

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

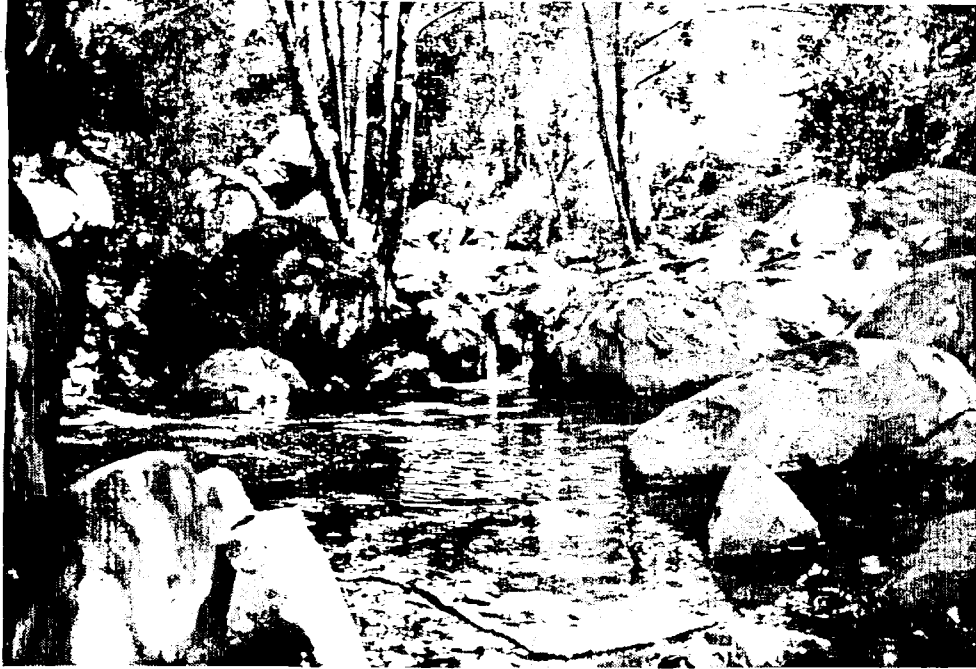
Pacific Ocean and foothills of the Santa Ynez mountain range, with the City of Santa Barbara to the west and the unincorporated community of Summerland to the east. Specifically, it is bounded on the north by East Camino Cielo Road in the Los Padres National Forest, on the east roughly by Ortega Ridge 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

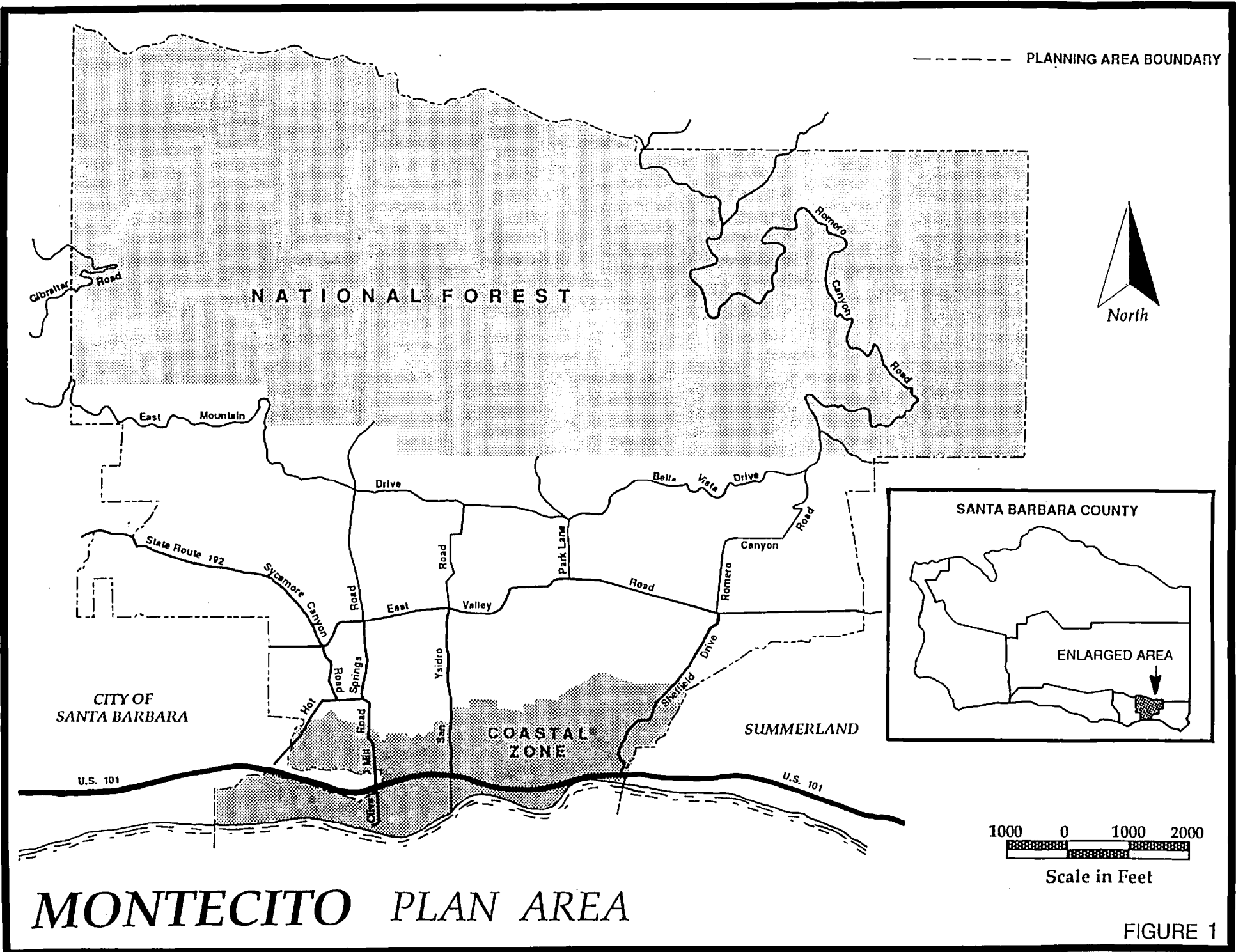


A cool water pool along Cold Springs Creek in Montecito's mountainous area

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.

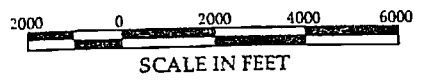
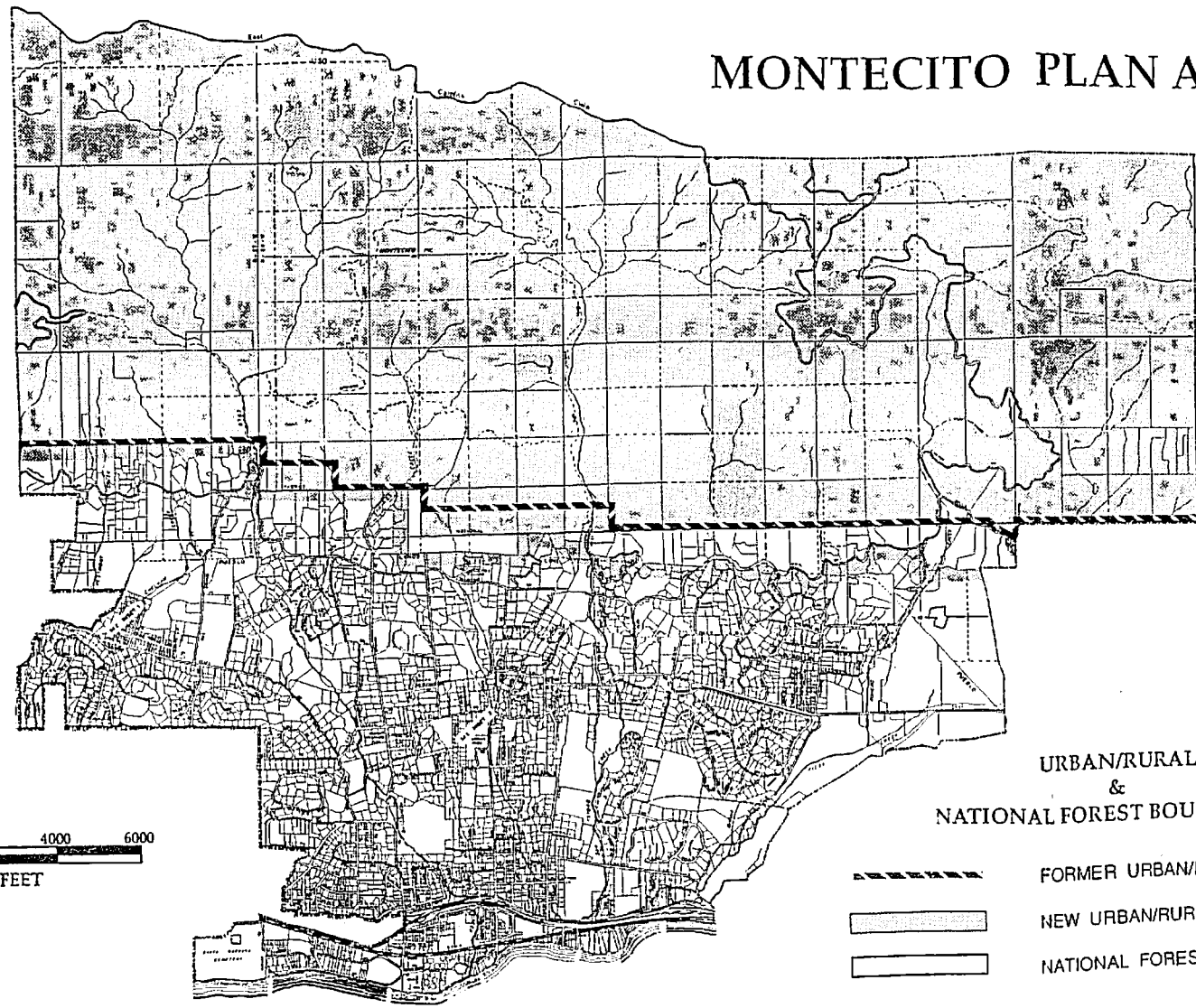
The Montecito Planning Area is served by several service districts, including the Montecito Water District, Montecito Sanitary District and Montecito Fire District. Boundaries for these districts vary and may exclude portions of the Planning Area or include portions not within the Planning Area. Figures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



MONTECITO PLAN AREA

FIGURE 1

MONTECITO PLAN AREA



URBAN/RURAL
&
NATIONAL FOREST BOUNDARIES

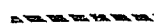

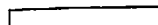
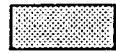
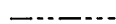
-  FORMER URBAN/RURAL BOUNDARY
-  NEW URBAN/RURAL BOUNDARY
-  NATIONAL FOREST AREA

FIGURE 2

LEGEND



MONTECITO WATER DISTRICT SERVICE AREA



MONTECITO PLANNING AREA BOUNDARY

SANTA BARBARA

U.S. 101

SUMMERLAND

U.S. 101

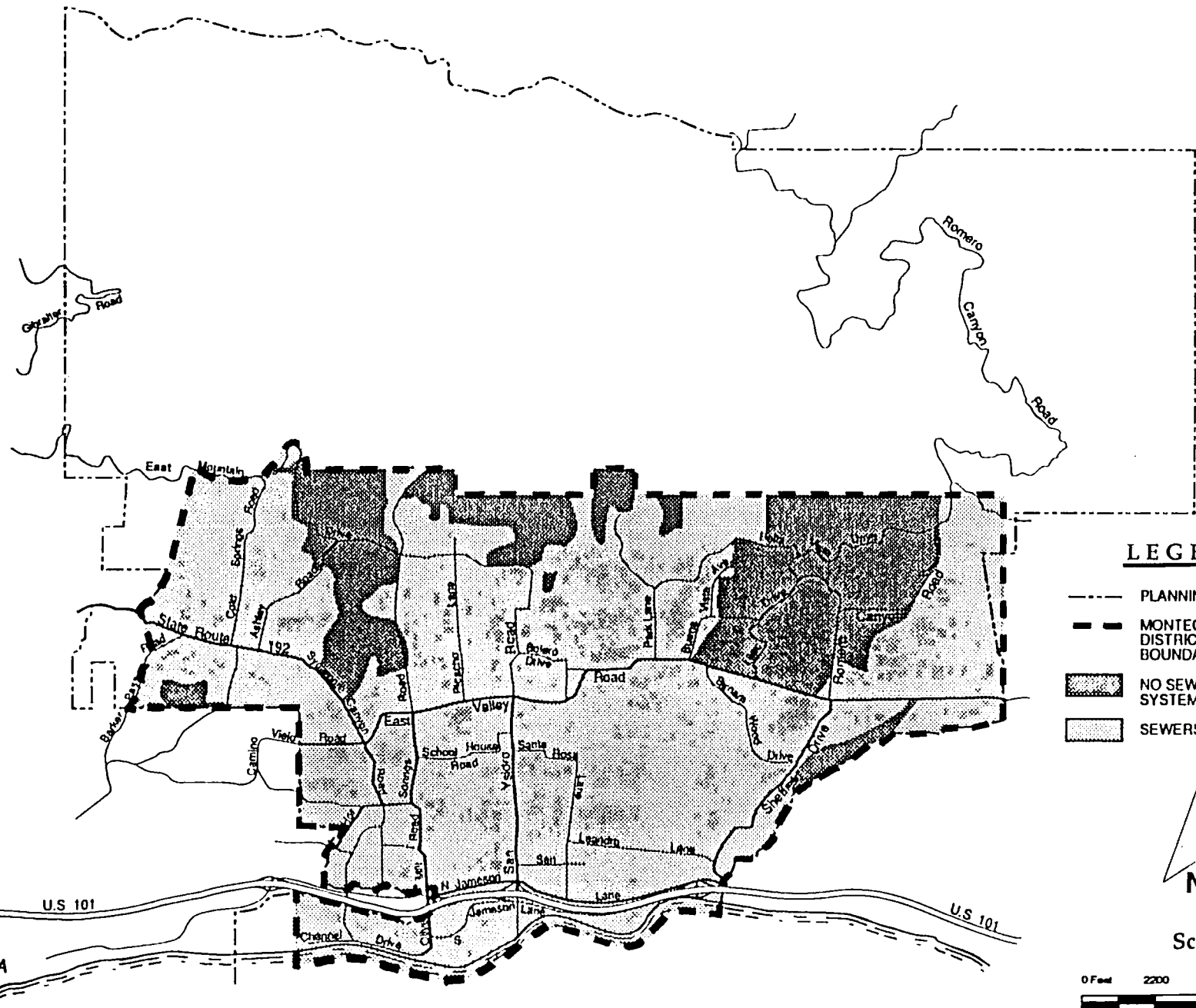


0 2195' 4390' 6585'

Source: Montecito Water District

MONTECITO WATER DISTRICT SERVICE AREA

FIGURE 3

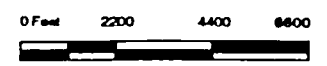


LEGEND

- PLANNING AREA BOUNDARY
- - - MONTECITO SANITARY DISTRICT SERVICE BOUNDARY
- [Stippled Box] NO SEWERS-SEPTIC SYSTEMS ONLY
- [Dotted Box] SEWERS AVAILABLE



Scale

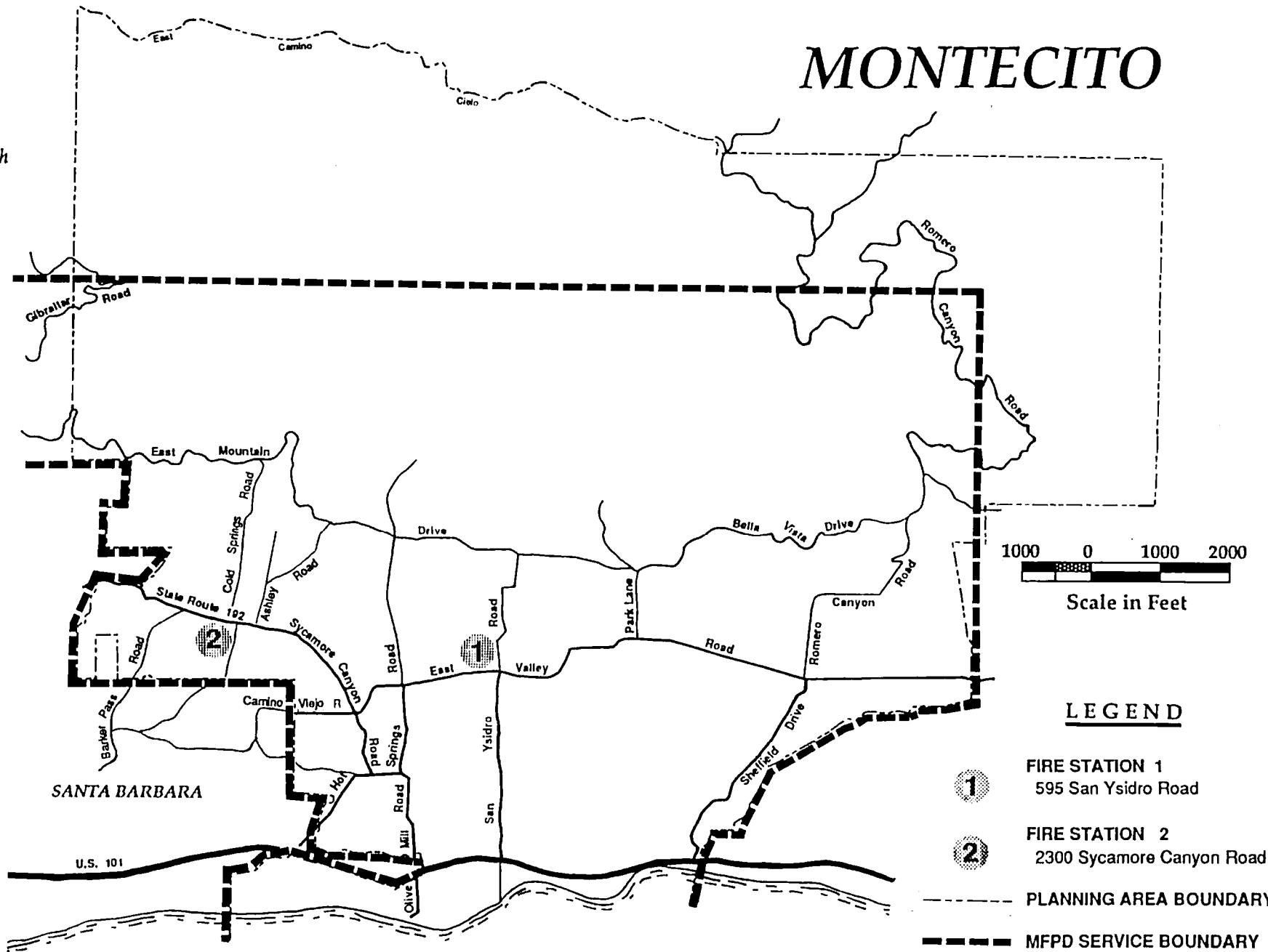


MONTECITO SANITARY DISTRICT SERVICE





FIGURE 4

SANTA BARBARA

MONTECITO



LEGEND

-  FIRE STATION 1
595 San Ysidro Road
-  FIRE STATION 2
2300 Sycamore Canyon Road
-  PLANNING AREA BOUNDARY
-  MFPD SERVICE BOUNDARY

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.

MONTECITO COMMUNITY PLAN

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.

MONTECITO COMMUNITY PLAN

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

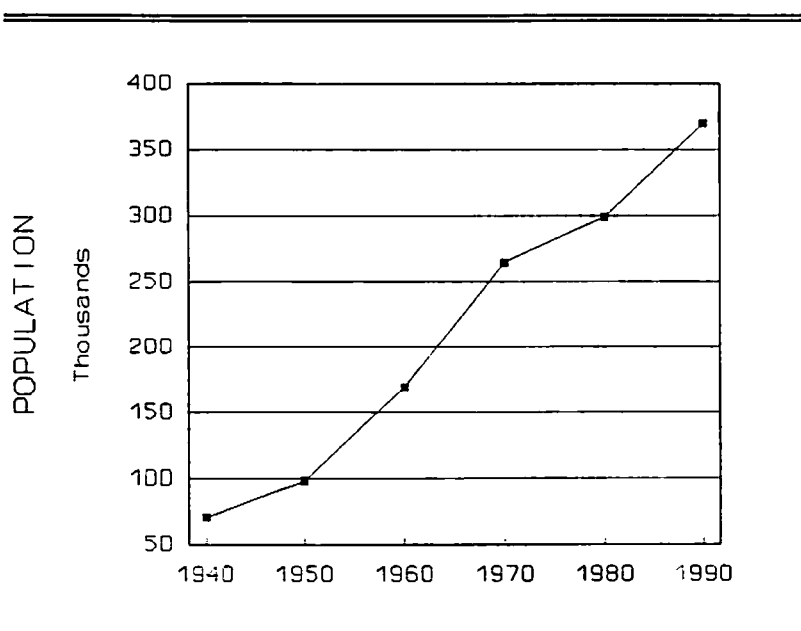


Figure 6: Santa Barbara County Population Growth, 1940-1990.

* 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.

MONTECITO COMMUNITY PLAN

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%

MONTECITO COMMUNITY PLAN

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.

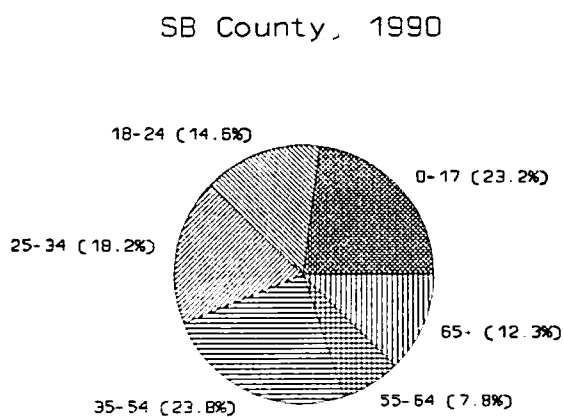


Figure 7: Age Group Distribution of Santa Barbara County, 1990.

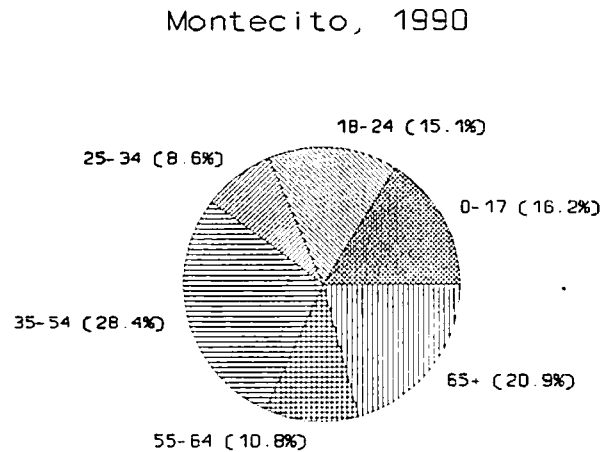
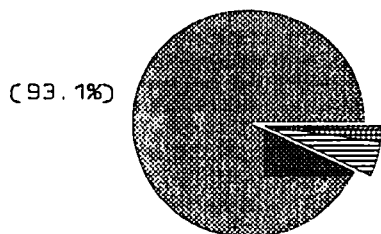


Figure 8: Age Group Distribution for the Montecito Planning Area, 1990.

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

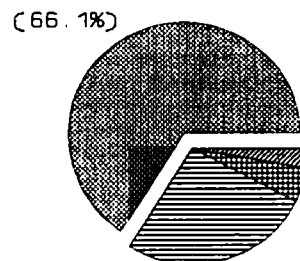
Montecito, 1990



White
 Spanish Origin
 Black
 Other

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

SB County, 1990



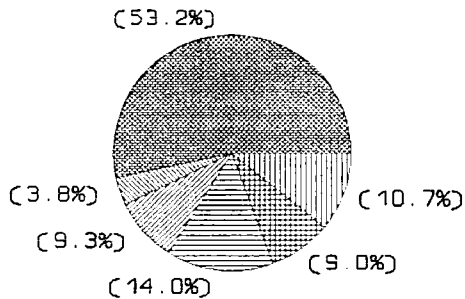
White
 Spanish Origin
 Black
 Other

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.

MONTECITO COMMUNITY PLAN

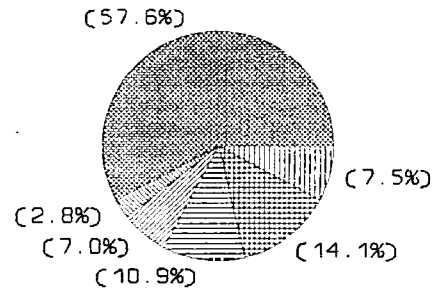
SB County, 1990



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

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

Montecito, 1990



Married Couple Family
 One Person, Under 65 Years
 Other Family, Male Householder
 Two or More Unrelated Persons

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

MONTECITO COMMUNITY PLAN

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.

MONTECITO COMMUNITY PLAN

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.

MONTECITO COMMUNITY PLAN

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.

MONTECITO COMMUNITY PLAN

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.

MONTECITO COMMUNITY PLAN

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,

MONTECITO COMMUNITY PLAN

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