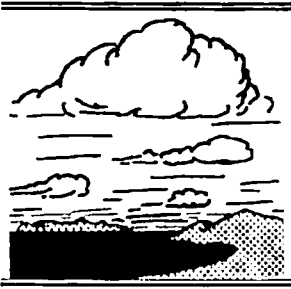


V. RESOURCES & CONSTRAINTS

MONTECITO COMMUNITY PLAN

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

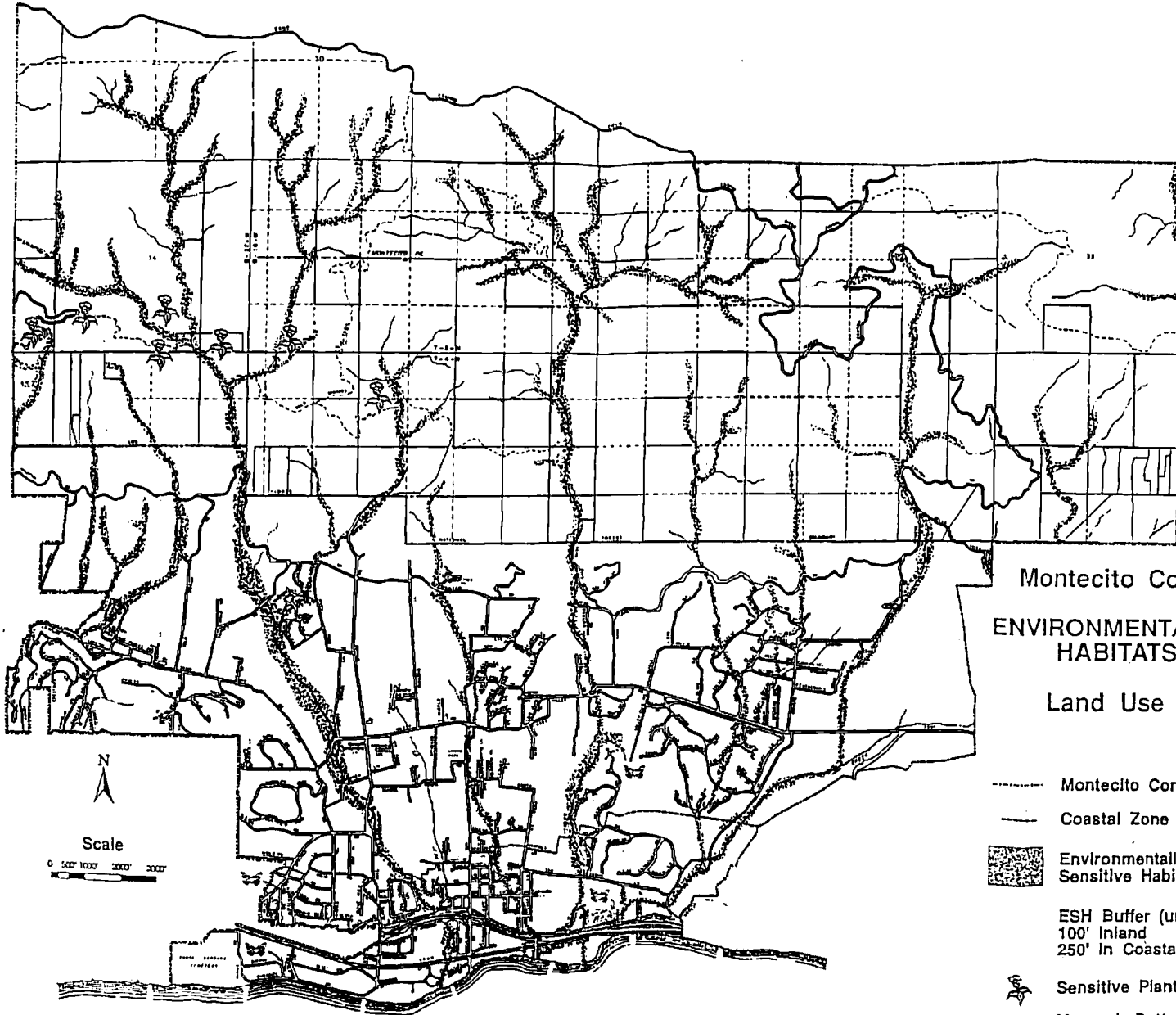
Policy BIO-M-1.3: Environmentally Sensitive Habitat (ESH) areas within the Montecito Planning Area shall be protected, and where appropriate, enhanced.

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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.



Montecito Community Plan
**ENVIRONMENTALLY SENSITIVE
 HABITATS OVERLAY**

Land Use and Zoning

- Montecito Community Plan Boundary
- Coastal Zone Boundary
-  Environmentally Sensitive Habitat
- ESH Buffer (undeplcted):
 100' Inland
 250' in Coastal Zone
-  Sensitive Plant
-  Monarch Butterfly Roosting Site

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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.

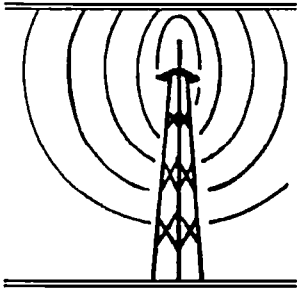
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- Policy BIO-M-1.21:** Where appropriate, voluntary open space and conservation easements should be considered by project applicants and supported by the County as a method to preserve important biological habitats.
- Policy BIO-M-1.22:** The use of 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.

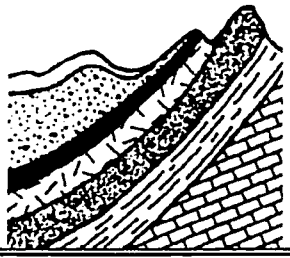
Development Standard FD-M-4.5.1: For any new development where the building site would be subject to adverse drainage impacts from surrounding properties, or which would create offsite drainage impacts, an onsite drainage system shall be designed by a registered civil engineer and approved by the County 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 development. While existing County regulations address development in these areas, they are not sufficient to substantially mitigate impacts.



Steep slopes along Mountain Drive

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 Hillside 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 treat 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.

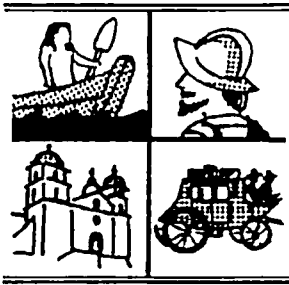
Development Standard GEO-M-2.1.1: The County shall consider the potential for exposure to radon gas during project review by:

- 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.

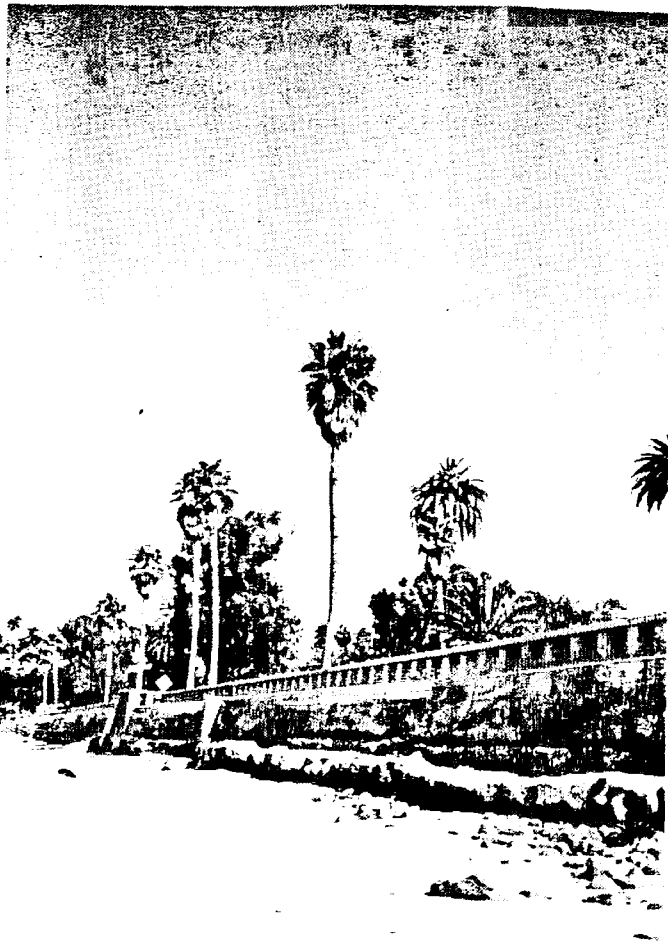
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H. VISUAL/OPEN SPACE RESOURCES

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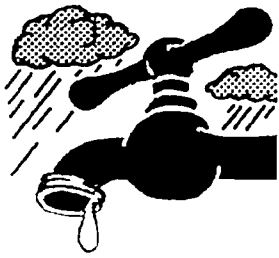
Policy VIS-M-2.1: Lands which should be preserved in open space for scenic value include road-side turnouts, stream channels, equestrian and hiking trails, and mountainous areas.

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.