment In Order to Best Serve The Public Health And Welfare.

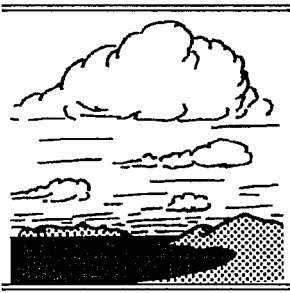
Policy SD-M-1.1: The County should continue to cooperate with the Montecito Sanitary District in the periodic assessment of the potential need to expand the wastewater plant to meet Montecito's buildout potential as predicted in the land use plan.

Action SD-M-1.1.1: The County shall adopt the Community Plan Land Use Maps as the Comprehensive Plan Land Use Maps and the Local Coastal Plan Land Use Maps for the Montecito Planning Area.

V. RESOURCES & CONSTRAINTS

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V. RESOURCES AND CONSTRAINTS



A. AIR QUALITY

1. EXISTING SETTING

The Montecito Planning Area, like the entire County, is affected by a wide variety of air pollution emission sources and is currently in non-attainment of State and Federal standards for ozone. Ozone is a pungent, colorless toxic gas which is produced from the reaction of other pollutants in the presence of sunlight; ozone can damage plants, rubber, buildings and human health.

Processes such as grading and construction, road dust, natural oil seeps and waste disposal create the greatest quantities of organic gases and particulate matter. Organic gases are a key component in the reactions that produce ozone; particulate matter can be inhaled into the lungs and cause damage and can cause a wide range of damage to materials. Motor vehicles emit large amounts of nitrogen oxides and organic gases which contribute to ozone formation and carbon monoxide which interferes with the transfer of oxygen within the body. Since carbon monoxide build-up typically occurs at locations where traffic is congested, a high concentration is most likely to occur where an intersection's level of service (LOS) is rated at D or worse; the Montecito area currently has five such intersections operating at LOS D or worse. In addition, extensive construction within the area has created localized problems with dust generation and diesel fumes.

2. GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL AQ-M-1: Strive To Ensure That Air Quality Planning Is Consistent With Land Use Planning.

Policy AQ-M-1.1: Maintain consistency of all land use planning and development with the Air Quality Attainment Plan and subsequent Air Pollution Control District (APCD) air quality plans and guidelines.

Action AQ-M-1.1.1: The County shall adopt the Community Plan Land Use Maps as the Comprehensive Plan Land Use Maps and Local Coastal Plan Land Use Maps for the Montecito Planning Area.

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Policy AQ-M-1.2: The County shall encourage Transportation Management techniques.

Action AQ-M-1.2.1: The County shall consider adoption of the Transportation Demand Management Ordinance in Montecito to require existing and future employers to implement Transportation System Management (TSM) or Transportation Demand Management (TDM) programs which may include the following components:

- a. Carpool and vanpool matching and promotion/assistance, employer-based incentives and other activities to encourage carpool and vanpool use;
- b. Transit - financial incentives paid by employers to employees to encourage use of public transit (including free bus passes and other subsidies) and to reduce the number of vehicle trips;
- c. Improvements to increase the use of bicycling as a mode of travel including construction of bicycle storage facilities, education and promotion programs and showers and lockers at the workplace;
- d. Alternative work schedules to complement ridesharing including alternatives to the fixed 8-hour work day, 5-day work week which have become increasingly popular over the last 10 years. Staggered work schedules, flexible work hours and compressed work weeks are the general categories of alternative work schedules; and
- e. Telecommunications in the form of teleconferencing and telecommuting can reduce work-related travel. Teleconferencing includes exchange of information by computer, telephone or video which reduces the need for transportation of people or material.

Telecommuting involves working either full-time or part-time at home or at an alternative work center.

Policy AQ-M-1.3: Air pollution emissions from new development and associated construction activities shall be minimized to the maximum extent feasible. These activities shall be consistent with the Air Quality Attainment Plan and Air Pollution Control District guidelines.

Development Standard AQ-M-1.3.1: Future project construction in Montecito shall follow all requirements of the SBAPCD and shall institute Best Available Control Technology (BACT) where necessary to reduce emissions below APCD thresholds.

Development Standard AQ-M-1.3.2: The applicant shall minimize the generation of fugitive dust during construction activities by observing the following:

- a. Minimize the amount of disturbed area;
- b. Utilize water and or dust palliatives; and

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c. Revegetate/stabilize disturbed area as soon as possible.

Policy AQ-M-1.4:

The County shall, in its land use decisions, protect and enhance the air quality in Montecito consistent with California Ambient Air Quality Standards and National Ambient Air Quality Standards.

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B. BIOLOGICAL HABITATS

1. EXISTING SETTING



From the Pacific Ocean to the National Forest, the Montecito Planning Area contains a wide variety of valuable biological resources. Especially noteworthy is the wild, largely undeveloped chaparral covered area in the northern half of the Planning Area where, except for scattered hiking trails, roads, a few homes and an occasional introduced weed, the area remains fairly unchanged from its natural state. Although more developed, the southern half of the Planning Area contains large stands of native oaks and pockets of undisturbed riparian (streamside) vegetation and other biological resources. These chaparral, oak woodland and riparian corridor communities are important not only for their inherent botanic value, but also because of their ability to provide refuge and forage for a diversity of wildlife.

Of specific biological importance within Montecito are the rocky intertidal habitat along the area's beaches; a large oak woodland in the area's eastern half above East Valley Road;



sizeable oak woodlands bordering Cold Springs Creek; riparian corridors along Coyote, Cold Springs, Hot Springs, San Ysidro, Buena Vista, Picay and Romero Creeks; large areas of chaparral in the northern half of the area, and coastal sage scrub particularly along portions of Coyote Creek.

In addition to important native biological resources, the Montecito area contains a variety of exotic plant species, especially in its urbanized southern portion. These exotic species provide canopy, understory and winter flowers which support and attract migrant birds and

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other species. Examples of such vegetation include stands of Monarch butterfly-supporting Eucalyptus trees, pine tree groves and orchards.

Unlike other more urban locations where biological resources have been lost to high intensity and incompatible development, large acres of Montecito's chaparral, oak woodlands and riparian corridors have been partially preserved due to a relatively low density and intensity of human occupation. However, some of the area's historically most diverse and extensive riparian oak woodlands along lower Montecito and San Ysidro and Picay/Buena Vista Creeks has been significantly fragmented or removed due to subdivisions, construction of single family homes and agricultural development. While biological value has been preserved in the past, its future is not guaranteed. Many vacant parcels exist within mountainous areas and along creeks where, if developed, habitats would be fragmented and degraded and their ability to support wildlife would be reduced.

2. GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL BIO-M-1: Recognize That The Biological Resources Of Montecito Are An Important Regional Asset. The Vegetation And Wildlife Of The Area Contribute Substantially To The Semi-Rural Character Of The Community.

a. General Environmentally Sensitive Habitat (ESH) Policies

Policy BIO-M-1.1: Designate and provide protection to important or sensitive environmental resources and habitats in the inland portion of the Montecito Planning Area.

Action BIO-M-1.1.1: The Article IV Zoning Ordinance shall be amended to provide an Environmentally Sensitive Habitat (ESH) Area overlay district. Locations of known biological resources/habitat areas shall be depicted on ESH overlay maps. The following criteria determine which resources and habitats in the Montecito Planning Area are identified as important or environmentally sensitive. Significant habitat resources which meet at least one of these criteria qualify for designation on the overlay maps as shown in Figure 21.

1. Unique, rare, or fragile communities which should be preserved to strive to ensure their survival in the future.
2. Habitats of rare and endangered species habitats that are also protected by State and Federal laws.

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3. Plant communities that are of significant interest because of extensions of ranges, or unusual hybrid, disjunct, and relict species.
4. Specialized wildlife habitats which are vital to species survival, e.g., White-tailed Kite habitat, butterfly trees.
5. Outstanding representative natural communities that have values ranging from a particularly rich flora and fauna to an unusual diversity of species.
6. Areas with outstanding educational values that should be protected for scientific research and educational uses now and in the future.
7. Areas that are important because of their high biological productivity such as wetlands.
8. Areas that are structurally important in protecting natural landforms and species, e.g., riparian corridors that protect stream banks from erosion and provide shade.

The scale of the overlay maps precludes complete accuracy in the mapping of habitat areas and, in some cases, the precise location of habitat areas is not known. In addition, migration of species or discovery of new habitats may result in the designation of new areas. Therefore, the boundaries of the designations should be updated periodically in order to incorporate new data.

Policy BIO-M-1.2:

The following biological resources and habitats shall be identified as environmentally sensitive and shall be protected and preserved to the extent feasible through the Environmentally Sensitive Habitat (ESH) overlay:

Riparian woodland corridors
Monarch butterfly roosts
Sensitive native flora
Coastal sage scrub

Policy BIO-M-1.3:

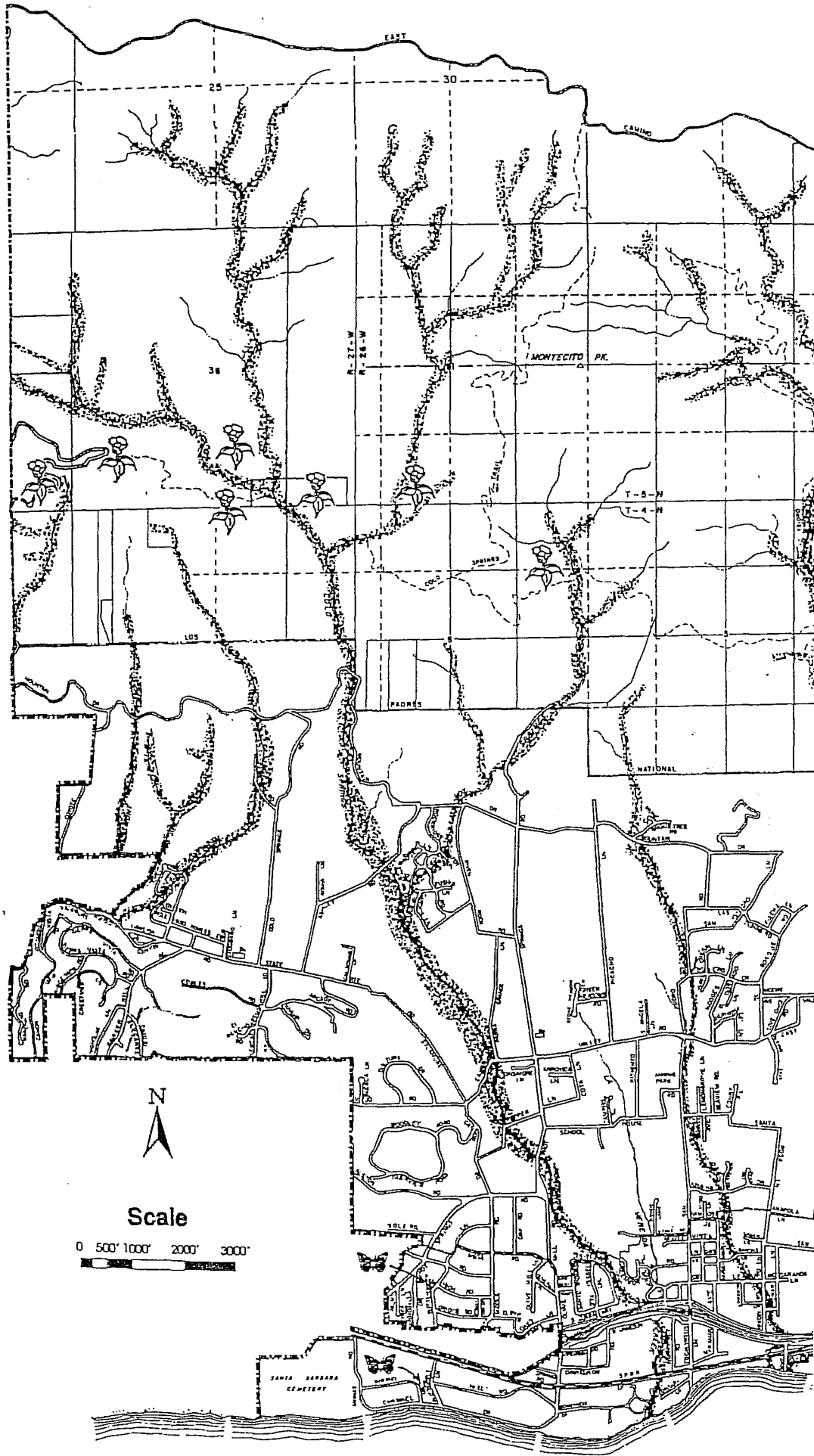
Environmentally Sensitive Habitat (ESH) areas within the Montecito Planning Area shall be protected, and where appropriate, enhanced.

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Development Standard BIO-M-1.3.1: All applicants proposing new development within 100 feet of an Environmentally Sensitive Habitat (ESH), shall be required to include setbacks or undeveloped buffer zones from these habitats as part of the proposed development except where setbacks or buffer zones would preclude reasonable development of the parcel. In determining the location, width and extent of setbacks and buffer zones, staff shall refer to the Montecito Biological Resources Map as well as other available data (e.g., maps, studies, or observations). If the project would result in potential disturbance to the habitat, a restoration plan shall be required. When restoration is not feasible onsite, offsite restoration may be considered.

Development Standard BIO-M-1.3.2: In the event that activities considered to be zoning violations result in the degradation of an Environmentally Sensitive Habitat (ESH), the applicant shall be required to prepare and implement a habitat restoration plan. Degraded or disturbed portions of an ESH area outside of any formal landscaping plan shall be restored with appropriate native species to offset increased development and increased human and domestic animal presence.

Development Standard BIO-M-1.3.3: Landscaping which includes invasive species shall be prohibited in or near Environmentally Sensitive Habitat (ESH) areas. The California Native Plant Society publishes a list of invasive species to which the applicant may refer. Landscaping in ESH areas shall include compatible native species.



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b. Habitat Specific Policies for Environmentally Sensitive Habitat (ESH) areas:

Policy BIO-M-1.4: Monarch Butterfly roosting habitats shall be preserved and protected.

Development Standard BIO-M-1.4.1: Any construction, grading or development within 200 feet of known or historic butterfly roosts shall be prohibited between the months of November 1 and April 1. This requirement may be modified/deleted on a case-by-case basis where either DER or additional information/study with the approval of DER concludes that one or more of these activities would not impact monarchs using the trees or where it would preclude reasonable development of the parcel.

Development Standard BIO-M-1.4.2: Prior to issuance of a CDP or LUP for development within 200' of known or historic butterfly roosts, RMD shall determine if the proposed project would have the potential to adversely impact monarch butterfly habitat. This shall be determined based on proximity to known or historic butterfly trees. The Montecito Biological Resources map shall be considered in determining proximity as well as other available information and maps. In the event the proposed project does have the potential to adversely impact monarch butterfly habitat, the applicant shall submit to DER a Butterfly Roost Protection Plan. This plan shall be developed at the applicant's expense and shall be included on any grading designs. The plan shall include the following information and measures:

- o The mapped location of the windrow or cluster of trees where monarch butterflies are known, or have been known, to aggregate;
- o A minimum setback of 50 feet from either side of the roost shall be noted on the plan. Buffers surrounding potential roosts may be increased from this minimum, to be determined on a case by case basis. A temporary fence shall be installed at the outside of the buffer boundary. All ground disturbance and vegetation removal shall be avoided within this buffer region;
- o Native vegetation shall be maintained within this buffer.

Policy BIO-M-1.5: Trimming or clearing of vegetation within 50' of a known Monarch Butterfly Habitat or along riparian habitats shall not occur without the review and the approval of the Resource Management Department.

Development Standard BIO-M-1.5.1: A trimming or clean-up plan shall be required for trimming or cleaning associated with a land use permit or coastal development permit within 50 feet of a known Monarch butterfly habitat shall be approved by the County Resource Management Department and shall include supervision by a qualified biologist.

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Policy BIO-M-1.6: Riparian vegetation shall be protected as part of a stream or creek buffer. Where riparian vegetation has previously been removed, (except for channel cleaning necessary for free-flowing conditions as determined by the County Flood Control District) the buffer shall allow the reestablishment of riparian vegetation to its prior extent to the greatest degree possible. Restoration of degraded riparian areas to their former state shall be encouraged.

Development Standard BIO-M-1.6.1: Riparian protection measures shall be based on a project's proximity to riparian habitat and the project's potential to directly or indirectly damage riparian habitat through activities related to a land use permit or coastal development permit such as grading, brushing, construction, vehicle parking, supply/equipment storage, or the proposed use of the property. Damage could include, but is not limited to, vegetation removal/disturbance, erosion/sedimentation, trenching, and activities which hinder or prevent wildlife access and use of habitat. Prior to initiation of any grading or development activities associated with a Land Use or Coastal Development Permit, a temporary protective fence shall be installed along the outer buffer boundary at the applicant's expense, unless the County finds that this measure is not necessary to protect biological resources (i.e., due to topographical changes or other adequate barriers). Storage of equipment, supplies, vehicles, or placement of fill or refuse, shall not be permitted within the fenced buffer region.

Development Standard BIO-M-1.6.2: On-site restoration of any project-disturbed buffer or riparian vegetation within creeks in the Montecito Planning Area shall be mandatory. A riparian revegetation plan, approved by the County, shall be developed by a County approved biologist (or other experienced individual acceptable to the County) and implemented at the applicant's expense. The revegetation plan shall use native species that would normally occur at the site prior to disturbance. The plan shall contain planting methods and locations, site preparation, weed control, and monitoring criteria and schedules.

Policy BIO-M-1.7: No structures shall be located within a riparian corridor except: public trails that would not adversely affect existing habitat; dams necessary for water supply projects; flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety, other development where the primary function is for the improvement of fish and wildlife habitat and where this policy would preclude reasonable development of a parcel. Culverts, fences, pipelines, and bridges (when support structures are located outside the critical habitat) may be permitted when

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no alternative route/location is feasible. All development shall incorporate the best mitigation measures feasible to minimize the impact to the greatest extent.

Policy BIO-M-1.8:

The minimum buffer strip for development near streams and creeks in Rural Areas shall be presumptively 100 feet from top of bank and for streams in Urban Areas, 50 feet. These minimum buffers may be adjusted upward or downward on a case-by-case basis but shall not preclude reasonable development of a parcel. The buffer shall be established based on an investigation of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Board in order to protect the biological productivity and water quality of streams:

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

The buffer area shall be indicated on all grading plans. All ground disturbance and vegetation removal shall be prohibited in the buffer area.

Policy BIO-M-1.9:

Wetland areas and surrounding habitats that have been damaged by pollution and artificial stream channelization shall be restored to their natural condition whenever feasible.

Policy BIO-M-1.10:

All development, including dredging, filling and grading within stream corridors, shall be limited to activities necessary for the construction of uses specified in Policy B-1.7. When such activities would require removal of riparian plant species, revegetation with local native plants shall be required on both banks and extending outward 25 feet from each top of bank, except where it would preclude reasonable development of a parcel.

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Policy BIO-M-1.11: Areas of one or more acres of coastal sage scrub shall be preserved to the maximum extent feasible.

Development Standard BIO-M-1.11.1: Development shall avoid impacts to coastal sage scrub that would isolate, interrupt, or cause a break in a contiguous habitat which would disrupt animal movement patterns, seed dispersal routes, or increase vulnerability of species to local extirpations such as fire, flooding, disease, etc.

Development Standard BIO-M-1.11.2: Impacts to coastal sage scrub shall be minimized by providing a minimum 10 foot buffer vegetated with native species and by placing the project outside of the buffer rather than in or through the middle of the habitat area, except where such an action would preclude reasonable development of a parcel.

Development Standard BIO-M-1.11.3: Onsite mitigation such as revegetation, erosion and water quality protection, and other measures which would minimize the impact of development on coastal sage scrub shall be included in the project design as necessary.

c. General Resources Policies:

Policy BIO-M-1.12: The Montecito Biological Resources map shall be consulted as a reference along with other relevant information during review of development applications in order to identify areas containing potentially significant biological resources. The Montecito Biological Resources Map shall be updated periodically to incorporate new information as it becomes available.

Policy BIO-M-1.13: The habitat located on the hillside area north of Mountain Drive and Bella Vista Road and reaching the northern boundary of the Planning Area shall be recognized as particularly valuable because of the presence of chaparral, sensitive native flora and riparian resources to be protected and/or preserved. Any development proposal in this area shall be designed to avoid areas which contain these habitats and/or identified sensitive species.

Policy BIO-M-1.14: Significant biological communities shall not be fragmented into small non-viable pocket areas by development.

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Development Standard BIO-M-1.14.1: In rural areas and where major wildlife corridors are present in urban areas, new development shall not interrupt major wildlife travel corridors within the Community Plan Study Area (typical wildlife corridors are provided by drainage courses and similar undeveloped natural areas).

Development Standard BIO-M-1.14.2: The County shall require appropriate protective measures (e.g. fencing) where necessary to protect sensitive biological resources during construction.

Development Standard BIO-M-1.14.3: In those cases where adverse impacts to biological resources can not be avoided after impacts have been minimized to the greatest extent feasible, on-site restoration may be required. Restoration may also be required for parcels on which development is proposed and on which disturbance has previously occurred if the currently proposed development would exacerbate the existing impact. The following policies shall be used as guidelines for the restoration effort but shall not preclude reasonable development of a parcel:

- o The revegetation effort shall include the appropriate diversity and density of plants native to the locality.
- o Restoration plans shall incorporate maintenance measures to insure that the remedial action is carried out for the duration of the impact
- o When restoration is proposed, on-site rather than off-site restoration shall be the preferred alternative.
- o Wetland areas and surrounding habitats that have been damaged by pollution and artificial stream channelization shall be restored to their natural condition whenever practical.

Development Standard BIO-M-1.14.4: Where sensitive or valuable biological resources exist within or border a project site, a County approved biologist or other experienced individual acceptable to the County may be required to monitor construction within/bordering the resource area as determined necessary by RMD.

Development Standard BIO-M-1.14.5: As determined necessary by DER, prior to issuance of occupancy clearance a biologist shall provide written confirmation to RMD/DER stating that the applicant has complied with all construction-related biological resource mitigation measures.

Policy BIO-M-1.15: To the maximum extent feasible, specimen trees shall be preserved. Specimen trees are defined for the purposes of this policy as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species. Native or non-native trees that have unusual scenic or

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aesthetic quality, have important historic value, or are unique due to species type or location shall be preserved to the maximum extent feasible.

Development Standard BIO-M-1.15.1: All existing specimen trees shall be protected from damage or removal by development to the maximum extent feasible.

Action BIO-M-1.15.1: When funding is available, the County shall work with the Montecito community to create tree protection mechanism which protects specimen trees and is consistent with the intent of the Montecito goals and policies.

Policy BIO-M-1.16: All existing native trees regardless of size that have biological value shall be preserved to the maximum extent feasible.

Development Standard BIO-M-1.16.1: Where native trees of biological value may be impacted by new development (either ministerial or discretionary), a Tree Protection Plan shall be required. The decision to require preparation of a Tree Protection Plan shall be based on the location of the native trees and the project's potential to directly or indirectly damage the trees through such activities as grading, brushing, construction, vehicle parking, supply/equipment storage, trenching or the proposed use of the property. The Tree Protection Plan shall be based on the County's existing Tree Protection Plan standards and shall include a graphic depiction of the Tree Protection Plan elements on final grading and building plans (Existing landscaping plans submitted to County Board of Architectural Review (BAR) may be sufficient). A report shall be prepared by a County approved arborist/biologist which indicates measures to be taken to protect affected trees where standard measures are determined to be inadequate. If necessary, an appropriate replacement/replanting program may be required. The Tree Protection Plan shall be developed at the applicant's expense. The plan shall be approved by RMD prior to issuance of a Land Use or Coastal Development Permit.

Action BIO-M-1.16.1: When funding is available, the County shall work with the Montecito community to create tree protection ordinance or other mechanism which protects native trees and is consistent with the intent of the Montecito goals and policies.

Policy BIO-M-1.17: Oak trees, because they are particularly sensitive to environmental conditions, shall be protected to the maximum extent feasible. All land use activities, including agriculture shall be carried out in such a manner as to avoid damage to native oak trees. Regeneration of oak trees shall be encouraged.

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Action BIO-M-1.17.1: As part of the tree protection mechanism, the County should provide greater protection of oak trees whether or not activities are part of a discretionary project.

Policy BIO-M-1.18: Trees serving as known raptor nesting or key raptor roosting sites shall be preserved to the maximum extent feasible.

Development Standard BIO-M-1.18.1: A buffer (as determined by RMD on a case by case basis) shall be established around trees serving as raptor nesting sites or key roosting sites except in cases where such a buffer would preclude reasonable development of a parcel.

Development Standard BIO-M-1.18.2: All trees serving as known raptor nesting or key raptor roosting sites shall be protected from damage or removal to the maximum extent feasible.

Policy BIO-M-1.19: Oak Woodlands shall be protected as habitat rather than as individual trees. Emphasis shall be placed on preservation and enhancement of oak woodlands as they provide habitat for numerous plant and animal species. Oak Woodlands are defined for the purposes of this policy as stands dominated by Coast Live Oak (*Quercus agrifolia*) and other trees native to oak woodlands (including vegetation transition zones) which form a closed canopy of a minimum of 1 acre and are not surrounded by or heavily influenced by urban development such as structures or roads and where the understory has not been permanently disturbed (e.g., by structures or roads). A general description of the characteristics of oak woodlands and a list of typical understory vegetation for oak woodlands in Montecito is provided in Appendix D (Excerpted from California vegetation, 4th Edition by V.L. Holland pg 172-176; 1990).

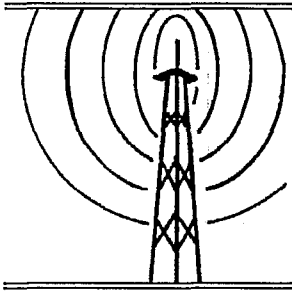
Development Standard BIO-M-1.19.1: A minimum twenty-five foot buffer around oak woodlands shall be maintained except in cases where it would preclude reasonable development of a parcel. Structures, roads, and non-native landscaping shall be prohibited within the buffer area except where it would preclude reasonable development of the parcel. Grading and other site preparation activities shall not be allowed within 6 feet of an oak woodland except where it would preclude reasonable development of a parcel.

Policy BIO-M-1.20: Pollution of streams, sloughs, drainage channels, underground water basins, estuaries, the ocean and areas adjacent to such waters shall be minimized.

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- Policy BIO-M-1.21:** Where appropriate, voluntary open space and conservation easements should be considered by project applicants and supported by the County as a method to preserve important biological habitats.
- Policy BIO-M-1.22:** The use of native landscaping shall be encouraged, especially in parks and designated open space.
- Policy BIO-M-1.23:** Where sensitive plant species and sensitive animal species are found pursuant to the review of a discretionary project, efforts shall be made to preserve the habitat in which they are located to the maximum extent feasible. For the purposes of this policy sensitive plant species are those species which appear on a list in the California Native Plant Society's *Inventory of Endangered Vascular Plants of California*. Sensitive animal species are defined as those animal species identified by the California Department of Fish and Game, the U.S. Fish and Wildlife Service and/or are listed in Tate's *The Audubon Blue List* (birds).

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C. ELECTROMAGNETIC

1. EXISTING SETTING

In recent years, involuntary exposure of the general public to elevated Electromagnetic Fields (EMF) has become a growing concern. While no precise standards are yet available to deal with this issue, appropriate caution is warranted. Within Montecito, potential sources of electromagnetic exposure consist of the Southern California Edison substation on School House Road and numerous above and below ground power lines located throughout the community. The Southern California Edison substation has been the subject of recent elevated electromagnetic field study by the California Department of Health Services because of its close proximity to Montecito Union School and the possible linkage of the substation to a cancer cluster experienced at the school. The study did not confirm a definitive link between the substation and childhood cancers at the school. However, in response to community concerns, changes in classroom and outdoor play area locations were undertaken to reduce student exposure to elevated electromagnetic fields.

2. GOALS, POLICIES, ACTIONS, AND DEVELOPMENT STANDARDS

GOAL E-M-1: Protect Citizens From Elevated Electromagnetic Fields Until The Potential Risk From EMF Exposure Can Be Determined.

Policy E-M-1.1: In reviewing permits for EMF sensitive uses (e.g., residential, schools, etc.), RMD shall require an adequate building setback from EMF-generating sources to minimize exposure hazards.

Action E-M-1.1.1: RMD shall consult with Southern California Edison and County/State Health Services and outside experts as needed, on the appropriate setback from power lines and substations. The setback shall be based upon measurements of magnetic fields created by the EMF source and shall be established so as not to expose the public to elevated levels of EMF.

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D. FLOODING AND DRAINAGE



1. EXISTING SETTING

The Montecito Planning Area has experienced a history of flooding along several of its creeks during heavy storms. High intensity storms cause rapid accumulation of runoff in steep canyons, especially when exacerbated by wildfire denudation of the hillsides.

Although Montecito has a storm drainage system, flooding of the creeks in the flatter alluvial plain area has occurred in several historic floods this century. Montecito's drainage system is a combination of berms, channels, creeks and culverts which were built piecemeal in the first half of the century. Because of its haphazard development, there is inadequate record keeping of the system's location and status.

The Santa Barbara Flood Control District establishes and maintains standards for evaluating potential flood hazards. Generally, all structures proposed within the 100-year flood inundation area, as defined by the Federal Emergency Management Act (FEMA) maps, are considered susceptible to potentially damaging floods. Within Montecito several of these areas have been identified along local creeks (e.g. Cold Springs Creek, San Ysidro Creek, Montecito Creek). Because parcels within the 100-year floodplain are relatively easy to identify, County agencies can utilize regulatory mechanisms which address location of building site, level of finished floor and other pertinent issues relating to flood hazards.

Several existing and potential flooding issues are of concern. The need to minimize flooding through clearing of in-stream riparian vegetation was extensively discussed in the Flood Control District's recent EIR on creek channel maintenance. In addition, a major channel realignment of San Ysidro Creek north of Jameson Lane has yet to be resolved. Finally, new single family home construction within flood plains or adjacent to creeks may increase flood hazards and the need for environmentally damaging vegetation clearing and/or berm protection.

2. GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL FD-M-1: Protect The Santa Ynez Mountain Range From Development Which Would Interfere With Its Watershed Function.

Policy FD-M-1.1:

In order to prevent hillside erosion, removal of vegetation on slopes 20 percent or greater shall be limited to that necessary for fire protection and for reasonable development of the parcel.

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GOAL FD-M-2: Provide Adequate Drainage Within The Montecito Foothill Area To Eliminate Flooding And Drainage Problems.

Policy FD-M-2.1: Development shall be designed to minimize the threat of on-site and downstream flood potential and to allow recharge of the groundwater basin to the maximum extent feasible.

Policy FD-M-2.2: New development shall be located in a manner that minimizes the need for flood control measures.

GOAL FD-M-3: Protect Stream Corridors From Sedimentation Or Other Impacts Of Upstream Development.

GOAL FD-M-4: Strive To Ensure That Flood Control Activities Protect And Enhance The Watershed.

Policy FD-M-4.1: Flood control activities shall protect lives and property while being conducted according to the least environmentally damaging methods.

Action FD-M-4.1.1: The Flood Control District shall prepare Annual Maintenance Plans establishing baseline data, need and coordination with other departments and jurisdictions. This report shall be available for public review.

Policy FD-M-4.2: Major brushing, desilting and shaping shall be justified by appropriate technical engineering analysis.

Policy FD-M-4.3: Canopies of riparian vegetation shall be protected and enhanced during flood control activities.

Policy FD-M-4.4: When flood control maintenance is required, a maintenance access road shall be limited to one side only and to the minimum width feasible. An emergency access road may be permitted on the opposite side when the riparian habitat is maintained to the greatest degree feasible.

Policy FD-M-4.5: The County shall strive to ensure through public and private projects that adequate drainage is provided to minimize existing community-wide flooding and drainage problems.

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Action FD-M-4.5.1: When funding is available, the County Flood Control District shall prepare a Master Drainage Plan for Montecito to determine where additional drainage infrastructure is needed, set priorities for improvement projects. The Master Drainage Plan shall include a funding mechanism for the improvements identified

Action FD-M-4.5.2: The County shall require that all new development projects that require improvements located in the Montecito area contribute their fair share of the improvement costs as outlined in the Master Drainage Plan when adopted.

Action FD-M-4.5.3: The County shall adopt the Community Plan Land Use Maps as the Comprehensive Plan Land Use Maps and Local Coastal Plan Land Use Maps for the Montecito Planning Area.

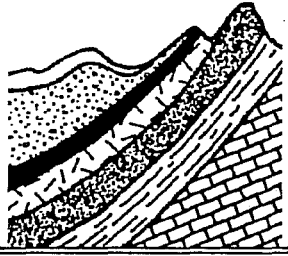
Development Standard FD-M-4.5.1: For any new development where the building site would be subject to adverse drainage impacts from surrounding properties, or which would create offsite drainage impacts, an onsite drainage system shall be designed by a registered civil engineer and approved by the County Flood Control District to intercept drainage (e.g., perimeter troughs and/or drain inlets) and to safely deliver this runoff to the nearest public drainage (as determined by the County Flood Control District).

Development Standard FD-M-4.5.2: For any proposed new development which would be constructed prior to the emplacement of Master Drainage Plan improvements to serve the project, the developer shall be responsible for constructing certain drainage system elements in order to control project runoff.

Policy FD-M-4.6: Other than projects that are currently approved and/or funded, no further concrete channelization or major alterations of streams shall be permitted.

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E. GEOLOGY, HILLSIDES AND TOPOGRAPHY



1. EXISTING SETTING

The northern portion of the Montecito Planning Area encompasses the steep foothills and lower slopes of the Santa Ynez Mountains. While the danger of naturally occurring landslides in these areas is relatively low, the area's soils exhibit the potential for accelerated erosion, increased sedimentation and soil creep which along with landslides can be greatly increased by development activities such as road building, cut and fill, and land clearing. Development on slopes of greater than 30% can result in future damage to the building site and sites at lower elevations. In addition, such development often requires grading for access and siting of structures which can result in significant scarring of the terrain. Although not as hazardous as development on steeper slopes, development on slopes of 20 to 30% can result in geologic problems and can compromise watershed and aesthetic resources.

Given the semi-rural residential nature of development in Montecito, alluvial soils on the coastal plain are more suitable for typical land uses such as agriculture and development. However, in the foothill area where soils are formed on steeply sloping bed rock outcrops, the soils are shallow and less suitable for



Steep slopes along Mountain Drive

development. While existing County regulations address development in these areas, they are not sufficient to substantially mitigate impacts.

Like most of Southern California, the Montecito Planning Area lies in a zone of high seismic activity and potentially serious earthquakes. The area could be subject to shaking from

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earthquakes on numerous faults, ranging from the San Andreas Fault, a major tectonic plate boundary, to local faults buried in the alluvium under Montecito and off-shore faults which have historically been associated with tremblers. There are existing regulations that require development to be set back from known fault lines and that require all structures to be designed to earthquake standards of the Uniform Building Code Seismic Zone 4. The low-rise, low-density development in Montecito coupled with sound engineering practices addresses the dangers of living in "earthquake country" to a large degree.

Two areas of radon-producing Rincon Shale exist within the Montecito Planning Area. One small area is located on the Valley Club property near the club house and golf course; another larger area is located in the very western portion of the Planning Area, just south of Sycamore Canyon Road. Although there is no definitive evidence linking radon gas exposure in houses to increased incidence of cancer, estimates of such linkage come from studies of people who have experienced high exposure to radiation through such activities as mining uranium. The health risk from radon gas is primarily related to alpha radiation, particles of which may adhere to dust and be inhaled into the lungs or be dissolved in water and ingested through drinking. If radon is known to have entered a home from soil and rock, it may be removed through proper ventilation and filters.

2. GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL GEO-M-1: Protect The Public Health, Safety And Welfare By Preserving The Hillsides In The Most Natural State Feasible.

Policy GEO-M-1.1: Mountainous watershed areas shall be protected to the maximum extent feasible from development which would interfere with their watershed function and would intensify fire and flood danger.

Action GEO-M-1.1.1: Development standards shall be developed as part of the Montecito Architectural Guidelines and Development Standards for the mountainous areas and other areas with steep slopes in order to protect these and adjacent areas from erosion, scarring, flood and fire hazard and to promote safety.

Policy GEO-M-1.2: Grading from future ministerial and discretionary projects in Montecito shall be minimized to the extent feasible in order to prevent unsightly scars in the natural topography due to grading, and to minimize the potential for earth slippage, erosion, and other safety risks.

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Policy GEO-M-1.3: New development on previously cleared slopes that show scarring or remaining significant disturbance shall be required to include plans for revegetation for those areas.

Policy GEO-M-1.4: Construction within fifty feet of Historically Active and Active Fault traces shall be avoided. The County shall require special engineering features to minimize potential structural damage from fault rupture for any structure which cannot avoid faults.

Policy GEO-M-1.5: Development standards shall be required to decrease the potential for soils or slope hazards.

Development Standard GEO-M-1.5.1: The Resource Management Department shall not issue land use permits for grading of roads and individual building pads until the structure has received Final BAR approval.

Development Standard GEO-M-1.5.2: A drainage plan shall be required for all development on slopes of 20 percent or greater to minimize landslide, soil creep and erosion hazards.

Development Standard GEO-M-1.5.3: Prior to issuance of grading permits, a determination shall be made regarding which, if any of the following measures shall be incorporated into grading plans. This decision shall be based on the project's proximity and potential impact to sensitive habitats (e.g., riparian) and the presence of steep slopes, erosive soils, etc. on or adjacent to the project site. Consideration shall be given to all of the activities which would be likely to occur as part of the permit being considered, such as grading, brushing, construction, vehicle parking, supply/equipment storage and trenching:

- o Sediment, silt and grease traps (where vehicle oils or fuels may be leaked) shall be installed in paved areas to act as filters to minimize pollution reaching downstream habitats. These filters would address short-term construction and long-term operational impacts;
- o Temporary, low cost erosion control, such as hay bales and debris fencing shall be installed within unpaved areas during the rainy season (typically from November to March) whenever the threat of erosion and sediment movement into drainage exists; and
- o Graded slopes shall be temporarily seeded with non-invasive or naturalized annual grasses if landscaping is delayed past the onset of the rainy season.

Development Standard GEO-M-1.5.4: Landscape plans required for all new development on slopes greater than 20 percent shall strive to ensure revegetation of graded areas. All landscape plans shall be subject to review by the County BAR.

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Action GEO-M-1.5.1: The Montecito Architectural Guidelines and Development Standards shall include standards related to hillside grading and revegetation.

Policy GEO-M-1.6: Excessive grading for the sole purpose of creating or enhancing views shall not be permitted.

Development Standard GEO-M-1.6.1: New structures shall be limited to an average height of 16 feet above finished grade where site preparation results in a maximum fill of 10 feet or greater in height.

GOAL GEO-M-2: Protect Citizens In The Montecito Area From The Effects Of Radon Gas To The Extent Possible.

Policy GEO-M 2.1: Through the development review process, the County shall protect citizens of Montecito from the effects of radon gas to the extent possible.

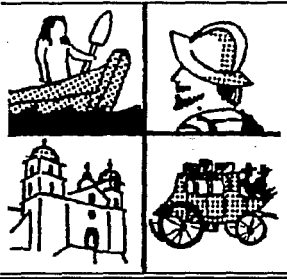
Development Standard GEO-M-2.1.1: The County shall consider the potential for exposure to radon gas during project review by:

- o Determining if the project site is located in an area that overlies a geologic formation which is a known source of radon gas (e.g., Rincon Formation) based on the most up-to-date geologic maps of the Montecito area accepted by the Division of Environmental Review;
- o If the project site is located in such an area; require as a condition of approval any construction standards determined by the County Division of Building and Safety as necessary to reduce the potential for exposure to radon gas; and
- o Require as a condition of approval that a notice be placed on the property title which states that the property overlies a geologic formation which is a source of radon gas and that structures should be periodically tested for presence of the gas.

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F. CULTURAL RESOURCES/ARCHAEOLOGY

1. EXISTING SETTING



The Montecito Planning Area, once occupied by the Barbarño Chumash, contains several known archaeological sites. While the location of sites in some areas is well known, other areas have been less studied, and the presence of archaeological resources is not known. Development and ground disturbance in areas containing archaeological resources can damage artifacts. To reduce potential impacts to archaeological resources caused by new construction or ground disturbance, the County's Land Use Element contains five policies specific to the preservation of archaeological resources. A project or activity must be consistent with these policies to receive a permit to perform work.

The Planning Area contains numerous old buildings, some of which have been officially designated as being historic landmarks, and many others of which are not landmarks but are of historic interest. Of the buildings which have been officially designated, the Steedman Estate is a nationally registered historic



All Saints by the Sea Episcopal Church

landmark, and Deane School, San Ysidro Adobe and the Rancho Los Fuentes lemon packing house are Santa Barbara County Historic Landmarks. In addition to these landmarks, a recent survey of the Planning Area identified over 60 structures as being of historic interest. Examples of structures included on this list are several adobes (e.g. Hosmer, Masini, Ennisbrook), buildings designed by notable architects (e.g. Myron Hunt, Bertram Goodhue, Frank Lloyd Wright, George Washington Smith), older houses (e.g. various structures in old spanishtown), public buildings (e.g. Montecito Community Hall,

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Crane School, All Saints by the Sea), and other houses (e.g. Lovelace House, Gladwin House, Constantia).

2. GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL CR-M-1: Preserve And Protect Properties And Structures With Historic Importance In The Montecito Community To The Maximum Extent Feasible.

Policy CR-M-1.1: The historic adobes of Montecito should be protected to the maximum extent feasible by incorporating their preservation into any plans for development of those parcels.

Policy CR-M-1.2: Improvements to the Coral Casino recreation club shall be designed in a manner to protect and enhance the historic use and architectural integrity of the property. Any renovations or new development on this property shall be constructed at heights that do not exceed the height of existing structures.

Action CR-M-1.2.1:: The County shall consider designating the Coral Casino as a historically important property under the proposed Historic Resource Preservation Ordinance.

GOAL CR-M-2: Preserve And Protect Those Cultural Resources Deemed Of Special Significance To The Maximum Extent Feasible Without Interfering With The Rights Of The Property Owners.

Policy CR-M-2.1: Significant cultural, archaeological, and historic resources in the Montecito area shall be protected and preserved to the extent feasible.

Action CR-M-2.1.1: The County shall develop and adopt a Historic Resource Preservation Ordinance that will apply to the demolition and remodeling of historically important properties in Montecito. The ordinance shall include appropriate preservation, restoration and renovation measures for properties 50 years of age or older which meet one or more of the following criteria:

1. Its location is a site of significant historic event.
2. Its identification with a person or persons who significantly contributed to the culture and development of the community.

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3. Its exemplification of a particular architectural style or way of life important to the community.
4. Its exemplification of the best remaining architectural type in a neighborhood.
5. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the community.
6. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship.
7. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

Action CR-M-2.1.2: The County, in cooperation with local community groups such as the Montecito Association Historical Committee, shall update the list of historically important sites in Montecito. This list shall be adopted by the Board of Supervisors as the list of properties to be protected under the Historic Resource Preservation Ordinance, when adopted

Development Standard CR-M-2.1.1: Prior to the issuance of a Land Use or Coastal Development Permit, RMD shall determine whether the project site is located either in a known archaeological site or in an area with potential archaeological resources. This shall be determined by consulting the Resource Management Department staff archaeologist for archaeological surveys of the area which would provide such information.

In the event that the site is located in an area which is likely to contain archaeological resources and there has not yet been a Phase I survey of the property, the applicant shall fund preparation of a Phase I survey to be prepared by an RMD-qualified archaeologist, unless this requirement is specifically waived by the RMD staff archaeologist (based upon his/her professional opinion that the Phase I survey is not needed to avoid archaeological resources). All recommendations of an archaeological report analysis including completion of additional archaeological analysis (Phase 2, Phase 3) and/or project redesign shall be implemented or incorporated into the proposed development prior to issuance of a Land Use or Coastal Development Permit.

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G. NOISE



1. EXISTING SETTING

Noise has a variety of consequences for physical, mental and social well-being. Potential effects of noise include hearing loss, interference with communication, interference with sleep, annoyance and adverse affects on human performance. There are two kinds of noise- short-term and long term. Short-term noise impacts are created mostly during construction activities and include demolition and heavy equipment operation. In contrast, long-term noise impacts in the area derives mainly from increased traffic along major roadways.

At present, properties in the vicinity of major roadway segments along East Valley, Sycamore, Hot Springs, Olive Mill, San Ysidro, Sheffield Drive and North Jameson are experiencing acceptable ambient noise levels (64.04 to 64.80 decibels). However, increased traffic along these roadways could increase noise levels.

2. GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL N-M-1: Maintain The Existing Low Ambient Noise Level As Part Of The Semi-Rural Character Of The Montecito Community.

Policy N-M-1.1: Noise-sensitive uses (i.e., residential and lodging facilities, educational facilities, public meeting places and others specified in the Noise Element) shall be protected from significant noise impacts.

Development Standard N-M-1.1.1: All site preparation and associated exterior construction activities related to new residential units including remodeling, demolition, and reconstruction, shall take place between 7:00 a.m. and 4:30 p.m., weekdays only.

Development Standard N-M-1.1.2: Significant noise impacts shall be avoided upon development of new noise sensitive land uses (as defined by the Noise Element) through the provision of sound shielding and/or adequate design which provides sufficient attenuation or through proper siting of structures to avoid areas of elevated ambient noise.

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H. VISUAL/OPEN SPACE RESOURCES

1. EXISTING SETTING



Montecito is generally recognized as having a unique community character encompassing open space and wooded areas mixed with semi-rural development. While much of Montecito's scenic appeal can be attributed to its geographic location between the picturesque Santa Ynez Mountains and Pacific Ocean, an equal or greater amount can be attributed to its intensity and form of development. The area is primarily composed of single family homes on lots of one acre or greater which are typically extensively landscaped with ornamental or native species. Patches of oak woodland, individual oak trees, and scenic creeks and open spaces are found throughout the area. Narrow, winding roads bordered by trees and a lack of sidewalks and traffic lights enhance the area's semi-rural appearance.



Scenic views along Montecito's coast

The Planning Area contains several primary corridors by which its scenic resources may be viewed. These include U.S. Highway 101 which has views to the south of curving beaches with rocky headlands and to the north of chaparral covered mountains; Channel Drive and Olive Mill Road which also provide scenic views of the ocean and mountains; East Valley Road which provides views of estates and gardens and has a mountain backdrop, and Mountain Drive which provides panoramic views of the entire Montecito community, the coastal area and the Channel Islands. In addition to these primary view corridors, many of the major north-south roads provide views of wooded acres and the Santa Ynez Mountains.

While Montecito's aesthetic quality is currently considered very high, recent subdivisions and construction of large estate homes have led to a substantial alteration in the character of portions of

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the community. This is particularly true in the Sheffield Road-San Leandro Lane area and the foothills. Potential continuance of this trend, future subdivision, development of vacant parcels and reconstruction of homes could further alter the community's character. Of particular concern is the potential scarring of hillsides caused by grading in mountainous and hilly areas. In addition to hillside grading, the construction and reconstruction of numerous extremely large residences throughout older established neighborhoods has raised major neighborhood compatibility issues. As the high cost of property continues to exert pressures on the housing industry to construct larger and larger structures, it becomes extremely important to develop reasonable methods for regulating residential design and siting in order to preserve the aesthetic and historic character of the Montecito community.

2. GOALS, POLICIES, ACTIONS, DEVELOPMENT STANDARDS

GOAL VIS-M-1: Protect The Visual Importance Of The Santa Ynez Mountain Range And Ocean Views As Having Both Local And Regional Significance And Protect From Development Which Could Adversely Affect This Quality.

Policy VIS-M-1.1: Development shall be subordinate to the natural open space characteristics of the mountains.

Policy VIS-M-1.2: Grading required for access roads and site development shall be limited in scope so as to protect the viewshed.

Policy VIS-M-1.3: Development of property should minimize impacts to open space views as seen from public roads and viewpoints.

Action VIS-M-1.3.1: When funding is available, the County should consider initiation of the appropriate procedures for designating East Valley Road (State Highway 192) as a State Scenic Highway, and Mountain Drive as a County Scenic Road.

Policy VIS-M-1.4: In hillsides areas where water tanks are required for structural fire-fighting purposes, tanks should be designed to: 1) blend in with natural land forms; 2) not impinge on the viewshed; and 3) be screened by landscaping.

GOAL VIS-M-2: Protect Public And Private Open Space As An Integral Part Of The Community's Semi-Rural Character And Encourage Its Retention.

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Policy VIS-M-2.1: Lands which should be preserved in open space for scenic value include road-side turnouts, stream channels, equestrian and hiking trails, and mountainous areas.

Action VIS-M-2.1.1: The County, as part of development of the Open Space Element, should study the potential applicability of an Open Space District to the Montecito Planning Area.

Action VIS-M-2.1.2: The County should include Montecito in a Countywide Open Space District (if such a district is established) or a benefit assessment district should be established for the Montecito Planning Area which would provide an ongoing funding base for open space preservation and maintenance.

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I. WATER

1. EXISTING SETTING

Montecito's water supply comes from both surface and groundwater sources. Surface water sources consist of Lake Cachuma, Jameson Lake, and Fox and Alder Creeks. In addition, the District has contracted for 1250 acre-feet per year (AFY) for five years of temporary, emergency water supplies from the City of Santa Barbara desalination plant. Groundwater sources consist of the Montecito groundwater basin with additional supplies from the Toro Canyon area, Doulton Tunnel intrusion water and wells in hard rock or alluvial aquifers north of the main basin. Existing demand in conjunction with that of approved projects and existing legal lots exceeds the supply from these sources.

Montecito voters approved funding to obtain up to 2700 AFY of State Water which should arrive in 1996. With the arrival of this water, or when it is assured that it will arrive in a timely manner, the Planning Area will have adequate water supplies to meet existing demand, unconstrained demand resulting from the lifting of District's current allocation system, as well as new demand from future development. Water supplies will also be adequate to offset future loss of reservoir storage capacity from sedimentation.

2. GOALS, POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

GOAL WAT-M-1: Pursue Sound Water Management Practices That Seek A Balance Between Supply And Demand In A Manner That Is Consistent With The Long-Term Land Use Goals Of The County And The Montecito Planning Area.

Policy WAT-M-1.1: In planning for future water supply, the County shall encourage reasonable, practical, reliable, efficient, and environmentally sound water policies.

Policy WAT-M-1.2: The County should coordinate with the Montecito Water District in order to encourage conservation and coordinate supplies with current and future demand.

Action WAT-M-1.2.1: The County shall work with the Montecito Water District to promote educational programs which encourage water resource conservation.

Development Standard WAT-M-1.2.1: Landscape plans, where required for development, shall include drip irrigation systems and/or other water saving irrigation systems.

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Policy WAT-M-1.3: The County (in conjunction with the Montecito Water District) shall monitor the effects of development on water sources and the County shall prepare and make public a report regarding the status of Montecito Planning Area water supply and demand every five years or when circumstances substantially change (e.g., new water supplies become available).

Policy WAT-M-1.4: The County Water Agency shall work cooperatively with the Montecito Water District, other local, state, and federal agencies, and private groups and individuals with particular interest and expertise related to water, in the pursuit of water allocation or conservation techniques and investigation of alternative water sources.

Action WAT-M-1.4.1: The County shall coordinate with the Montecito Water District in their review of discretionary development proposals.

Policy WAT-M-1.5: When supplemental alternative water sources become available, a buffer of 10 percent between supply and demand should be maintained in reserve for periods of drought condition.

Action WAT-M-1.5.1: If an overdraft situation should occur, the County shall encourage the Montecito Water District to use new water supplies when available to reduce the overdraft caused by the District.

VI. APPENDICES

APPENDIX A

IMPLEMENTATION PROGRAM

This implementation section provides information regarding the responsible agency, cost, source of funding, priority, and time frame for carrying out Actions in the Montecito Community Plan. Some of these Actions involve relatively inexpensive studies or minor capital improvements which can be accomplished within existing budget constraints, while others involve expensive capital improvements which will likely require specialized funding mechanisms. As other Community Plans are adopted, decision makers will need to balance the major proposals contained in this Plan with proposals from other plans and existing County priorities. Additionally, decision makers will need to phase these proposals to match available funding.

The following section provides a brief explanation of each column heading in the Implementation Matrix.

Activity: This category lists Actions that will require ongoing or increased County activity in the form of studies, ordinance amendments, programs, and minor to major capital improvements. Many of these actions may be two tiered, with a first tier of study being completed relatively quickly and a more expensive capital improvement following when funding is available.

Agency: The Montecito Community Plan calls for Actions to be performed by a number of agencies and other parties. These include various County Departments including Resource Management (RMD), Public Works, Parks Department, and Flood Control District. Other potentially affected agencies include the Montecito Water District, Montecito Fire District, the City of Santa Barbara, and CALTRANS. Frequently, a department such a Public Works will carry out a work task with RMD coordination.

Cost Estimate: Implementation of the Montecito Community Plan will require coordination between a number of County departments and other agencies, and involve funding from a variety of sources. Some of the Actions in the Plan have the potential to require an increase in County expenditures, utilizing either ongoing or increased general fund outlays and/or a combination of other sources. Where possible, cost estimates for these Actions were obtained from County departments. These estimates will need to be further refined in the future as new information becomes available.

Source of Funds: Below are funding sources that may be used to implement Actions of the Montecito Community Plan. In the future, additional sources of funding may be identified.

General Fund: Many of the minor tasks and studies can be recommended within ongoing General Fund budgets of County Departments.

Mello-Roos Community Facilities District Bonds: To pursue this funding source, a two-thirds vote of the registered voters that would benefit from the improvement would be required. If a Mello-Roos District was approved by a two-thirds vote, a Community Facilities District would be formed to benefit from and pay for the facilities or infrastructure improvement. Bonds would be secured by proceeds of a special tax on real property in the Community Facilities District

Special Tax Assessments: Special tax assessments generally operate as follows: assessment bonds are secured by assessment on property within the assessment district, and are imposed on the basis of direct or special benefit the property receives from the improvements. Although there is no vote requirement for a tax assessment, written protests can be filed by property owners of property subject to a majority of the dollar value of assessments. Special assessments may be used for fire, water, flood control, or other issues.

Federal or State Funds and Other Outside Grants: A variety of grants may be available to either partially or wholly fund some of the recommended Actions. Grants may be available from the South Coastal Conservancy, Community Environmental Counsel, Coastal Resource Enhancement Fund, CALTRANS or possibly other State, Federal or private agencies.

Fees: County fees such as Quimby Act, Road Fees or even In-Lieu Housing fees could be utilized to fund certain improvements or programs in Montecito.

Priority: Given the wide range of Actions in the Plan, it is not feasible to assign numeric rankings to each Action. Instead, general rankings of high, moderate, and low are provided based upon community and various County department recommendations.

Timeframe: The timeframe column contains the best available estimates of when short to mid-term studies and improvements can be accomplished. Timing is in fiscal years (i.e. July-June).

Montecito Community Plan Implementation Program
Parks Dept.

ACTIVITY	COST ESTIMATE	SOURCE OF FUNDS	PRIORITY	TIME FRAME
Update Manning Park Master Plan; develop operational guidelines	\$70,000 - \$100,000	General funds/Grants	Low	10 years
Acquire an easement for the bluff and beach area south of Channel Drive between the cemetery and the Coral Casino. County shall provide maintenance.	\$100,000/acre \$2,500 maintenance	General Funds/ Grants/ Quimby fees	Low	15 years
Pursue options for increased access in Fernald Point area	\$100,000/acre	General Funds/ Grants/ Quimby Fees	Low	15 years
Pursue acquisition of trails	\$15,000 - \$35,000/mile	Grants/Exactions, General Fund	Low/Moderate	5 years
Develop program for setting trails priorities	\$1,000 - \$2,500	ongoing implementation	Moderate/High	93-94
Provide trail signage and maintenance	\$250 - \$500/mile for maintenance \$500 for 2 signs	Grants/General Fund	Low/Moderate	5 years
Establish Open Space District or Benefit Assessment District	Unknown	General Funds/ New District	Moderate	Unknown
Develop joint use facilities and programs on school sites	\$30,000	Grants/Quimby Fees	Moderate	5 years

Montecito Community Plan Implementation Program
Public Works (Traffic) Dept.

ACTIVITY	COST ESTIMATE	SOURCE OF FUNDS	PRIORITY	TIME FRAME
Add left turn lanes to intersection of Hot Springs Road and East Valley.	\$125,000	Road Fees, Development fees or Developer installed	Low	Not in 7 year CIP
Add left turn lane to intersection of Sycamore Canyon and Hot Springs Road with minor widening and/or signalize intersection maintenance.	\$150,000 w/o signal \$300,000 with signal	Road fees, Development fees or Developer installed	Low	Not in 7 year CIP
Examine feasibility of TDM	\$3,000	Measure D	Low	Anytime, at Board's discretion
Require employers to implement TDM priorities	\$50,000	Measure D	Low	Anytime, at Board's discretion
Adopt a program to resolve problems resulting from the erosion of Channel Drive	\$10,000 long term \$8-\$10 million	Long term funds not determined	Study completed	Long term time frame not determined
Solicit community comment for proposed roadway and intersection changes	N/A	General Funds	High	Ongoing
Designate East Valley Rd. as a State Scenic Highway and Mountain Drive as a County Scenic Road	\$5,000	General Funds Grants	Low	Beyond 2000

Montecito Community Plan Implementation Program
Flood Control

ACTIVITY	COST ESTIMATE	SOURCE OF FUNDS	PRIORITY	TIME FRAME
Prepare annual maintenance plans	undetermined	unknown	unknown	unknown
Prepare Master Drainage Plan	\$50,000	Special Dist. Augmentation Fund, General Fund, Flood Control Budget from Property Tax/Special District Augmentation	Low	within next 10 years

Montecito Community Plan Implementation Program
Public Works Solid Waste

ACTIVITY	COST ESTIMATE	SOURCE OF FUNDS	PRIORITY	TIME FRAME
Encourage establishment of a recycling center	\$500	General Funds	High	ongoing
Expand recycling program to include yard and wood waste	unknown	unknown	High	ongoing
Work with community to establish a curbside recycling program	\$500	General Funds	High	ongoing

Montecito Community Plan Implementation Program
Resource Management

ACTIVITY	COST ESTIMATE	SOURCE OF FUNDS	PRIORITY	TIME FRAME
Develop of Architectural Guidelines and Development Standards (See Appendix B for details)	\$40,000	General Funds	High	1992-93
Amend Articles II and IV to create FAR's in commercial zone districts	NA	General Funds	High	completed with Plan adoption
County to work cooperatively with the City of Santa Barbara to minimize impacts to infrastructure, resources, and public services	N/A	General Funds	High	ongoing
Amend Article IV to provide an Environmentally Sensitive Habitat overlay district	N/A	General Funds	High	completed with Plan adoption
Add site design overlay to Article IV	N/A	General Funds	High	1992-93 as part of design guidelines
Develop an ordinance to protect historic properties. Maintain an updated list of historic properties in Montecito	Not yet determined*	General Funds, State/Federal Grants	Moderate	1995-2000
Develop Tree Protection Mechanism	\$20,000	Special Assessment	Moderate	1993-94
Establish setbacks for Electromagnetic Fields	\$250	General Fund	Low	1995-96

* This might be done with a County-wide Ordinance. Funding requirements are dependent on the scope of the project.

Montecito Community Plan Implementation Program
Housing Actions

ACTIVITY	COST ESTIMATE	SOURCE OF FUNDS	PRIORITY	TIME FRAME
Amend the provision for secondary residential units on CN zoned properties	N/A	General Funds	High	completed with Plan adoption
Amend the provision for secondary residential units on CV zoned properties	N/A	General Funds	High	completed with Plan adoption
Amend Article IV to include an Educational Facility affordable housing overlay	N/A	General Funds	High	completed with Housing Element
Amend Articles II and IV to create 50% affordable overlay or other implementing mechanism	\$28,500	Mortgage Revenue Trust Fund	High	completed with Housing Element

Montecito Community Plan Implementation Program
Other Agencies

ACTIVITY	AGENCY	COST ESTIMATE	SOURCE OF FUNDS	PRIORITY	TIME FRAME
Widen San Ysidro Road between North and South Jameson	Caltrans	Not yet established*	CALTRANS	Moderate	1996-97*
Signalize intersection of Olive Mill, Coast Village Road, and U.S. 101 ramps.	Caltrans/ City of SB	Not yet established*	CALTRANS	Moderate	1996-97*
Establish water conservation educational programs	Water District/ Water Agency	\$1500	Water District	Moderate	school year 93-94
Coordinate County and Water District review of discretionary development proposals	RMD/ Water District	N/A	General Funds	High	ongoing

* The State has programmed and budgeted funds to widen U.S. 101 from Milpas to San Ysidro to 6 lanes. Funding and specific improvements for interchanges has not yet been determined. Any required improvements should be constructed at the same time as the 101 project.

APPENDIX B
ISSUES IDENTIFIED TO BE ADDRESSED IN THE MONTECITO
ARCHITECTURAL GUIDELINES AND DEVELOPMENT STANDARDS

General Residential Standards

Mass, Scale and Height of Residences
Residential Floor Area in Relation to Lot Size
Neighborhood Compatibility
Architectural Styles (Acceptable and Unacceptable)
View Protection
Site Grading
Site Planning (lot coverage, privacy, site topography, site constraints, setbacks, easements)
Landscaping Standards (including use of drought tolerant and native species)
Protection of Existing Vegetation
Screening for Privacy
Screening of Structures and Parking Areas
Outdoor Lighting
Accessory Structures

Special Hillside/Rural Standards

Site Preparation/Grading
Placement and Grading of Access Roads/Driveways
Site Drainage
Erosion Protection
Landscape Plans
Revegetation of Slopes
Fire Retardant Landscaping
Placement and Screening of Water Tanks
Visual Impact of Structures (placement, size, design, visibility, colors, materials)
Retaining Walls

Commercial Standards

Architectural Style
Materials
Outdoor Lighting
Signs
Sidewalks
Landscaping
Street Furniture

APPENDIX C

AFFORDABLE HOUSING SITES ZONED 7-R-1 WHICH ARE TARGETED FOR
BONUS DENSITY UNITS

00735008	00930110	00957004
00735009	00930111	
00735010	00930112	
00735011		
00735013	00930401	
00735025	00930404	
00735027	00930405	
00735040	00930406	
00735042	00930407	
00735046	00930408	
00735047	00930409	
	00930412	
00906043	00930413	
00906046	00930414	
00906047		
00906048		
	00931304	
00923015	00931305	
00923016	00931306	
00923017	00931308	
00923018	00931309	
00923019	00931311	
00923027	00931312	
00923028	00931313	
00923041	00931314	
00923042	00931315	
	00931320	
00930101	00932010	
00930102	00932011	
00930103	00932012	
00930104	00932013	
00930105	00932014	
00930106		
00930107	00957001	
00930108	00957002	
00930109	00957003	

APPENDIX D

DESCRIPTION OF COASTAL LIVE OAK WOODLAND COMMUNITIES

Probably the most mesic of the foothill woodland communities are the coastal live oak woodlands. These communities are dominated by *Quercus agrifolia*, which often occurs in pure stands. The communities are restricted to coastal areas from Sonoma County south into Baja California. Coastal live oak woodlands are variable. In mesic areas such as north-facing slopes and canyons, these communities sometimes intergrade with mixed evergreen forests. Typical understory plants in dense coast live oak woodlands are shade tolerant shrubs such as *Rubus ursinus* (wild blackberry), *Symphoricarpus mollis* (snowberry), *Heteromeles arbutifolia* (toyon) and *Toxicodendron diversilobum* (poison oak); and herbaceous plants such as *Pteridium aquilinum* (bracken fern), *Polypodium californicum* (polypody fern), *Pholistoma auritum* (fiesta flower) and *Clatyonia [Montia] perfoliata* (miners lettuce).

In drier areas where spoils are usually shallower, the oaks are more scattered and form an open woodland. In these areas the shrubby and herbaceous understory varies significantly. Where coast live oaks intergrade with grassland, the understory consists almost entirely of grassland species with few shrubs. In other areas (usually on somewhat steeper slopes), there is a diversity of shrubs under and between the trees and a sparser herbaceous cover. In areas where coast live oak woodlands intergrade with chaparral, typical chaparral species such as *Arctostaphylos* spp. (manzanita), *Adenostoma fasciculatum* (chamise), *Ribes* spp. (gooseberries and currants) and *Ceanothus* spp. (ceanothus) form the understory. In areas where coast live oak woodlands intergrade with coastal scrub, typical understory species are *Mimulus auranticus* (bush monkey-flower), *Baccharis pilularis* (coyote brush), *Salvia mellifera* (black sage) and *Artemisia californica* (California sagebrush). Poison oak seems to be a constant associate in all cases.

(excerpted from California Vegetation, 4th Ed. by V.L. Holland and D.J. Keil, 1990 pgs 172-176.)