BISHOP RANCH PROPERTY STUDY

96 GLEN ANNIE ROAD (APN 077-020-045)

PREPARED FOR:

City of Goleta
Planning & Environmental Services Department
130 Cremona Drive, Suite B
Goleta, CA 93117
805-961-7500

PREPARED BY:

ICF International
1 Ada, Suite 100
Irvine, CA 92618
Contact: Charles Smith
949-333-6600

DISTRIBUTED ON:

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ACRONYMS

AFY	acre-feet per year
CEQA	California Environmental Quality Act
City	City of Goleta
EDR	Envrionmental Data Resources
EIR	Environmental Impact Report
LAFCO	Local Agency Formation Commission
UEC	University Exchange Corporation
US-101	U.S. Highway 101
USBR	United States Bureau of Reclamation

CHAPTER 1.0
INTRODUCTION

1.1 PURPOSE OF THIS REPORT

The Bishop Ranch property consists of approximately 240 acres of vacant, agriculturally designated land located at 96 Glen Annie Road in the City of Goleta (City). The purpose of this report is to provide the City in information about of the property.

This report provides preliminary research, evaluation, and documentation about the property. More specifically, this report discusses existing conditions, describes a constraints and opportunities, and details a public planning process that may follow a possible land use conversion.

1.2 INTENDED USE OF THIS REPORT

This report is for informational purposes only. It provides information about the property characteristics that may be useful in consideration of a redesignation of the land use of the property. This report is not a California Environmental Quality Act (CEQA) document, nor is it intended to support any other environmental regulation.

1.3 REPORT ORGANIZATION AND SCOPE

This report identifies:

- the existing environmental conditions on the property;
- how the property fits within the context of the community of the City;
- any additional topical issues or resources that would need to be further studied should the property be redesignated for urban land use, remain vacant under current conditions, or resume active agricultural activities; and
- implications for a public planning process to consider changing the land use of the property.

The report is organized as follows:

- Chapter 1, “Introduction,” identifies the purpose and scope of this report.
- Chapter 2, “Setting,” summarizes the property’s history and the existing setting, including land use and zoning, water rights, and the status of active permits.
- Chapter 3, “Environmental Characteristics,” describes the existing environment, by resource.
- Chapter 4, “Property Opportunities and Constraints,” presents an overview of constraints and opportunities for the property should it be redesignated for urban land use or resume active agricultural activities compared to the current vacant conditions.

- Chapter 5, “Public Planning Process,” reviews general procedures, and costs related to the developmental agreement process, General Plan amendment process, and the permitting path in the event that the General Plan amendment request is initiated for further study.

This report is supported by information in Appendices A through M. Each Appendix identifies the environmental setting of the resource and provides a preliminary evaluation of the specific resource’s constraints, opportunities, and future areas of study.

CHAPTER 2
SETTING

2.1 LOCATION

The 240-acre property is located within the City at 96 Glen Annie Road (APN 077-020-045) (Figure 2-1, Regional Map). The property is bordered by Cathedral Oaks Road to the north, U.S. Highway 101 (US-101) to the south, Los Carneros Creek and an adjoining active agricultural property to the east, and Glen Annie Road and adjoining agricultural property to the west (Figure 2-2, Vicinity Map and Figure 2-3 Aerial Photo).

2.2 PREHISTORY AND HISTORY OF THE PROPERTY

The Goleta area was occupied by a Native American group speaking a distinct dialect of the Chumash language at the time of first European contact in 1542. Historically, this group became known as the Barbareno Chumash. The Chumash were hunters and gatherers and had developed a number of technologies and subsistence strategies that allowed them to successfully utilize surrounding natural resources. At the time of Spanish contact, the Goleta area and immediate vicinity was highly populated with at least ten Chumash villages. A number of these settlements were situated around what was in prehistoric times a much larger Goleta Slough. The slough, which may have resembled a bay in prehistoric times, contained an abundance of marine resources including shellfish, fish, birds, and marine mammals.

Human-made modifications and/or uses of natural resources in the Goleta area began in the Mission Period (1786-1834) at which time the land may have been used for sheep grazing and bean farming as part of the Mission San Miguel Rancho (Social Process Research Institute 1979). The 240-acre property that is currently known as Bishop Ranch (or the “lower ranch”) was originally part of a much larger ranch that changed hands multiple times since the 1840s, including ownership by the Mexican government and several Santa Barbara- and San Francisco-area citizens. The use of the property for some type of ranching dates back approximately 165 years, and it is known to have been repeatedly cleared of native vegetation over the past 78 years.

The property was originally part of the Santa Barbara Mission Lands, of which approximately 42,000 acres of the Los Dos Pueblos Ranchos were deeded to Nicholas Den in the 1840s. Den used much of the land for cattle ranching until his death in the 1860s. At that time, half the ranch went to his wife; the other half, including the property, was held in trust for Den’s minor heirs. (Tomkins 1966.)

A severe drought in the mid 1860s almost crippled the land held in trust and, to avoid bankruptcy, the executors sold the land without the appropriate authority to do so. The land was sold to Colonel William W. Hollister, who incorporated 5,000 acres into his ranchlands under the name Glen Annie Ranch. Hollister planted a number of exotic plants throughout the ranch that he had imported from foreign lands. During Hollister’s ownership, the Glen Annie Ranch was used for dairy farming and grazing, and contained a number of orchards that produced limes, lemons, walnuts, olives, almonds, and grapes. (Tomkins 1966). Hollister may have housed

agricultural laborers on the lower ranch, as it generally served as the operational center of the ranch (Social Process Research Institute 1979).

In the late 1870s, the Den heirs filed suit against Hollister to regain control of the land, hiring San Francisco attorney, Thomas B. Bishop, to represent them. The Den family offered Thomas B. Bishop part of the ranch should the decision favor the Dens, and in 1890, they won their suit. The lawsuit resulted in a favorable outcome for the Den heirs and, as a result, Thomas B. Bishop assumed title of what he called the Corona del Mar ranch, a portion of which is the property. (Tomkins 1966).

Thomas B. Bishop owned the Corona del Mar ranch throughout the first half of the twentieth century. A house was built on the 240-acre property in approximately 1912. During the time Thomas B. Bishop owned the Corona del Mar ranch, it was primarily used as a large cattle and farming operation (Tomkins 1966).

In 1957, the entire Corona del Mar Ranch was sold to Henry Crown of Chicago / University Exchange Corporation (UEC) (Tomkins 1966). Today, Crown's UEC owns approximately 3,200 acres of the former Corona del Mar ranch, including the 240-acre property that is the subject of this study. According to aerial photographs, the property has not been actively farmed since approximately 1975 as shown by aerial photographs. Aerial photographs reviewed in the 1990 do not readily depict orchards; however, due to the quality they are generally inconclusive (Sage 2011). Cattle were grazed from 1985 to 1990 and approximately 10 acres of citrus were planned in the northeastern corner of the property (CH2M Hill 2006). Several other attempts to grow Christmas Trees and strawberries in approximately 1990 were made (CH2M Hill).

Bishop Ranch 2000, LLC, a limited liability company, acquired an interest to purchase the 240-acre property that is the subject of this report in 1999. This interest to buy is active today. Bishop Ranch 2000, LLC is understood to be making annual payments to maintain this option to buy.

2.3 LAND USE AND ZONING

This section describes the property's existing land use and zoning designations, as well as previous land use designations and zoning designations from when the property was within the jurisdiction of the County of Santa Barbara.

Existing Land Use and Zoning

The Goleta General Plan/Coastal Land Use Plan (General Plan) land use designation for the property is Agriculture. The zoning map designation for the property is Agriculture, 40-acre Minimum Parcel Size (Ag-I-40). The Ag-I-40 zoning district generally permits all types of agriculture except commercial livestock feed or sales yard. Figure 2-4 identifies the existing General Plan land use designation of the site and surrounding area, and Figure 2-5 identifies the existing zoning of the property and surrounding area.

K:\Irvine\GIS\Projects\City_of_Goleta\00650_10\mapdoc\2011JulFig2_1_Regional_Location.mxd SM (07-14-11)

Legend

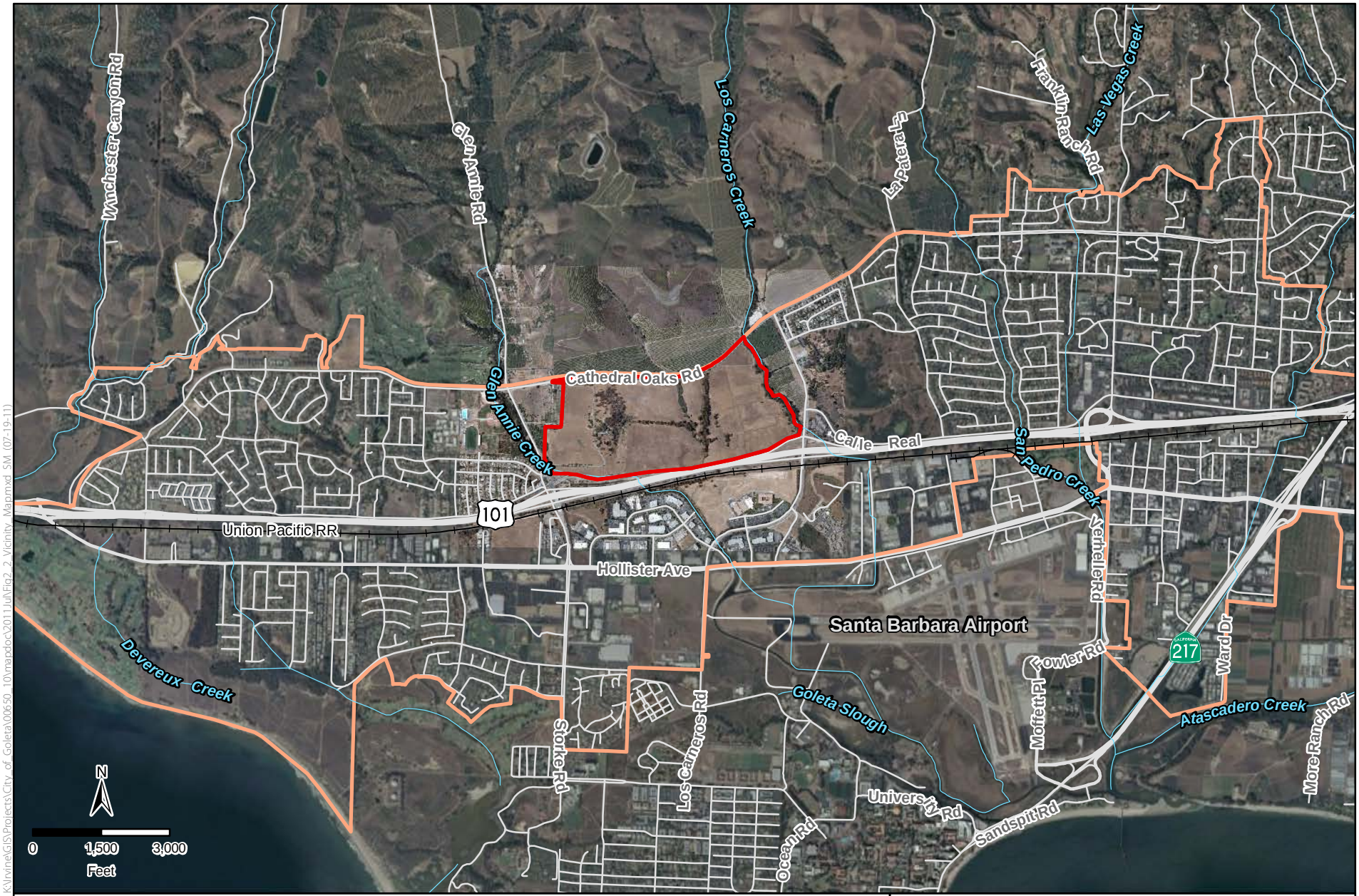
- City of Goleta
- City of Santa Barbara
- Coastal Zone

Source: ESRI StreetMap North America (2008)

Figure 2-1
REGIONAL LOCATION

CITY OF GOLETA

BISHOP RANCH PROPERTY STUDY



K:\Irvine\GIS\Projects\City_of_Goleta\00650_10\mapdoc\2011JulFig2_2_Vicinity_Map.mxd SM (07-19-11)

Legend

- Property
- City of Goleta

Source: ESRI StreetMap North America (2008)

Figure 2-2
VICINITY MAP

CITY OF GOLETA

BISHOP RANCH PROPERTY STUDY

k:\irvine\gis\projects\city_of_goleta\00650_10\mapdoc\2011jul\fig2_3_existing_conditions.mxd DD (07-20-11)

Legend

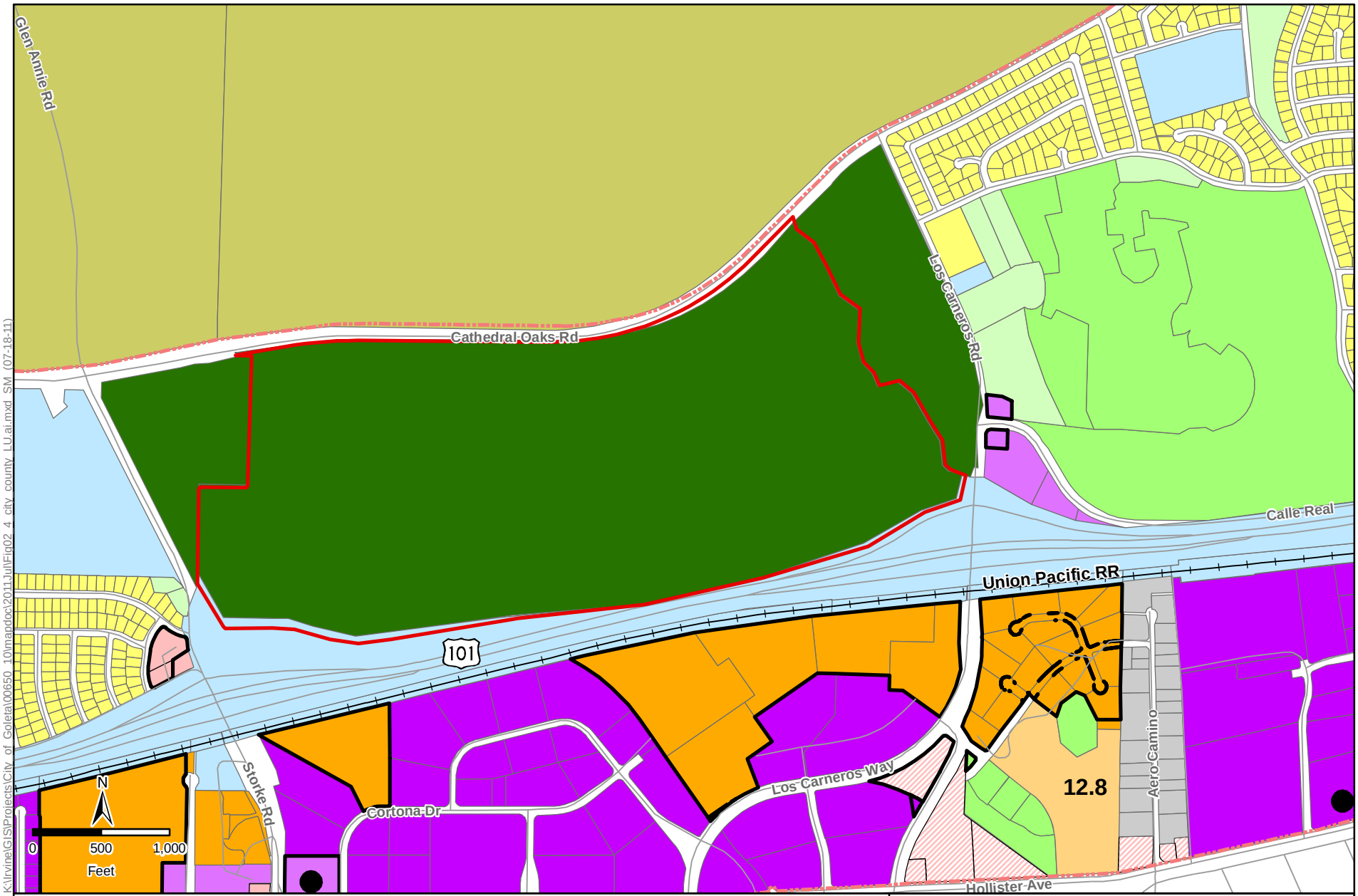
- City of Goleta
- Property

Source: City of Goleta; ESRI (2008)

Figure 2-3
AERIAL PHOTO OF SITE

CITY OF GOLETA

BISHOP RANCH PROPERTY STUDY



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Legend

County Land Use
- Open Land Uses

Goleta Land Use

Commercial Use Categories
- Intersection
- General Commercial

Residential Use Categories
- Single-Family
- Planned Residential
- Medium Density Multi-Family
- High Density Multi-Family

Office and Industrial
- Business Park
- Office and Institutional
- General Industry
- Hotel Overlay

Other Use Categories
- Agriculture
- Open Space/ Passive Recreation
- Open Space/ Active Recreation
- Public/Quasi Public

Other Features
- Goleta City Boundary
- Vacant Sites
- Property

Source: City of Goleta

Figure 2-4
LAND USE DESIGNATIONS

CITY OF GOLETA

BISHOP RANCH PROPERTY STUDY

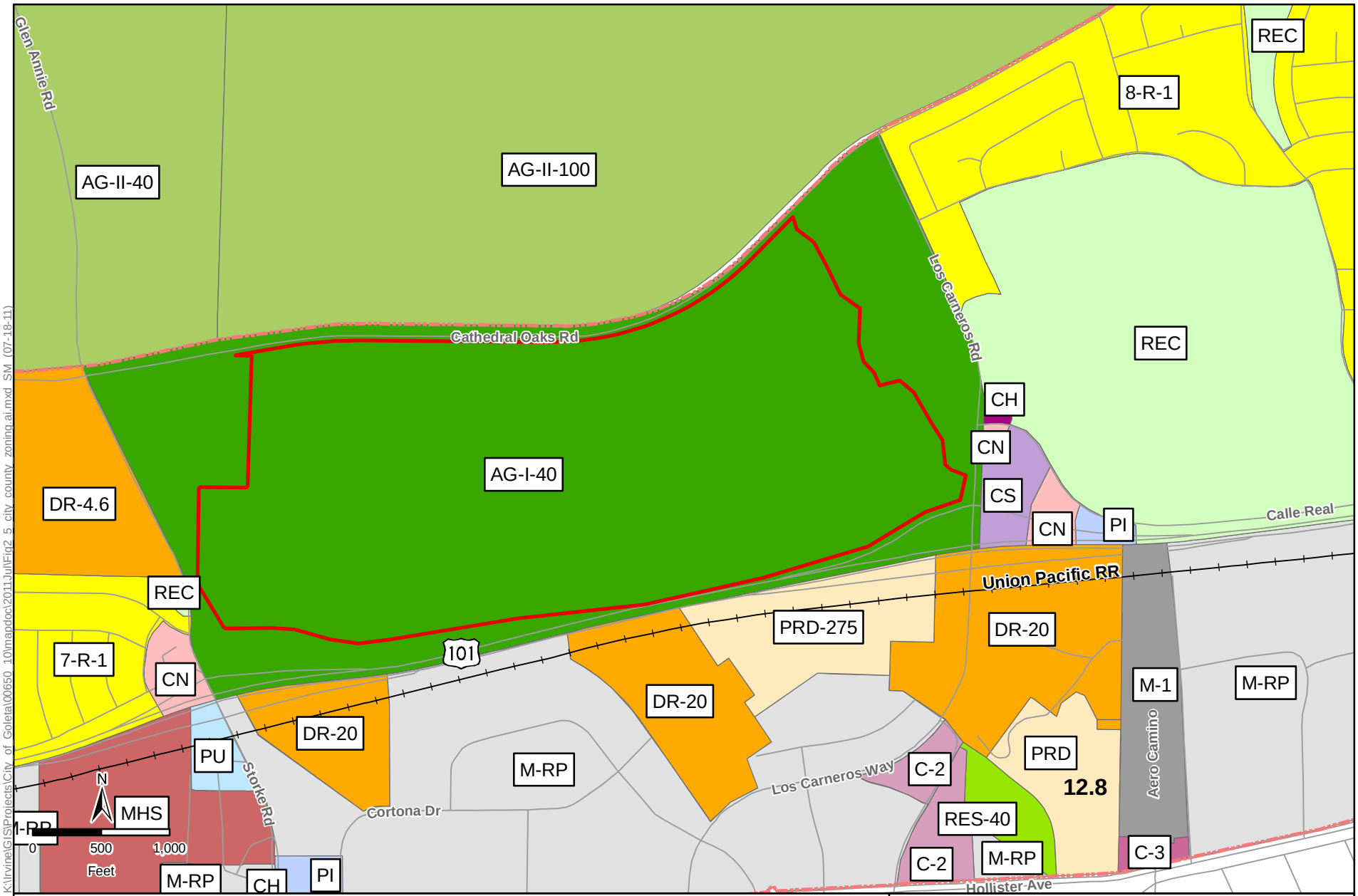

Figure 2-5
ZONING

CITY OF GOLETA

BISHOP RANCH PROPERTY STUDY

Previous Land Use and Zoning

The land use designation for the 240-acre property has changed over time; therefore, this section summarizes the various previous designations and identifies the local agencies which have held authority over the property. The property's zoning and land use was previously controlled by the Santa Barbara County until the City of Goleta was incorporated in 2002.

In 1951, the County zoned the property as highway residential and highway commercial. In 1957, the property was re-zoned as single family residential. From 1961 to 1975, the property was designated residential (6,000- to 8,000-square-foot lots) and in 1976, the County's Comprehensive Plan Land Use Element called for 2 to 5 residential units per gross acre of the property. In 1984, the County zoning identified residential lots at 6,000 to 8,000 square feet. In 1993, the Santa Barbara Goleta Community Plan placed the property within Goleta's urban boundary line and noted that the land use designation would be A-1 (urban agriculture) for the life of the plan or for 10 years from the adoption of the plan.

In 2002, the City was incorporated and the property was included within the City limits by the Local Agency Formation Commission (LAFCO). The land use designation and zoning for the property has remained agriculture since the City's incorporation.

2.4 WATER RIGHTS

Cachuma Water

As discussed previously, in approximately 1890, Thomas B. Bishop acquired the title of Corona del Mar ranch, including the property, from successfully winning the Den's suite. In 1952 a dispute arose between the Thomas B. Bishop Ranch Company and the United States Bureau of Reclamation (USBR) over the construction of the Cachuma water facilities, specifically the Tecolote Tunnel, which the Thomas B. Bishop Company claimed intercepted subterranean water that would otherwise reach the upper ranch property (all property north of where Cathedral Oaks Road currently exists). The 1952 dispute between the Thomas B. Bishop Ranch Company and USBR was settled through the Cachuma Exchange Agreement, which granted the Corona del Mar land holding, 100 acre-feet per year (AFY) of water (American Title Company 2011).

The 100 AFY water entitlement was transferred from the Thomas B. Bishop Company to Crown, when he purchased it in 1957 and was retained by UEC, as typically the rights to water are transferred with property. According to the Cachuma Exchange Agreement, the 100 AFY water entitlement could be used anywhere on the Corona del Mar land holding or Crown's and then UEC's other land holdings in the Goleta Valley, as the water transferred with the property.

In 1979, Lester Girsh and Derek Westen purchased approximately 80 acres from UEC, the current site of Camino Real Market Place. Girsh and Westen and affiliates brought claims against UEC for certain deed restrictions affecting the 80-acre parcel in 1981(Santa Barbara Superior Court 2011 and American Title Company 2011). In 1986, UEC, Girsh and Westen settled their dispute (American Title Company 2011). As part of the settlement UEC assigned the 100 AFY water entitlement to Lester Girsh and Derek Westen.

Well Water South of Property

Between the late 1930s and early 1940s, several reservoirs were constructed to hold water in the southeast corner of the 240-acre property (Social Process Research Institute 1979 and . These reservoirs served to settle and filter water pumped from wells (one well later referred to as the "Marsh Well" water) located to the south of what is now Highway 101 near Hollister Avenue and was used for irrigation to support agricultural activities on the 10,000 acre site.

The Marsh Well, located in the West Subbasin of the Goleta Groundwater Basin, is located south of US-101 and was drilled in 1939 (Hoover 2010). Water from this well was pumped to the study property in the past (Hoover 2010). The historic production of the Marsh Well was approximately 114.1 AFY of which the water quality was poor as a result of high chlorides and total dissolved solids.

In 1991, UEC, the County, and Michael Towbes of Michael Towbes Construction and Development Inc. entered into the Marsh Well Pumpage Reduction Agreement to reduce UECs pumpage of the "Marsh Well" water. The Agreement allows UEC to pump 103.86 AFY of the well water for agricultural uses on the upper ranch north of Cathedral Oaks Road. (American Title Company 2011).

Onsite Wells

Approximately 40 onsite wells of varying depths are located in the property. Historically, these wells were generally not used and/or have been abandoned (Hoover 2010). Various geologic formations occur under the property, none of which are conducive to water production because of the narrow, thin alluvial aquifer conditions (Hoover 2010 and Sage 2011).

Goleta Water District Water

As detailed in the Property Title Report (American Title Company 2011), in 1993, UEC ranch management gave up their rights to water service, as provided by the Goleta Water District (GWD) on the upper ranch (north of Cathedral Oaks Road). Instead, the upper ranch relied solely on water from wells located on the upper ranch and stream diversion (e.g., McCoy Stream Diversion). This action was memorialized in an agreement between UEC and GWD (Waiver of Right to Water Service 1993) to waive UECs rights to obtain future water service from GWD on any portion of the land owned at the time by UEC (American Title Company 2011). As part of the discontinuation of service to the upper ranch agricultural operations, GWD agreed to provide UEC with 250 AFY of water to use anywhere on UECs property, except the upper ranch.

UEC transferred the rights to the 250 AFY of water it received from GWD to University of California Santa Barbara (UCSB), along with some property, in 1994. UCSB assigned 50 AFY back to UEC in 1996. Since this 50 AFY of water could not be used on the upper ranch, per the original agreement between GWD and UEC in 1993, the 50 AFY is allocated only to the 240-acre property.

In conclusion, the 240-acre property has an allocation of 50 AFY of water provided by GWD. From a contextual perspective, the City uses approximately 14,000 AFY (GWD 2008).

CHAPTER 3
ENVIRONMENTAL CHARACTERISTICS

3.1 VIEWS TO AND FROM THE PROPERTY

The property consists of gently rolling topography that affords views of the Pacific Ocean/Santa Barbara Channel, Goleta Slough, and Santa Ynez Mountains and foothills. The topography of the property ranges from an elevation of 115 feet above sea level at its highest point near the northern boundary along Cathedral Oaks Road to an elevation of 33 feet above mean sea level at its lowest point near the southern boundary along US 101. Generally the middle of the property ranges from 100 feet above mean sea level to 45 feet above mean sea level. Los Carneros Creek does not intersect the property, but is located on its eastern edge and extends north to south, terminating at the Pacific Ocean.

The majority of the property has been disturbed by past agricultural activities. Different varieties of trees are present including oak tree clusters and eucalyptus trees in the form of windrows. Different types of vegetation are located on the property such as native and nonnative grasslands, coastal sage scrub, southern willow scrub, and riparian forest along Los Carneros Creek. A historic period resource, the Bishop Ranch house, and associated stone pergola, garden, and plantings of mature exotic trees are also on the property.

Views to the north from the property are of Cathedral Oaks Road, with orchards in the immediate foreground and then the Santa Ynez Mountains and foothills. Prominent features of the foothills and mountains can be seen throughout the property with expanses of orchards, chaparral, and rock outcroppings.

Views to the east from the property consist of large trees in the immediate foreground, followed by foothills and residences. Lake Los Carneros is located east of the property; however, views of the lake are limited due to heavy vegetation that runs along the eastern property limits along Los Carneros Creek.

Views from the property to the south are of US-101 in the immediate foreground, office and light industrial uses along Hollister Avenue; the UCSB campus, More Mesa, and the Santa Barbara Municipal Airport. However, many of these views are obstructed by large trees and the topography of the property depending on the viewer's location. On a clear day and standing at the property's highest elevation, the Pacific Ocean could be seen in the far background (Figure: Views from the Property).

Views to the west from the property are of the Glen Annie Road in the immediate foreground, followed by a gas station, Dos Pueblos High School, and residences west of Glen Annie Road. The US-101 Glen Annie Bridge Overcrossing is also visible to the southwest.

The City's General Plan identifies *scenic corridors* that pass through, or provide visual access to, areas of high scenic value. The scenic corridors, or segments of those corridors, near the property include US-101, Cathedral Oaks Road, Hollister Avenue, and Los Carneros Road.

Public vantage points within the City include public streets and US-101, as well as public open spaces located throughout the City. Figure 3.1-1 of the General Plan (2006 as amended) shows the public vantage points that provide expansive views of the City and its visual resources for viewers on all of the surrounding roadways and in City public open spaces, such as Los Carneros Lake. These include views from US-101, views from other major public roadways within the City, and gateways to the City. These are described below.

Views from US-101: Motorists on US-101 currently have both northerly and southerly views from the highway as it extends through the City. Between Los Carneros and Glen Annie Roads, motorists have northern views of the property. These views are of the historic period Bishop Ranch house and surrounding mature trees on the western side of the property, and gently rolling topography with some coast live oak clusters and eucalyptus windrows that run across the property's center. The majority of the property is vacant land. Views to the north of the property are of the Santa Ynez Mountains and foothills. Prominent features of the foothills and mountains can be seen, with expanses of orchards and chaparral.

Views from other Major Public Roadways within the City: Views of the property to the south of Cathedral Oaks Road include the mature trees surrounding the home, gently rolling topography with some coast live oak clusters, and eucalyptus windrows. There are limited views of US-101, office and light industrial uses found along Hollister Avenue, the UCSB campus, Hope Ranch, and the Santa Barbara Municipal Airport. Views to the north of Cathedral Oaks Road are of orchards and the foothills.

Views from east of Glen Annie Road are of the property and large trees on the both sides of the road, As a motorist approaches Cathedral Oaks Road there are fewer trees, and views of the foothills and property open up again.

Views to the west of Los Caneros Road are of agriculture and orchards on adjoining property. Views to the east are of Lake Los Carneros, the Goleta Depot, and residential land uses.

Gateways to the City: Gateways are significant points of entry into a city or community that provide motorists with a sense of the area's character. Figure 3.1-1 of the General Plan depicts gateways to Goleta;, those applicable to the property include:

- views of the City, mountains, and foothills from Cathedral Oaks Road at the eastern and western City boundaries; and
- views of the City on Glen Annie Road, Los Carneros Road, and Fairview Avenue at the northern City boundaries.

3.2 AGRICULTURAL CHARACTERISTICS

The existing property was once part of a much larger ranch that encompassed more than 10,000 acres known as Corona del Mar or Bishop Ranch (see Chapter 2, "Setting"). Some of the 240-acre Bishop Ranch property was used to support the agricultural operations of the larger ranch, rather than as active production. As part of the evaluation conducted for this study, aerial photographs from as far back as 1929 were evaluated. These indicated that the following activities took place on the property from 1929 to 1975:

VIEWS FROM PROPERTY: SOUTH

CITY OF GOLETA

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VIEWS FROM PROPERTY: SOUTH

CITY OF GOLETA

BISHOP RANCH PROPERTY STUDY

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k:\irvine\gis\projects\city_of_goleta\00650_10\mapdoc\July2011\3_Views_from_thePropertyai: DD (07-20-11)

VIEWS FROM PROPERTY: SOUTH

CITY OF GOLETA

BISHOP RANCH PROPERTY STUDY

- 1929: orchards cover the southwestern corner of the property.
- 1939: most of the upland portions of the property were planted in orchards.
- 1943: extensive orchards and water containment facilities existed on the east portion of the site, likely including walnuts.
- 1953: large portions of the orchards in the center and western portions of the site were removed with no farming evident in those areas.
- 1961: most of the orchards had removed in the southwestern corner of the property; windrows of hay crop existed in the north-central portions of the property; the remaining property appears uncultivated.
- 1967 and 1975: previous orchards were completely removed and the conditions appear similar to those of today, large nonnative fields.

Only limited active agricultural production occurred after 1975. Cattle were grazed from 1985 to 1990 and approximately 10 acres of citrus were planned in the northeastern corner of the property (CH2M Hill 2006). Several other attempts to grow Christmas Trees and strawberries in approximately 1990 were made (CH2M Hill). It is unknown why these crops were abandoned (Sage 2011). Aerial photographs reviewed in the 1990 do not readily depict orchards; however, due to the quality they are generally inconclusive (Sage 2011). . Since the early 1990s the property has remained vacant.

The property has variable topography. Although it is generally flat, approximately 34 acres have a slope that is greater than 15 percent, and 19 acres have a slope that is greater than 20 percent. Active agricultural uses can be planted on slopes greater than 20 percent; however, generally, cultivated or planted slopes greater than 20 percent generate a higher rate of erosion and runoff (Sage 2011).

The California Department of Conservation provides classifications for agricultural land in California based on several variables, including those considered by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), plus other variables such as historical irrigation and water use and past use. The State classification system is used for the purposes of designating farmland of Statewide importance. Examples of the State's agricultural land classification system, as mapped through the Farmland Mapping and Monitoring Program are: *Farmland of Statewide Importance*, *Farmland of Local Importance,* and *Grazing Land and Other* (Department of Conservation 2006). As part of this mapping and monitoring program, the property was previously designated Farmland of Local Importance; however, it is currently designated as Grazing Land or Other, because the property has not been in active agricultural production for several years and has not been irrigated in the last 4years (Department of Conservation 2008). Figure 3-1 identifies the location of the soil types.

Based on an agriculture study conducted by Sage and Associates as part of this Bishop Ranch Study (2010), the Class I, Class II, and Class III soils currently found on approximately 200 acres of the property have the potential to qualify as Prime Farmland and/or Farmland of Statewide Importance. The agriculture study identifies the following constraints within these 200 acres: 20 acres of steep (greater than 20 percent slope) topography and, more significantly, the

lack of water supply to support irrigation for a viable agricultural operation. The agriculture study indicates that in order for these soils to qualify for *Prime* or *Farmland of Statewide Importance* status, they would have had to be irrigated and/or actively farmed within the last 4 years, a requirement under the Federal and State classification systems. The absence of the Prime or Farmland of Statewide Importance status on the property is due to a lack of available irrigation water. Refer to Figure 3-1 for the mapped locations of the California Department of Conservation designation and USDA NRCS soil classification type.

Table 3-1 identifies the classification and type of soil, number of acres by soil type, and whether these soils are considered by the USDA NRCS to be prime agricultural soils. The table also summarizes the current California Department of Conservation designation and soil types that that are found on Farmlands of Statewide Importance.

TABLE 3-1: SOIL CHARACTERISTICS

Class of Soil	Type of Soil	Acres (Approximate)	USDA NRCS Designation	Department of Conservation Designation	Soil Types found on Farmlands of Statewide Importance[1]
Class I	Aqueda (AaC) and Goleta (GcA), Aqueda and Diablo (Dac, DaD)	12	Prime (irrigated or non irrigated)	Grazing and Other	Yes (if irrigated)
Class II		55	Prime (if irrigated)		Yes (if irrigated)
Class III	Milpitas-Positas (MeC)	127	Not Prime		Yes (if irrigated)
Class IV		28	Not Prime	N/A	No
Class VI		11	Not Prime		No
Class VIII	Gullied Land and varied	6	Not Prime		No

Source: Sage 2010.
[1] Although the property is not designated as Farmland of Statewide Importance, soils exist on the property that are found on lands designated as such in the Goleta Valley. Therefore, identification of these soils is included in this table. If these soils were irrigated they may be eligible to be reclassified to Farmland of Statewide Importance.

The property is located within the Goleta Water District (GWD) service area with rights to 50 acre-feet per year (AFY) of potable water, of which current operations generally use less than 1 AFY (GWD 2011). There is a 1-inch GWD water meter installed, which serves the property. Water availability is an important factor for irrigated crop production on the property. Regionally, the same soil series found on the property has been used for lemons and avocados. Nursery and row crops could also be grown on the property with sufficient irrigation water. Irrigated truck crops or orchards would require approximately 2 AFY per acre. Therefore, approximately 400 AFY of water would be needed to irrigate approximately 200 acres on the property. If, however, only the 50 AFY of existing water were used to irrigate the property, approximately 25 acres of the property could be irrigated with this amount of water. Without irrigation water the property has a low suitability for agricultural uses. This is because dry farming would have to be implemented and because of the area's climate, dry farming generally only produces lower quality dryland hay and grain crops.

The GWD can provide water service to the property for any type of land use. However, there is typically a one-time fee that would be applied equaling approximately $32,614 per acre to obtain

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Figure 3-1
PROPERTY SOILS

CITY OF GOLETA

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additional water from the GWD.[1] For irrigation purposes there would be an additional $435 per acre foot for water (2006/2008 cost; water rates are currently being revised by GWD). As discussed in Appendix L, GWD's service area, which includes the City and surrounding area, suffers from competing demands for limited water supply.

In addition to the rights to 50 AFY of GWD-provided water, there are approximately 40 wells of varying depths on the property These wells are currently not used and/or have been formally abandoned (Hoover 2010). The terraced deposits that are located under the property likely do not have the quality or quantity to irrigate (Hoover 2010 and Sage 2011). Furthermore, water historically has come from offsite wells, thus the quality of water pumped on the property would likely not be suitable for use.

For grazing operations production estimates are based on normal rainfall years only. The Santa Barbara County Cattlemen's Association identifies that land capable of sustaining between 25 and 230 animal units per year is appropriate. The property is a suitable size for cattle grazing; however, the total carrying capacity based on an average forage production year equates to 19 animals per year. Therefore, the property is not considered viable for cattle grazing. Moreover, the Ag-1-40 zoning district does not permit a commercial livestock feed or sales yard.

In summary, based on the analysis conducted by Sage Associates (2010), although property soils are suitable for agriculture, an agriculture operation is not sustainable because of the lack of water. Additionally, there is a high cost of allocated additional water beyond the existing 50 AFY. If irrigation water were available for the property, the property would be considered suitable for agricultural production based on the Santa Barbara agricultural suitability methodology. Also, the property would have a general low suitability for dryland farming based on the climate (Sage 2010), and cattle grazing is not suitable for the property based on average foraging production. Furthermore, other live animal activities such as raising chickens would not be suitable for an urban-type agriculture use (Sage 2011).

3.3 AIR QUALITY AND GREENHOUSE GAS ISSUES

The Bishop Ranch property lies within the South Central Coast Air Basin (Air Basin), which encompasses all of Santa Barbara and San Luis Obispo Counties. The climate in and around the City, as well as for most of Southern California, is controlled largely by the strength and position of the subtropical high-pressure cell over the Pacific Ocean. This high-pressure cell typically produces a Mediterranean climate with warm summers, mild winters, and moderate rainfall. This pattern is periodically interrupted by periods of extremely hot weather brought in by Santa Ana winds. Almost all precipitation occurs between November and April, although during these months, the weather is sunny or partly sunny a majority of the time. Cyclic land and sea breezes are the primary factors affecting the region's mild climate. The daytime winds are normally sea breezes, predominantly from the west, that flow at relatively low velocities. Additionally, cool, humid, marine air causes frequent fog and low clouds along the coast, generally during the night and morning hours in the late spring and early summer.

[1] The GWD Board increased this fee from approximately $26,000 to approximately $31,000 in 2011. GWD may not apply the new water supply charge if a land owner has an existing entitlement to water that meets certain specifications. These conditions are discussed in Appendix L.

With some exceptions, the region generally has good air quality, and it attains or is considered in maintenance status for most ambient air quality standards. The Santa Barbara County Air Pollution Control District (APCD) is required to monitor air pollutant levels to assure that Federal and State air quality standards are being met.

Criteria pollutants of primary concern include ozone (O_3), carbon monoxide (CO), nitrogen oxide (NO_2), particulate matter less than 10 microns in diameter (PM_{10}), and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$). Although there are no ambient standards for volatile organic compounds/reactive organic gases (VOCs/ROCs) or nitrogen oxides (NO_X), they are important as precursors to O_3.

Ozone air pollution is formed when nitrogen oxides (NO_X) and ROCs react in the presence of sunlight. According to the APCD, the major sources of ozone precursor emissions in Santa Barbara County are motor vehicles, the petroleum industry, and solvent usage (paints, consumer products, and certain industrial processes). Sources of PM_{10} include grading, demolition, agricultural tilling, road dust, mineral quarries, and vehicle exhaust.

The APCD has adopted Clean Air Plans (CAPs) that demonstrate how the County will maintain and/or meet State and Federal air quality standards, including ozone and particulate matter standards. The County currently violates the State 8-hour ozone and PM_{10} standards. The County is in attainment of the Federal 8-hour ozone standard and the State 1-hour ozone standard.

APCD adopted the 2010 CAP and certified the related Environmental Impact Report at its January 20, 2011 meeting. The CAP provides an overview of the region's air quality and sources of air pollution, and identifies the pollution-control measures needed to meet clean-air standards. The schedule for plan development is outlined by State and Federal requirements, and is influenced by the region's air quality. The 2010 CAP is a three-year update required by the State to show how the APCD plans to meet the State 8-hour ozone standard. The 2010 CAP includes a climate protection chapter, with an inventory of carbon dioxide (CO_2) emissions in the County. CO_2 is the most prevalent greenhouse gas, and the one for which the APCD has the most accurate data.

The Bishop Ranch property is vacant and, therefore, is not a source of air pollutant emissions or noxious odors. Sensitive receptors do not exist on the property. Ambient air quality standards have been established to represent the levels of air quality considered sufficient, with an adequate margin of safety, to protect public health and welfare. Sensitive receptors surrounding the property include Dos Pueblos High School to the west and residential land uses to the west and east. There are no identified historical odor sources on or adjacent to the property.

3.4 BIOLOGICAL CHARACTERISTICS

The vegetation communities and wildlife resources on the Bishop Ranch property are characterized below and discussed in more detail in Appendix D.[2] Figure 3-2 presents a map of vegetation and is based on a previous survey conducted by LFR, Inc. (2008 and 2010), as

[2] Vegetation classification conforms to Holland (1986).

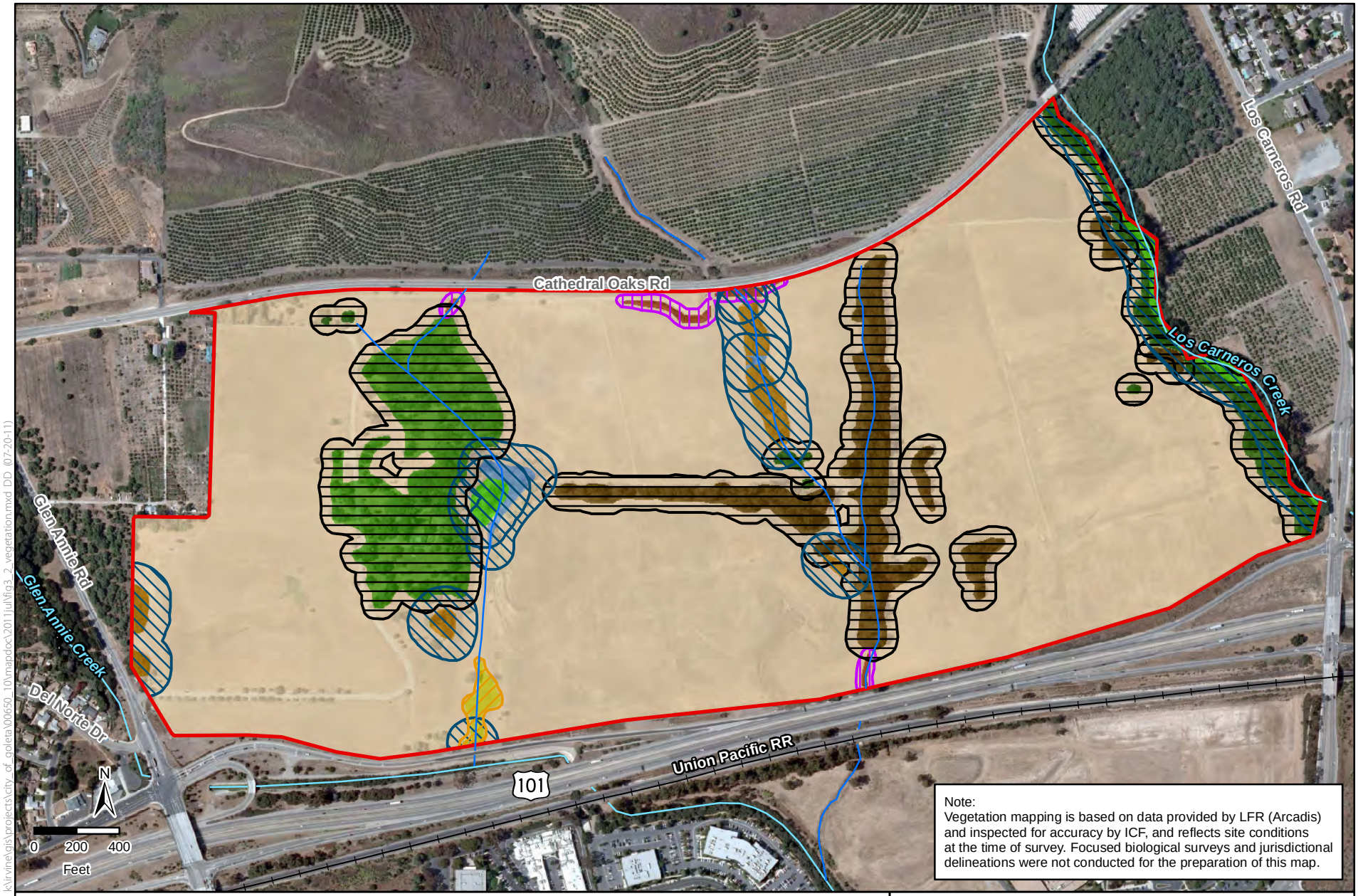

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Figure 3-2
VEGETATION COMMUNITIES AND POTENTIALLY SENSITIVE BIOLOGICAL AREAS

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verified by ICF biologists during a field survey in September 2010 (ICF 2010). Property vegetation communities, rare plants, special-status wildlife species, and jurisdictional features are discussed below from two perspectives: existing conditions and whether the community may be considered as an Environmentally Sensitive Habitat Area (ESHA) as defined by the General Plan Conservation Element.

Nonnative Grassland: Nonnative grassland is characterized by a dense to sparse cover of annual grasses reaching up to 3 feet in height, and may include numerous native wildflowers, particularly in years of high rainfall. Invasive annual Mediterranean grasses were widely distributed in this vegetation community, and included such species as Harding grass (*Phalaris aquatica*), slender wild oats (*Avena barbata*), rip-gut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), foxtail barley (*Hordeum murinum*), and annual fescues (*Vulpia* species). Nonnative grassland is the dominant habitat type on the property, accounting for approximately 203 acres covering approximately 84 percent of the property.

Native Oak Trees and Other Trees*:* This community contains native oak trees as well as plantings of other trees, shrubs, and herbaceous perennials around the structures on the west side of the property, as well as in windrows. Both the cultivated trees and native oak trees occur in dense clusters in some locations and were observed to support raptor nests. Monarch butterflies (*Danaus plexippus*) also were observed in these wooded communities and likely overwinter at these locations. Both raptor nests and butterfly aggregation/overwintering sites, including adjacent buffers, are protected as ESHA in the General Plan.. The area around the ranch house that supports a mix of native oaks and planted trees covers approximately 14 acres (6 percent) of the property.

Eucalyptus Woodland: Eucalyptus trees (*Eucalyptus camaldulensis* and *E. globulus)* occur in dense woodlands that were likely planted as windrows to the east of the structure (ranch house); one woodland is oriented in an east–west direction and one is oriented in a north–south direction perpendicular and eastwards of the first windrow. Smaller patches of eucalyptus woodlands were planted north of the ranch house and near Los Carneros Creek. The eucalyptus woodlands on the property were observed to support raptor nests. Monarch butterflies were also observed and likely overwinter at these locations. Both raptor nests and butterfly aggregation/overwintering sites, including adjacent buffers, are protected as ESHA in the General Plan. A variety of migratory and resident songbirds, as well as raptors such as turkey vultures and a variety of hawks are known to use the eucalyptus. The eucalyptus woodlands cover approximately 12 acres (5 percent) of the property.

Coast Live Oak Woodland: Coast live oak woodland dominated by coast live oak trees (*Quercus agrifolia*) occurs adjacent to the riparian vegetation along Los Carneros Creek on the eastern border of the property. California bay (*Umbellularia californica*) was also observed in this community. Shade-tolerant shrubs such as poison-oak (*Toxicodendron diversilobum*), blue elderberry, and toyon (*Heteromeles arbutifolia* predominate in the understory, along with vines such as California blackberry (*Rubus ursinus*), and herbaceous perennials such as California figwort (*Scrophularia californica*), coastal wood fern (*Dryopteris arguta*), hummingbird sage (*Salvia spathacea*), wood mint (*Stachys bullata*), and others. Santa Barbara sedge (*Carex barbarae*) is present under oaks in one location as well. Non native species such as Italian thistle (*Carduus pycnocephalus*), smilo (*Piptatherum miliaceum*), prickly lettuce (*Lactuca*

serriola), and fennel (*Foeniculum vulgare*) are scattered along the disturbed margins of the oak woodland near the agricultural fields. The coast live oak woodlands on the property likely support raptor nests given the observation of active nests in the eucalyptus woodland and other non-native trees. Oak woodlands and raptor nests, including adjacent buffers, are protected as ESHA in the General Plan. Coast live oak woodlands cover approximately 5 acres (2 percent) of the Property.

Remnant Venturan Coastal Sage Scrub (Baccharis Scrub)*:* Venturan coastal sage scrub vegetation is common on the South Coast foothills and is less common on the relatively flat topography and disturbed urban-suburban conditions in Goleta. On the property, decades of upland vegetation clearing has largely reduced the potential for this vegetation type with the exception of small, disturbed, remnant patches. These remnant patches are dominated by coyote bush (*Baccharis pilularis* subsp. *consanguinea*) and occur on the edges of ravines and in drainages, as well as scattered individual plants in the open, recently mowed fields. Other coastal scrub species observed as isolated individuals or in small patches include California sagebrush (*Artemisia californica)*, laurel sumac(*Malosma laurina*), black sage (*Salvia mellifera*), poison-oak (*Toxicodendron diversilobum*), deerweed (*Lotus scoparius*), coastal goldenbush (*Isocoma menziesii* ssp. *menziesii*), Douglas nightshade (*Solanum douglasii*), California fuchsia (*Epilobium canum*), chaparral morning-glory (*Calystegia macrostegia* ssp. *cyclostegia*), and giant-rye (*Leymus condensatus*). Resprouting coastal scrub species are especially vigorous in the northeast corner of the property. Coastal sage scrub, including adjacent buffers, are protected as ESHA in the General Plan. Remnant Venturan coastal scrub covers approximately 1 acre (<1 percent) of the property.

Native Grassland*:* A native grassland dominated by alkali-rye (*Leymus triticoides*) occurs at the base of drainage feature to the east of the ranch house and south of two planted pecan trees. Immediately south of the property, the grassland transitions to what appears to be a wetland plant–dominated feature along the banks and within the drainage feature. Native grassland, including adjacent buffers, is protected as ESHA in the General Plan. Native grassland covers approximately 1 acre (<1 percent) of the property.

Southern Willow Scrub*:* Southern willow scrub, dominated by arroyo willow (*Salix lasiolepis*), borders the central drainage at the property. A few coast live oaks are found in this area as well. Arroyo willow is also found as an occasional understory species under the eucalyptus woodland in adjoining drainages, indicating possible wet conditions in the woodland understory. Small clumps of willows are also found along the drainage immediately east of the ranch house, as well as along the western perimeter of the property. In addition to arroyo willow, coyote bush, mulefat (*Baccharis salicifolia*), native narrowleaved milkweed (*Asclepias fascicularis*), giant-rye, alkali-rye, western ragweed (*Ambrosia psilostachya*), and California bulrush (*Schoenoplectus californicus*) are present. Southern willow scrub, including adjacent buffers, are protected as ESHA in the General Plan. It covers approximately 3 acres (1 percent) of the property.

Southern Mixed Riparian Forest*:* Southern mixed riparian forest forms a dense tangle of woody vegetation along Los Carneros Creek that crowds and shades out other growth in places, although openings and banks support mule fat, creek clematis (*Clematis ligusticifolia*), California blackberry (*Rubus ursinus*), poison-oak, Santa Barbara sedge (*Carex barbarae*), and other wetland-type species. In addition, invasive species are present in these forests, especially

cape-ivy (*Delairea odorata*), castor-bean (*Ricinis communis*), and pampas grass (*Cortaderia jubata*). Southern mixed riparian forest, including adjacent buffers, are protected as ESHA in the General Plan. It covers approximately 2 acres (1 percent) of the property.

Coastal and Valley Freshwater Marsh*:* A freshwater marsh occurs to the immediate northeast of the house near some large western sycamores and is dominated by three-square bulrush (*Schoenoplectus pungens* var.*pungens*) and occasional spear-leaved saltbush (*Atriplex triangularis*). Alkali-rye (*Leymus triticoides*) forms large patches at the margins of this marsh. Farther to the south in the same drainage, three-square bulrush forms a southward-trending line before surface saturated soils disappear. A wide swath of a wetland monocot (mowed, no diagnostic features available for identification) continues southwards towards a large planted pecan in the drainage bottom. This drainage also supports native grassland that was previously described, including the offsite wetland-type habitat located immediately downstream of the property's southern fenceline. The native grassland supports some prairie bulrush (*Bolboschoenus maritimus*) along with tall flatsedge and nonnative wetland-type species such as curly dock, bristly ox-tongue, celery (*Apium graveolens*), rabbitsfoot grass, and bird's foot trefoil (*Lotus corniculatus*), among others. Freshwater marsh, including adjacent buffers, are protected as ESHA in the General Plan. This vegetation community covers approximately 0.9 acre (<1 percent) of the property.

Rare Plants: Rare plants were not observed on the property during field surveys conducted by LRF, Inc. biologists (LFR 2008, 2010). Figure 4-1 of the General Plan Conservation Element identifies southern tar plant (*Centromadia parryi* subsp. *australis*) on the southwestern corner of the property. This occurrence is based on data provided by the California Natural Diversity Database (CNDDB) maintained by the California Department of Fish and Game (CDFG). The special-status of this species is based on a rating by the California Native Plant Society. This species is not considered as a special-status species by the State or Federal government.

Rare Wildlife: Based on ICF's biologists consideration of the property and reviews of the CNDDB (CDFG 2010) and LFR, Inc. study (LFR 2008; LRF 2010), the property is considered to have a low potential for hosting State or Federally listed threatened or endangered wildlife species, such as the least Bell's vireo, southwestern willow flycatcher, and red-legged frog. Regular mowing on the property, historic vegetation clearing activities, high density of non-native species, fragmentation of habitats, and lack of ponded water are examples of the rationale behind ICF's preliminary conclusions. Refer to Appendix D for more detail. However, the property provides potentially suitable habitat for a variety of more common wildlife species, including species with other special-status ratings by the State and/or Federal governments. Refer to Appendix D for a list of possible special-status species that are known to occur or likely could occur on the site. For example, special-status wildlife species that are known to occur on the property include monarch butterfly, white-tailed kite, loggerhead shrike, and Cooper's hawk.

Jurisdictional Features: A formal jurisdictional wetland delineation, as defined by and afforded protections from the State and Federal governments, has not been conducted on this property. However, based on property characteristics, including identified vegetation communities, the presence of Los Carneros Creek on the eastern border of the property, and the onsite drainages that discharge to Glen Annie Creek (also called Tecolotito Creek), it is likely there are some jurisdictional features located on or immediately adjacent to the property.

3.5 CULTURAL/PALENTOLOGICAL RESOURCES

The cultural and paleontological resources on the property are characterized below and discussed in more detail in Appendix E. Resource descriptions are based on a review of existing literature, database searches, and a site visit by an ICF archeologist (ICF 2010).

The property is known to encompass five recorded prehistoric archaeological sites. Prehistoric archaeological sites consist of surface and subsurface deposits containing human-related artifacts, burial interments, food refuse and/or food preparation features such as hearths, and bedrock-associated features containing milling elements, rock art, or living shelters (City of Goleta 2006). The property was surveyed for cultural resources in 1978 and resurveyed in 1979 as part of earlier effort to develop the property. The descriptions of these sites over time are somewhat contradictory. CA-SBA-137 and CA-SBA-1656 are described by various researchers as either midden deposits, which imply a site with dense deposits or as low density shell and lithic scatters, which implies the opposite of midden deposits. It is also possible that the sites described as very sparse scatters of shell with very few artifacts, such as CA-SBA-1653 and CA-SBA-1655, may in fact be fossil shell deposits exposed by plowing and past agricultural development, rather than archaeological deposits. Because of this contradictory information over time, it is difficult to determine the importance of these prehistoric sites and whether they have been interpreted correctly and recorded correctly. Furthermore, it is difficult to determine if they are losing archaeological materials over time to casual collectors or past agricultural uses.

The Bishop Ranch house and surrounding outbuildings and landscape on the property served as the headquarters for the Corona del Mar ranch. The present ranch house was built in 1912 (Figure: Place of Historic Merit). The house and its surroundings were documented as a “Place of Historic Merit” by the Santa Barbara County Historic Landmarks Advisory Commission (Santa Barbara County 1993). The “Glen Annie Ranch” (same as the property) was identified as a Goleta Historic Structure in the Goleta Valley Historical Society Self Guided Tour of Historic Sites and Structures in the Goleta Valley brochure (no date). Minutes of the March 14, 1994, meeting of the Santa Barbara County Historic Land Mark Advisory Commission imply that a landmark designation was not acted upon by the Commissioners and, instead, retained the “Place of Historic Merit” status as a result of the property owner’s opposition to a “Landmark” status (Santa Barbara County 1994). This status is carried forward in the General Plan, as identified in Table 6-1 and Figure 6-2 of the Visual and Historic Resources Element (City of Goleta 2006).

3.6 REGIONAL DEMOGRAPHICS AND HOUSING

Regional and local demographics and housing characteristics are described below.

Population, Housing and Demographics: The U.S. Census Bureau (2010) identifies the following statistics for the City of Goleta:

Population:	29,888 (7 percent of the County’s population)
Median Age:	36.5 (as compared to 33.6 Countywide)

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Average Household Size:	2.72 people per household (as compared to 2.86 Countywide)
Over 65 Living Alone:	1,090 people (about 4 percent of total Goleta population)
Housing Units:	11,473 (7 percent of the County's housing stock)
Group Quarters:	201 individual
Housing Vacancy Rate:	5 percent (as compared to 7 percent Countywide)
Occasional Use Housing:	103 units of a total of 808 units Countywide
Hispanic Population:	32 percent (as compared to 42.9 percent Countywide)
Household Size	is smaller for rentals compared to owner (opposite of County)
Owner Occupancy	53 percent of housing stock (as compared to 52.7 Countywide)
Median Household Income:	$69,304 (U.S Census Bureau 2009a)

Interesting facts regarding Goleta's population include a low rental housing vacancy rate; a relatively older population and, consequently, a smaller household size; an even smaller household size for rentals as compared to owner-occupied units, likely a consequence of the UCSB student influence; and a high median household income, also likely attributable to UCSB professor influence.

SBCAG's Regional Growth Forecast 2005–2040 Report South Coast predicts that Goleta's population will increase over the 2005–2040 period by 20.5 percent (SBCAG 2007).

Housing Affordability and Costs: Goleta Valley housing prices were increasing significantly faster than the County average but slower than the prices in the city of Santa Barbara (City of Goleta 2009a). The nationwide mortgage crisis and declining economy has impacted the housing market in the City. According to the California Association of Realtors median home prices in the City have dropped by approximately 22.4 percent in the last year. The January 2009 median home price was $702,500 and dropped to $545,000 as of January 2010. Even with the drop in home prices in the City, sales prices for housing continue to exceed the ability to pay of many low and moderate-income households, particularly for first-time homebuyers and new entrants to the local housing market.

Rents have increased in recent years but less rapidly than sales prices. The rental housing market is particularly influenced by demand from UCSB students (City of Goleta 2009b). Rental housing is relatively more affordable than ownership housing. Goleta's vacancy rate is 5 percent based on the 2010 Census. A vacancy rate of 5.0 percent is generally used to represent "equilibrium" in the multifamily housing market.

The traditional standard for determining housing affordability is when housing costs do not exceed 30 percent of the income of a household. This standard is recommended by the Governor's Office of Planning and Research General Plan Guidelines, which define housing

costs that exceed 30 percent of the income of a household as overpayment for housing. However, 53 percent of owners with mortgages, 10 percent of owners without mortgages, and 59 percent of renters in Goleta spent 30 percent more of their household income on housing (U.S. Census Bureau 2009a).

***Employment**:* According to SBCAG Regional Growth Forecast, approximately 24,702 jobs were anticipated within the City in 2010 and 26,146 are predicted for 2015 (SBCAG 2007). SBCAG estimates indicate that approximately 50 percent of all jobs in the Goleta Valley area are in the City. SBCAG tracks commuter activity noting large inter-county travel data, particularly on the South Coast of the County, including Goleta. UCSB employment and related research is a large contributor to the employment pool in the Goleta Valley, attracting out-of-town employees where they might not otherwise travel.

Jobs-to-Housing Ratio: The jobs-to-housing balance concept is a comparison of the number of jobs provided at workplaces located in an area to the number of housing units in the same area. The jobs-to-housing concept is a way to monitor the supply of housing for employees working in an area. This ratio methodology has been used in regional planning in an attempt to define possible public policy purposes, such as presumed reductions in traffic congestion and decreases in employee long-distance commuting.

The 2010 jobs-to-housing ratio for the City is shown in Table 3-2 and was generated by ICF as part of this study. For comparison purposes, ICF reviewed the jobs-to-housing ratio from the SBCAG Regional Growth Forecast (2007), which is 2.07. The ICF estimate and SBCAG projection for 2010 are nearly identical, indicating an insufficient supply of housing to meet the needs of the workforce. In-commuting and freeway traffic is a consequence, among other things.

TABLE 3-2: GOLETA JOBS-TO-HOUSING RATIO

Population	29,888[1]
Jobs	24,702[2]
Total Residential Units	11,473[1]
Jobs-to-housing Ratio	2.15

Notes:
[1] Based on U.S. Census Bureau 2010 population count.
[2] Based on SBCAG Regional Growth Forecast (2007)

The concept of jobs-housing “balance,” and of what constitutes a desirable or superior ratio remains debated and may vary from one area to another and the geographic scale evaluated. Many factors affect the location of jobs, such as the UCSB influence, and the generation of housing, such as the availability of vacant land. Worker preferences and other behavioral relationships also play a factor in where people reside and where they work. Therefore, although the Goleta jobs-to-housing ratio may appear “imbalanced,” other factors must be weighed into any conclusion.

Another way of looking at jobs and housing is to compare total jobs in an area with the total number of resident workers. In Goleta, this comparison results in a balanced ratio of nearly 1 job

for every 1 worker residing in Goleta. For more information regarding population, housing, and demographics, refer to Appendix F.

3.7 ONSITE GEOLOGY AND SOILS

The Bishop Ranch property is generally flat with approximately 34 acres of slopes greater than 15 percent and 19 acres with slopes greater than 20 percent. The property is broken into two distinct geological sedimentary Quaternary Units: Qoa and Qa. The quaternary unit Qoa makes up the majority of the property and consists of former alluvial deposits of silt, sand, and gravel. Qa is made up of unconsolidated flood-plain alluvial deposits of silt, sand, and gravel (see Figure 3-3).

The majority of the property contains soils with moderately high erodibility potential including Milpas/Positas deposits (such as MeC, MeD, and MeD2), Goleta fine sand loam (GcA), Agueda silty clay loam (AaC), Diablo clay deposits, and Aqueda clay deposits (DaD, DaC, and AaA). Diablo and Aqueda deposits characteristically have lower erodibility than other onsite soils.

The property is located roughly 2,000 feet south of the Glen Annie Fault. Other fault zones in the area include the More Ranch Fault to the south and the Carneros Fault to the north. According to the City of Goleta General Plan Safety Element, none of these faults are classified as active by the State Division of Mines and Geology or subject to an Alquist-Priolo Special Studies Zone. However, the More Ranch Fault is considered active, according to the Santa Barbara County Seismic Safety and Safety Element (SSSE) (2011). Based on the proximity to the More Ranch Fault, which is considered potentially active, geologic and seismic hazards such as ground shaking and liquefaction could occur on the property or within the vicinity.

The conditions for other soil-related hazards such as compressible or collapsible soils and expansive soils also occur on the property. Approximately 19 acres are compressible soils. Additionally, Rincon Formations located under the surface formations in the northern part of the property are known to support radon gas, a naturally occurring carcinogen.

3.8 POTENTIAL FOR HAZARDOUS MATERIALS

Based on the past history of agricultural production, it is likely that the property was subject to some type of pesticide, herbicide, and/or fertilizer use. However, no soil or groundwater testing has been done to determine whether residual agricultural chemicals remain on the property.

A search of government sources and databases was conducted by Environmental Data Resources (EDR) to identify listed hazardous material users, hazardous materials generators, or hazardous release sites within and surrounding the property (EDR 2010). Per the EDR report, there is one Historical Underground Storage Tank (HIST UST) on the property. There is another listing for a Leaking Underground Storage Tank (LUST) Cleanup Site, the status of which is “Completed – Case Closed.” There are no other listings on the property.

Most of the other sites identified by the EDR report are located south of US-101, down gradient or at lower elevations than the property. The nearest listing is south of the property on the other side of US-101, which contains three hazardous material sites: a drycleaner, an industrial

facility, and a building owned by Raytheon listed as a small quantity generator. All other listings are farther away, either near these listing to the south of the property or to the west. All listings are greater than 0.25 mile from the property's center.

There are no known natural gas or oil pipelines on the property (American Title Company 2011). Transportation corridors occupied by vehicles or railcars transporting hazardous material or wastes are potential sources of accidental releases that could affect various areas of the property. Transportation of hazardous materials and wastes in the City is most likely to occur along US-101 and Cathedral Oaks Road. There are Southern Pacific Railroad (SPRR) tracks that run just to the south of the property that are likely to transport hazardous materials as well.

Goleta is a participant in the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan. The City, in cooperation with the Federal Emergency Management Agency (FEMA), the County, and the State Offices of Emergency Services, is responsible for emergency preparedness and response. The Hazard Mitigation Plan would be utilized to identify evacuation routes and secondary emergency accesses and to provide information to the community regarding appropriate individual actions in the event of accidental releases from vehicles transporting hazardous materials or wastes.

The property is located within the Airport Influence Area, but outside of Clear and Approach Zones, for the Santa Barbara Municipal Airport and is subject to land use oversight by the Airport Land Use Commission.

3.9 SURFACE WATER HYDROLOGY AND WATER QUALITY

Los Carneros and Glen Annie Creek (also known as Tecolotito Creek) run adjacent to the property, to the east and west, respectively. Both creeks are listed as impaired on the Clean Water Act (CWA) Section 303(d) list. The Los Carneros Creek is impaired for salinity, pathogens, nutrients, and miscellaneous. The Glen Annie Creek is impaired for salinity. Also, Goleta Slough, which receives flows from Los Carneros Creek, is listed as impaired for pathogens and priority organics (California EPA 2010).

Currently, the property is vacant land and is 100 percent pervious, allowing percolation of precipitation into the groundwater and reducing the velocity of stormwater runoff into receiving waters during a storm.

There are two drainage features located in the middle and toward the eastern edge of the property, both of which drain into Glen Annie Creek (Figure 3-4). During ICF's site visit, the easternmost water resource was noted to have no running water, but standing water was present and there were patches of soggy soils (ICF 2010).

3.10 NOISE ISSUES

The property is vacant land and has very little to no noise generating uses nor is it a host to sensitive noise receptors. Surrounding land uses such as residential, schools, roads, highways, rail, and airport generate noise, affecting the property. Some of these land uses are also sensitive noise receivers. These sensitive receptors are unaffected by the property. Existing

K:\IrvineGIS\Projects\City of Goleta\00650 10\mapdoc\2011Jul\Fig3 3 slopes over 15prcnt.mxd SM (07-19-11)

Property
Drainage Feature

Slopes
Slope 15-20%
Slope > 20%

SOURCE: City of Goleta; California Resources Agency (2007)

Figure 3-3
SLOPES OVER 15%

CITY OF GOLETA

BISHOP RANCH PROPERTY STUDY

K:\IrvineGIS\Projects\City of Goleta\00650 10\mapdoc\2011Jul\Fig3 4 hydro features.mxd SM (07-19-11)

City of Goleta
Property
Drainage Feature

Streamside Protection Area
100 foot Buffer* (14.17 acres)
25 foot Buffer (0.88 acres)

FEMA Flood Areas
FEMA Flood Area: 100-Year Flood (4.93 acres)
FEMA Flood Area: 500-Year Flood (0.00 acres)

Source: City of Goleta; ESRI (2008);FEMA

Note: General Plan policies CE 2.2 and SE6.6 identify the setbacks and streamside protection areas related to streams. Acres presented in parenthesis are within the property boundary. *Buffers for seasonal creeks were determined by adding the buffer to the edge of mapped vegetation.

Figure 3-4
HYDROLOGIC FEATURES AND FLOOD ZONES

CITY OF GOLETA

BISHOP RANCH PROPERTY STUDY

vibration sources on the property would potentially be from US-101 or the UPRR rail line located to the south of property.

3.11 STATUS OF FIRE, POLICE, LIBRARY, SCHOOL, PARKS/RECREATION SERVICES

Public services and facilities to the City of Goleta are summarized in this section and identified on Figure 3-5.

Fire: The Santa Barbara County Fire Department (SBCFD) provides fire protection and related services to the City. The SBCFD follows the National Fire Protection Agency (NFPA) response-time objectives. Under these standards, a 5-minute response time in urban areas is considered adequate (Goleta 2006, Sadecki 2011). Most of the City falls within a 5-minute response time and is adequately covered, the exceptions being the western part of the City near Winchester Canyon and in some of the most northerly neighborhoods, north of Cathedral Oaks Road between Fairview and Patterson Avenues (Goleta 2005).

The property is located within an area designated by the California Department of Forestry and Fire Protection (CalFire) as a Local Responsibility Area. Fire services in this Local Responsibility Area are provided by SBCFD. To the north of the property on the far side of Cathedral Oaks Road, land is within a State Responsibility Area and is a high fire hazard severity zone as designated by CalFire. The other areas susceptible to high fire hazards generally include lands with steep slopes and ample vegetation, or fuel load. The existing topography of the property has over 41 acres of land at a 10–20 percent slope and an additional 19 acres of land at a slope of 20 percent or greater. Although the property is currently vacant land and does not necessarily require fire services, SBCFD would provide services should a fire occur on the property.

Police: The Santa Barbara County Sheriff's Department (SBCSD) provides police services to the City, which is divided into three "beats" with one police car assigned to each. SBCSD officers assigned to the unincorporated areas of the County are also available, as needed, for emergency response within the City limits. City police operate out of two locations: one in Old Town on Hollister Avenue and one at the Camino Real Marketplace. City police also use the SBCSD headquarters in a nearby unincorporated area between Turnpike and El Sueno Roads (Goleta 2006). The City uses the ratio of 1 police officer per 1,000 residents. Currently the City has approximately 31 officers assigned, which meets the 31 officers required by the City's ratio (Sugars pers. comm.). The property is located within City limits and therefore is served by the SBCSD. However, the property is currently vacant land and therefore does not generate any demand for police services.

Schools and Libraries: Public education services are provided to the City by the Goleta Union School District (GUSD) and the Santa Barbara School District (SBSD). GUSD owns and operates five schools within City boundaries (Brandon, El Rancho, Ellwood, Kellogg, and La Patera). According to a GUSD Demographics Report that shows 2010–2011 Demographic Key Points and Trends, GUSD has increased its student population by ten students (GUSD 2010). Generally, enrollment has been steady for the last few years with 3,600 to 3,700 students (Kushnerov pers. comm.).

The SBSD includes the elementary and secondary districts (Kushnerov pers. comm.) and oversee Dos Pueblos High School and the Goleta Valley Junior High School, which are both located within City boundaries. SBSD also oversees San Marcos High School in the eastern Goleta Valley. SBSD is still not at capacity and is under open enrollment (Hetyonk pers. comm.). The enrollment is no longer declining has stabilized (Hetyonk pers.comm.). Students within the district are allowed to transfer between schools because they are not at capacity (Hetyonk pers. comm.).

The Santa Barbara Public Library System has eight library facilities, one of which is within the City limits. Services at the Goleta Public Library are provided by contract with the City of Santa Barbara in a facility owned by the City of Goleta at 500 North Fairview Avenue. This facility provides services for the City and nearby unincorporated areas. Annual circulation has steadily increased. Services are currently provided by 5full-time and 2 part-time employees. In 1999, an AB 1600 Fee Justification Study was conducted by David Taussig and Associates. The study concluded that the facility had a deficit of 155,855 volumes and needed an additional 26,330 square feet (Goleta 2006).

The use of schools and libraries is associated with population and/or population growth. The property is currently vacant land and therefore does not generate a need for schools or libraries.

***Parks**:* The City contains 16 public parks, 4 private parks and open space areas, and 18 public open space areas totaling 526 acres, or about 17 acres per 1,000 residents. The 3 larger City-owned regional open space preserves—the Ellwood Mesa/Sperling Preserve and Lake Los Carneros Natural and Historical Preserve—collectively account for 363 acres of these 526 acres (Goleta 2006).

The City has an abundance of open space and passive parks and has a shortage of active parks. There is currently a deficiency in public active parks, and there are no City recreational programs. The City is currently in the process of seeking out opportunity places, those that are large enough to accommodate active recreation. Availability of land and funding have been major obstacles for the development of active parks and public recreation programs. (Millar, pers. comm.)

The use of parks and recreational facilities is associated with population and/or population growth. The property is currently vacant land and therefore does not generate a need or opportunity for parks and recreation.

3.12 REGIONAL AND ONSITE WATER SUPPLY AND WASTEWATER

Service suppliers to the City of Goleta are summarized in this section. The boundaries of the service districts are shown on Figure 3-6.

3.12.1 Water Supply

GWD supplies drinking water to approximately 80,000 people within the South Coastal portion of Santa Barbara County, encompassing approximately 29,000 acres. As part of this service area, GWD provides water to the City, UCSB, and the unincorporated County.

Legend

School Facilities
- Schools - Goleta Union School District
- Goleta Union School District Headquarters
- Goleta Union School District Maintenance Facilities
- Schools - Santa Barbara High School District

Fire Facilities
- Fire Stations - Santa Barbara City Fire Department
- Fire Stations - County of Santa Barbara Fire Department
- Future Fire Station-Conceptual Location

Law Enforcement Facilities
- CHP
- Old Town Goleta Sheriff Substation
- Goleta West Sheriff Substation

Other Facilities
- Goleta Valley Community Center
- Goleta City Hall (Leased Facility)
- Goleta Branch Library

Other Features
- Goleta City Boundary
- City of Santa Barbara
- School District Boundary

Figure 3-5
PUBLIC SERVICE FACILITIES

BISHOP RANCH PROPERTY STUDY

Legend

Jurisdictional Features

- City of Goleta
- Goleta Sanitary District
- Goleta West Sanitary District
- Goleta Water District
- City of Santa Barbara

Other Features

- Goleta Sanitary District Plant and Offices

Figure 3-6
SERVICE AREA BOUNDARIES

BISHOP RANCH PROPERTY STUDY

CITY OF GOLETA

There are three supply sources for the service area: the Cachuma Project, State Water Project (SWP), and Annual Groundwater Right. The majority of the GWD's water supply comes from the Cachuma Project, which provides 9,322 AFY (GWD 2010).

Water Supply: Currently, GWD is preparing the update to its Urban Water Management Plan (UWMP) . This document will closely re-evaluate each of the supplies described above and the amounts available in future years under differing climate conditions (GWD 2011). GWD released a Water Supply Management Plan in April of 2010. [3] The Water Supply Management Plan reveals that the service area currently has a supply of approximately 16,472 AFY during average water conditions and approximately 14,434 during drought conditions.

Water Demand*:* The service area of the GWD is made up primarily of residential, institutional (e.g., UCSB), and agricultural uses. The GWD service area is projected to experience growth at 0.8 percent per year for the next 20years based on estimates by the Santa Barbara County of Association of Governments (GWD 2008). Evaluating past demand provides context for estimating current and future water demand in the service area. The district-wide sales between 2002 and 2007 ranged from 11,835 AFY (2005) to 15,554 (2007) (GWD 2008). The average demand over these years was 13,922 AFY (GWD 2008). GWD previously estimated the 2010 service area demand to be approximately 13,700 (GWD 2008). The Water Supply Management Plan reveals that the service area demands are slightly more than past projections, approximately 14,600 AFY during average water conditions and drought conditions.

Water Sufficiency: As part of the Goleta 2006 General Plan EIR, a future water supply surplus for 2010 was estimated at 2,559 AFY in a normal water year (Goleta 2006, Table 3.9-3). This surplus was determined by comparing the demand and supply from data presented in the 2006 Water Supply Assessment (WSA) prepared for the Goleta General Plan. It is estimated there would be a surplus of approximately 662 AFY available in 2030 in a normal water year (Goleta 2006 Table 3.9-3). The Water Supply Management Plan reveals that under current demand and supply conditions there would be a surplus of water in average conditions (approximately 1,872 AFY) and multi-year drought conditions and a deficit of water in single year drought conditions (GWD April 2011).

3.12.2 Wastewater

Goleta West Sanitary District (GWSD)*:* GWSD handled wastewater disposal for approximately 33,000 people living in western Goleta, Isla Vista, and, by contract, the Embarcadero Municipal Improvement District. GWSD maintains a network of conveyance pipes and pump stations, and conveys its wastewater from the service area to the Goleta Sanitary District (GSD) treatment plant located at the Santa Barbara Municipal Airport. GWSD has an agreement with GSD for flow capacity ownerships at the GWSD treatment plant for 40.78 percent of the treatment plant's capacity (Dudek 2006). The GWSD service area currently generates approximately 1.71 million gallons per day (MGD) of wastewater; well under the 40.78 percent it is allowed and thus has

[3] The Water Supply Management Plan was released in April of 2011 and information was incorporated into this document. However, the UWMP has not been released. Once both of these plans are released the information contained herein can be updated if needed.

approximately 1.41 MGD in remaining capacity it could use for future development within the service area.

Future wastewater generation of GWSD was calculated in 2006 as part of the General Plan EIR (Goleta 2006), which accounted for General Plan–related buildout. Based on a review of this data, it is estimated that in 10 years, the GWSD service area would have an additional 0.2 MGD of wastewater flows, for a total of 1.91 MGD of wastewater flows. This would result in a remaining capacity of 1.3 MGD. At buildout, remaining capacity was estimated at 1.01 and 0.9 MGD within the 40.78 percent GWSD is allowed per the wastewater treatment facility allocation.

Goleta Sanitary District (GSD): The eastern portion of the City is served by GSD, which collects, treats, and disposes all wastewater. GSD's collection boundary covers approximately 9,282 acres and serves approximately 64,500 people. The GSD service area currently generates about 2.54 MGD of wastewater.

The GSD treatment plant treats not only GSD generated wastewater, but also treats the wastewater of GWSD and other wastewater generators. The treatment plant has a capacity of 9.7 MGD but is currently limited to a permitted discharge of 7.64 MGD (RWQCB, Central Region 2010). Disposal of treated effluent is by ocean outfall offshore from Goleta Beach. The wastewater treatment plant will be upgraded to full secondary treatment in 2014 (RWQCB, Central Region 2010).

Future wastewater generation of GSD was calculated in 2006 as part of the General Plan EIR (Goleta 2006). The estimate was calculated using similar methods as those used for the GWSD. Based on this information, the future wastewater generation within the next 10 years is anticipated to be between 0.26 and 0.31 MGD, or a total of 2.80 and 2.85 MGD. At buildout, it is estimated the future wastewater generation would be between 0.57 and 1.51 MGD for a total of 3.11 and 4.05 MGD.

Property Wastewater Generation*:* The Bishop Ranch property is outside the service area of GWSD. It has no existing wastewater infrastructure, and the vacant home has been served by a septic tank. Based on the historical use of the property as having laborer housing formerly located in the northern portions, there may be additional septic tanks on the property not associated with the vacant house; however, this has not been confirmed, nor corroborated.

3.12.3 Solid Waste

Solid waste collection services in Goleta are provided by MarBorg Industries. All nonhazardous solid waste in the City and the surrounding South Coast area is handled at two local facilities: the South Coast Recycling and Transfer Station, and Tajiguas Landfill. Both sites are owned and operated by the Santa Barbara County Public Works Department, Resource Recovery and Waste Management Division. The South Coast Recycling and Transfer Station is a collection point where solid waste is collected and sorted. It handles approximately 550 tons per day of solid waste, and recycles approximately 200 tons per day from the County of Santa Barbara (County of Santa Barbara Public Works 2010). The Tajiguas Landfill accepts the solid waste from the transfer station which cannot be recycled. The Table 3-3 summarizes relevant facts associated with this landfill.

TABLE 3-3: SUMMARY OF TAJIGUAS LANDFILL

Waste Processed (Tons Per Day)	Waste Processed (cubic yards per day)[1]	Permitted Capacity (cubic yards)	Total Estimated Capacity Used (cubic yards)	Remaining Estimated Capacity (cubic yards)	Closure Date
1,500	1,080	23,3000,000	16,640,000	6,660,000	1/1/2023
Source: County of Santa Barbara Public Works 2010 and CalRecycle 2010 [1]It is assumed that 1 ton (2,000 pounds) is equal to 0.72 cubic yard.					

The annual per capita residential waste generation in Goleta is estimated to be 0.95 tons per person. If the average household size in Goleta is 2.72 persons, a household could generate 2.6 tons per year of solid waste or 0.077 tons, or 14 pounds per day. The City averages approximately 2,400 tons each month, which is approximately 8 percent of the solid waste that goes to Tajiguas (Goleta 2006).

Because it is vacant land, the property does not generate solid waste.

3.13 REGIONAL AND ONSITE TRANSPORTATION AND CIRCULATION

3.13.1 Roadway System

Regional access to the property is provided by US-101 via interchanges at Glen Annie and Los Carneros Roads. US-101 is designated as a freeway for its entire length in Goleta. The rights-of-way for these routes are controlled and managed by the California Department of Transportation (Caltrans). The average annual daily traffic (AADT) along US-101 between Glen Annie Road and Los Carneros Road is 55,000 vehicles per day (Caltrans 2009).

Local access to the property includes three east–west arterial roadways that generally parallel the US–101 corridor: Hollister Avenue to the south of the freeway and Calle Real and Cathedral Oaks Road to the north of the freeway. North–south arterials that provide major access to the property include Storke-Glen Annie Road and Los Carneros Road. Calle Real, which runs east–west between US-101 and Cathedral Oaks Road, does not run between Storke-Glen Annie Road and Los Carneros Road. Table 3-4 lists the functional classifications, number of lanes, and existing average daily traffic (ADT) of local access roads in the property vicinity. The existing ADTs are based on ADTs from the General Plan EIR (Goleta 2006) and a recent traffic study (Transportation Engineers 2010) conducted for the Cortona Apartments Project near the property.

TABLE 3-4: EXISTING TRAFFIC VOLUMES AND LOS ON ARTERIAL ROADWAYS

Inter-section ID[1]	LOS Standard	Intersection Location	Traffic Control	2005[(a)]		2009[(b)]	
				V/C, or Delay (s)[2]	LOS	V/C	LOS
6	D	Hollister Avenue/ Storke Road	Signal	0.77	C	0.74	C
9	C	Cathedral Oaks Road/ Glen Annie Road	Signal	0.62	B	-	-
11	C	Glen Annie Road/Calle Real/US-101 NB Ramp	Signal	0.65	B	0.69	B
12	C	Storke Road/	Signal	0.51	A	0.73	C

Inter-section ID[1]	LOS Standard	Intersection Location	Traffic Control	2005[(a)]		2009[(b)]	
				V/C, or Delay (s)[2]	LOS	V/C	LOS
		US-101 SB Ramp					
14	C	Cathedral Oaks Road/ Los Carneros Road	Unsignalized	19.8s	C	-	-
15	C	Los Carneros Road/ Calle Real Road	Unsignalized	18.8s	C	-	-
16	C	Los Carneros Road/ US-101 NB Ramp	Signal	0.56	A	0.53	A
17	C	Los Carneros Road/ US-101 SB Ramp	Signal	0.71	C	0.78	C
18	C	Los Carneros Road/ Calle Koral Road	Signal	0.70	B	0.71	C
20	C	Los Carneros Road/ Hollister Avenue	Signal	0.69	B	0.67	B

[1] To be consistent with the General Plan Transportation Element, same ID is assigned to each study intersection.
[2] Data are expressed as volume-to-capacity (V/C) ratios for signalized intersections and as seconds of delay (s) for unsignalized intersections.
Source: (a) Goleta 2006; (b) Associated Transportation Engineers 2010

Level of service (LOS) is a qualitative indication of the level of delay and congestion experienced by motorists using an roadway. LOS is designated by the letters A through F, with LOS A representing the best conditions and LOS F representing the worst (high delay and congestion). The City has adopted a standard of LOS C, which is applied Citywide to major arterials, minor arterials, collector roadways, and signalized intersections with the exception of the Storke-Hollister intersection, which has a standard of LOS D.

Traffic operations in urban areas are generally controlled by operations of intersections. Existing intersection LOS was recently evaluated as part of the Cortona Apartments traffic study (Transportation Engineers 2010). Results indicate that all intersections were operating within standards during the PM peak hour.

3.13.2 Public Transit

The Santa Barbara Metropolitan Transit District (MTD) provides public bus transit services in Goleta and the South Coast area. The district encompasses the communities of Santa Barbara, Goleta, Carpinteria, Montecito, Summerland, and Isla Vista. In the property vicinity, service is mostly provided along the State/Hollister corridor. MTD Line 10 runs along Cathedral Oaks Road between La Cumbre and Camino Real Marketplace during the weekdays.

3.13.3 Passenger Rail Service

Passenger rail service in Goleta is provided by Amtrak and State-supported service in a corridor extending from San Diego to San Luis Obispo. These services use the UPRR tracks, which are parallel to and adjacent to US-101. The Amtrak Station is located at S La Patera Lane, 1 mile east of the property. Goleta is directly served by the Pacific Surfliner route, which offers five trains a day in each direction between Paso Robles and San Diego.

3.13.4 Nonmotorized Transportation

Nonmotorized modes of transportation include all transportation with a power source other than a motor. In the City of Goleta, the main nonmotorized modes are walking and bicycling. Within the vicinity of the property, Cathedral Oaks Road, Calle Real, Hollister Avenue, Storke-Glen Annie Road, and Los Carneros Road are all classified as a Class II bike lane.

CHAPTER 4
PROPERTY OPPORTUNITIES AND CONSTRAINTS

This chapter presents an overview of constraints and opportunities for the property and its possible conversion to either an urban land use or active agriculture as compared to the current vacant conditions. The methods and results used to identify property constraints and opportunities are presented in this chapter.

4.1 OVERVIEW AND RATING SYSTEM METHODS

Four steps were generally used to evaluate the constraints and opportunities of the property under three land use scenarios (existing uses, urban/suburban uses, and active agriculture uses). Steps 1 through 4 are described below.

Step 1 describes the environmental conditions of the property, City and region where appropriate; services based on the existing public service or utility needs or demands of the property and future public service needs in the City and/or service areas; and, regulations and permits. The environmental characteristics of the property and the City, as summarized in Chapter 3 and detailed in the appendices, were documented based on a variety of sources including a site visit; review of existing literature, reports, and data; and contact with public agencies. Regulatory and permitting information is described based on applicable federal, state, and local regulations, plans, and standards that are relevant to the existing property conditions or may be relevant to develop the property as an urban land use or as active agriculture.

Step 2 identifies possible constraints and opportunities, by resource area, for the three land use scenarios. The constraints and opportunities were organized according to three issue areas, physical environment, regulatory and permitting requirements, and public service needs, based on information provided in *Step 1*. Within each issue area, evaluation topics were identified based upon the Goleta Environmental Thresholds and Guidelines Manual and the CEQA Thresholds. Multiple topics were evaluated for each resource and for each issue area (e.g., environmental, regulatory and permitting, and service). For example, geologic hazards, such as liquefaction or faults, are suggested evaluation topics by the Guidelines Manual. Furthermore, they are evaluated such that certain assumptions (outlined in the appendices) were made and considered. The methods used in *Step 2* generally vary by resource and the scale at which the resource is relevant to the property, the City, and the region. Some resources were principally evaluated from a property-specific perspective if they were highly relevant to the property, such as cultural resources and biological resources. The evaluation of other resources also incorporated a City or regional perspective because these resource areas are not static and include a larger range of considerations. These resources include aesthetics, agriculture, air quality, geology, hydrology/water quality, and noise. Demographics, housing, and land use, transportation/circulation, water supply, wastewater, and utilities, and public facilities were generally evaluated based on a comparison of the land use scenario with existing conditions and possible future conditions for the purpose of identifying possible deficiencies or available capacity. The regulatory and permitting issue area were evaluated in a global fashion to reflect the fact that the details for the future land use scenarios are in concept-only and lack design features, and description of the specific use.

Step 3 applies a rating system to the *Step 2* generated information, to qualitatively assess constraints and opportunities that are provided by existing conditions as they apply or are compared to the urban land use scenario or active agriculture scenario. Each appendix to this study includes a table documenting the results of Steps 1 through 3 and includes the rating. The rating is not meant to completely support or eliminate a specific opportunity or constraint. The qualitative rating is defined in one of the following three ways:

- Positive (+) indicates an opportunity, or an issue that would not likely pose a constraint to the land use.
- Neutral (/) indicates an issue that is neutral and neither very positive or negative. It may be a constraint, but it would be an easy constraint to overcome, or it may be an opportunity, but it is not a very strong opportunity for the land use.
- Negative (-) indicates a constraint that might be difficult to overcome for the land use. A negative rating does not imply that a constraint would be impossible to overcome. This rating simply implies that more creative solutions might be required to address the constraint. Or, it might imply that design considerations might be required to accommodate and/or plan around the constraint.

Step 4, the final step, qualitatively summarizes the constraints and opportunities identified in *Steps 2* and *3* with respect to the environmental, regulatory and permitting, and service issue areas for the three land use scenarios: existing vacant conditions, possible future urban/suburban uses, and possible future active agriculture. These are discussed below and summarized in Table 4-1 at the end of this chapter.

4.2 SUMMARY

The current vacant status of the property places limited demand on environmental resources and public services. Consequently, virtually any change in future land use has the potential to result in resource alterations and public service demands. In some cases, such as the preservation of existing cultural resources under the agriculture land use scenario or the production of needed housing under the urban/suburban developed land use scenario, there would be a positive outcome (opportunity). In other cases, such as the use of pesticides and herbicides under the agriculture land use scenario or the increase in growth and related service demands under the urban/suburban developed land use scenario, the changes would be a negative outcome (constraint).

The results of the individual resource evaluations are presented in Table 4-1, based on the methodology and evaluation described above. Table 4-1 identifies constraints and opportunities with respect to environmental conditions, regulations and permits, and services, and identifies whether these are applicable to the general property, to a land use change to urban/suburban uses, or to a land use change to active agricultural production. Refer to the appendices for additional details.

4.3 ENVIRONMENTAL CONSIDERATIONS

The following section includes a summary of environmental considerations and related opportunity and constraint ratings for the three land use scenarios: existing uses, urban/suburban development uses, and active agriculture uses. This summary corresponds to Steps 2, 3, and 4 of the four-step evaluation process described in Section 4.1. Positive, neutral, and negative ratings are identified. It should be noted that environmental considerations are discussed by evaluation topic, and each evaluation topic is rated for compatibility with the land use scenario. Each resource area may include multiple evaluation topics. Therefore, each resource can have can have multiple ratings within an individual land use scenario. For example, under the urban/suburban land use scenario noise results in both a positive and negative rating. The positive rating is related to the fact that the property is physically located outside the airport and it would be compatible with airport noise and the noise contours. The negative rating results from the likely increase in operational noise levels associated with traffic and other stationary sources that would affect existing sensitive noise receptors.

4.3.1 Opportunities and Constraints – Existing Vacant Land Use Scenario

Under the existing vacant land use scenario, topics were identified that resulted in generally positive ratings for the following resource areas: air quality, aesthetics, biology, cultural/paleontological resources, hazards and hazardous materials, noise, water supply, wastewater and utilities, and transportation. The property, in its vacant condition, received generally positive ratings because it has no sensitive receptors to air quality emissions and produces no odors; provides and supports aesthetic views; supports different biological habitats; is a historic resource and contains five prehistoric sites; has no known hazardous material sites; does not use, dispose, or transport hazardous materials and would not be affected by hazardous materials transported on US-101 or by rail; is compatible with the existing noise environment; generates either no demand or minimal demand for water supply, wastewater, and utilities; and produces no daily vehicular trips.

Under the existing vacant land use scenario, topics were identified that resulted in neutral ratings for the following resource areas: agriculture, air quality, demographics and housing, geology, hazards and hazardous materials, hydrology and water quality. These neutral ratings reflect known issues within the region or adjacent areas. For example, the property does not generate air quality emissions but is located in a region of nonattainment for some pollutants. Also as an example; the property as vacant land would not be affected by faults, but there are known faults in proximity to the property. Additionally, the property is adjacent to receiving waters with water quality concerns but is not known to directly influence these water quality issues in a positive or negative way. Although the property has no hazardous materials on site, past agricultural uses could have used hazardous herbicides and pesticides. Additionally, while the property does not provide jobs or housing, the City has a jobs-to-housing imbalance as of 2010 and is projected to have a jobs-to-employed residents imbalance.

There were no negative ratings for any resource area under the existing vacant land use scenario.

4.3.2 Opportunities and Constraints – Active Agriculture Land Use Scenario

Under the active agriculture land use scenario, topics were identified that resulted in positive ratings for the following resource areas: cultural resources, hazards and hazardous materials, and noise. The property, if used as active agriculture, received positive ratings because complete removal of cultural resources located on the property would not be required, there are no currently known hazardous material sites or hazardous uses on site that require the use, disposal, or transport of hazardous materials that would preclude active agriculture uses from occurring; and active agriculture would be compatible with the airport, which is in close proximity.

Under the active agriculture land use scenario, topics were identified that resulted in neutral ratings for the following resource areas: aesthetics; agriculture; biology; cultural resources; demographics and housing; geology; hazards and hazardous materials; hydrology and water quality; noise; water supply, wastewater, and utilities; and transportation/circulation. The property received neutral ratings because, when compared to the existing vacant land conditions, these resources would be only somewhat modified under active agriculture conditions. For example, the active agriculture uses would generally have similar topography and would retain existing natural resource conditions, thus generally maintaining similar views, most of the potentially sensitive biological resources, and likely similar stormwater generation. While cultural resources may be left in place, they would likely undergo continued slow degradation. The existing jobs–housing balance would generally be maintained with active agriculture uses because it would not be expected to substantially change the number of employees or housing units, but the existing job-housing imbalance would likely remain. Active agriculture uses would generally not expose structures or people to geologic hazards. It would also not generally expose people to hazardous materials transport on US-101 or by rail, but hazardous transport occurs close by. Active agriculture is generally not considered a sensitive receptor with respect to noise; however, active agriculture could result in a change in the noise generated by the property. Finally, active agriculture would make use of existing soil conditions, but would likely need irrigation water to fully support the active agriculture use.

Under the active agriculture land use scenario, topics were identified that resulted in negative ratings for the following resource areas: air quality, biology, geology and soils, hazards and hazardous materials, and hydrology and water quality. The property received negative ratings because active agriculture typically involves some type of ground-disturbing activities, nonnative grassland habitat would be lost as foraging, agricultural runoff would occur and be collected in receiving waters that are already designated as impaired such as Glen Annie Creek and Los Carneros Creek, and hazardous herbicides/pesticides, would likely be used on site. Design considerations, such as modifying agriculture methods, could address some, but likely not all, of these constraints.

4.3.3 Opportunities and Constraints – Urban/Suburban Developed Land Use Scenario

Under the urban/suburban developed land use scenario, topics were identified that resulted in positive ratings for the following resource areas: hazards and hazardous materials, noise and demographics, land use and housing. The property received positive ratings because there are

no known hazardous materials sites or waste sites located on the property and the property is compatible with airport noise and airport contours. Furthermore, urban/suburban uses could provide additional housing stock to correct the existing and projected jobs housing imbalance.

Under the urban/suburban developed land use scenario, topics were identified that resulted in a neutral rating for the following resource areas: geology, hazards and hazardous materials, and transportation/circulation. The property received neutral ratings for these resource areas because generally they would not constrain urban uses on the property. For example, the property has moderately erodible soils and urban development would ultimately reduce erodibility of the soils. Additionally, there are no major industrial uses requiring large quantities of hazardous materials around the property, but there may be some slight exposure to hazardous materials transport on US-101 or by rail. Finally, public transit opportunities are available within the general vicinity of the property.

Under the urban/suburban developed land use scenario, topics were identified that resulted in negative ratings for the following resource areas: aesthetics, agriculture, air quality, biology, cultural, demographics, housing and land use, geology, hazards and hazardous materials, hydrology and water quality, noise, water supply, wastewater and utilities, and transportation/circulation. The property received negative ratings because, when compared to the existing vacant conditions, urban/suburban uses would substantially alter views of the property. Additionally, urban/suburban uses would place added demands on public services and water supply, wastewater, and utilities, some of which are currently insufficient and projected to be insufficient in the future. Urban/suburban uses, absent substantial 20 housing units per acre zoning and onsite production of affordable housing, would likely have a negative effect on the outcome of the State's regional housing needs allocation process (RHNA) beyond 2014. When compared to existing vacant conditions, urban/suburban uses would expose people and structures to existing geologic hazards. Urban/suburban uses, when compared to the existing vacant conditions, would generate large areas of impervious surfaces that would alter groundwater recharge, surface water quality, and biological resources. Development design considerations, such as locating buildings in the least visually intrusive location, could address some, but likely not all, of these development constraints. .

4.4 REGULATORY AND PERMITTING CONSIDERATIONS

The following section includes a summary of regulatory and permitting considerations and related opportunity and constraint ratings for the three land use scenarios: existing uses, urban/suburban uses, and active agriculture uses. This summary corresponds to Steps 2, 3, and 4 of the four-step evaluation process described in Section 4.1. Positive, neutral, and negative ratings are identified. It should be noted that regulatory and permitting considerations are discussed by evaluation topic and each evaluation topic is rated for compatibility with the land use scenario. Each resource area may include multiple evaluation topics. Therefore, each resource can have can have multiple ratings within an individual land use scenario.

4.4.1 Opportunities and Constraints – Existing Vacant Land Use Scenario

Under the existing vacant land use scenario, topics were identified that resulted in generally positive ratings for the following resource areas: agriculture, aesthetics, biology,

cultural/paleontological resources, hydrology and water supply, and transportation/circulation. The property, in its vacant condition designated as agricultural land, received generally positive ratings because it requires little or no regulatory and permitting requirements related to these resource areas. In addition, in its current condition the property may support General Plan policies related to these resources.

Under the existing vacant land use scenario, topics were identified that resulted in neutral ratings for the following resource areas: air quality, biology, geology, wastewater, utilities, agriculture, and noise. Ratings were neutral because the existing conditions of the property would not be completely inconsistent with existing regulations; however, within a larger context (e.g., the regional air quality basin) there may be conflicting issues. For example, Senate Bill (SB) 375 requires a new planning process to coordinate land use, housing, and transportation planning to reduce greenhouse gas emissions. The property does not support roadways and is regularly mowed, affecting greenhouse gas emissions in both a direct and indirect way. These types of emissions and possible land use strategies might be addressed via recommendations to reduce related-emissions in the regional Sustainable Communities Strategy required under SB 375. Also, as an example, although the property does not place a demand on the use of public services and water, wastewater, and utilities, some of these services and utilities are known to have existing deficiencies and related regulatory constraints; therefore, a neutral rating is applied.

Under the active agriculture land use scenario, topics were identified that resulted in negative ratings for the following resource area: agriculture. The property received negative ratings because the existing vacant land conditions conflict with various existing regulations. For example, for agriculture, although Goleta zoning regulations allow agriculture uses, they do not allow grazing, as supported by the California Department of Conservation. In addition, the property is designated and zoned for agriculture use, but in its current vacant condition it does not support this General Plan designation.

4.4.2 Opportunities and Constraints – Active Agriculture Land Use Scenario

Under the active agriculture land use scenario, topics were identified that resulted in positive ratings for the following resource areas: agriculture, biology, demographics and housing, geology, and hydrology and water quality. The property, if used as active agriculture, received positive ratings because it would support General Plan policies or other policies regarding agriculture, biology, and demographics, housing, and land use. Specifically, active agriculture uses would generally support the land use designation and zoning and would not require a General Plan Amendment or zone change; would generally occur in the nonnative grassland area, which are not protected vegetation types by either the General Plan or other regulations; would not result in critical structures that would be subject to policies associated with geologic hazards and would on occur on steep slopes; and would be consistent with the current SBCAG regional growth forecast.

Under the active agriculture land use scenario, topics were identified that resulted in neutral ratings for the following resource areas: aesthetics; air quality; biology; cultural/paleontological resources; demographics, land use, and housing; geology; hazards and hazardous materials; hydrology and water quality; noise; water supply, wastewater, and utilities; and

transportation/circulation. The property received neutral ratings because active agriculture uses would not be completely inconsistent with existing regulations and General Plan policies. For example, because active agriculture uses would generally maintain similar topography, existing natural resource conditions, and similar views, most of the potentially sensitive biological resources areas and a similar quantity of stormwater runoff would likely be maintained, thereby resulting in general support of existing General Plan policies and other regulations for these resources. Furthermore, active agriculture may have less likelihood to trigger some of the biological, hydrology and water quality, and hazardous materials regulatory requirements. For example, active agriculture uses may not trigger a permit or regulation associated with biological resources or traffic/circulation because of the low potential of a biological resource to occur on site based on the existing habitat characteristics or because of the low potential to generate traffic during peak periods of time.

Under the active agriculture land use scenario, topics were identified that resulted in negative ratings for the following resource areas: agriculture; air quality; biology; hydrology and water quality; and water supply, wastewater, and utilities. The property received negative ratings because active agriculture would be inconsistent with some existing policies and regulations. For example, some agriculture uses, such as livestock, would be disallowed based on City zoning restrictions. Furthermore, new regulations and permits may be triggered under existing regulations because of the likely negative effects on the existing conditions on or surrounding the property. For example, depending on the type and location of active agriculture, permits would likely be required from local, State, and Federal agencies to address air quality because agriculture would likely create new sources of emissions (e.g., stationary sources); biological resource protection would likely be required because agriculture would likely result in indirect modifications to existing water resources (e.g., Section 404); and stormwater runoff General Plan policies would likely be transgressed because agriculture would likely produce polluted stormwater runoff. Goleta Water District growth management tools (SAFE Ordinance) limiting the allocation of water could affect the availability of water to the property.

4.4.3 Opportunities and Constraints – Urban/Suburban Developed Land Use Scenario

Under the urban/suburban developed land use scenario, topics were identified that resulted in positive ratings for the following resource area: biology. The property received positive ratings because it consists primarily of nonnative grasslands, which are not protected vegetation types by either the General Plan or other regulations.

Under the urban/suburban developed land use scenario, topics were identified that resulted in a neutral rating for the following resource areas: biology; geology; hazards and hazardous materials; hydrology and water quality; and water supply, wastewater, and utilities. The property received neutral ratings because urban/suburban uses would not be completely inconsistent with existing regulations and General Plan policies. For example, General Plan policies for public safety require urban development located in certain geologic features to follow specific requirements; the development proposed for the property is allowed and would, therefore, not be inconsistent with the policies. Similarly, the Santa Barbara County Fire Department (SBCFD) allows urban development in fire hazard areas; however, they require defensible space to be implemented. Also, urban/suburban uses would generate wastewater; however, the NPDES

permitted capacity of the existing wastewater treatment facility is expected to be increased to accommodate additional wastewater. Furthermore, urban/suburban uses may have less likelihood to trigger some biological regulatory requirements because of the low potential of a biological resource to occur on the property based on the existing habitat characteristics.

Under the urban/suburban developed land use scenario, topics were identified that resulted in a negative rating for the following resource areas: aesthetics; agriculture; air quality; biology; cultural/paleontological resources; demographics, land use, and housing; geology; hydrology and water quality; noise; water supply, wastewater, and utilities; and transportation/circulation. The property received negative ratings because new regulations and permits would be applied to allow urban/suburban developed uses on a site currently designated and zoned for agriculture uses, which would likely generate negative effects on the existing conditions on and surrounding the property, such as:

- A General Plan Amendment would be required to change the current agriculture land use to urban/suburban developed land use. Related policies would be amended to allow the change.
- A re-assessment of the General Plan buildout would be required to include a future urban/suburban use on what is now vacant property. The General Plan improvements required to address full buildout within the City would likely be the subject of amendments to accommodate additional growth associated with a future development at the property. For example, growth connected with urban development on the property could trigger the need for new transportation improvements and public facilities that are not envisioned under the existing General Plan. Alternatively, urban/suburban developed land uses on the property could lead to changes in identified scenic views that would be lost as a result of such development.
- General Plan policies protecting cultural resources would apply to the site and constrain development and/or require extensive study and investigation.
- Permits would be required from local, state, and federal agencies to address air quality, biological resource protection, surface and groundwater protection, volume and quality of stormwater runoff likely to be generated by urban/suburban uses, and noise. Goleta Water District growth management tools (SAFE Ordinance) limiting the allocation of water could affect availability of water to the property. A Water Supply Assessment would be required by the Goleta Water District to ensure the availability of potable water.
- The jobs-to-housing balance would have to be re-assessed under the General Plan requirements and as part of the Santa Barbara County Association of Governments Regional Growth Forecast process. If growth on the property creates more jobs than housing, additional pressure on the regional transportation system would result, triggering regulatory requirements to address the imbalance locally.

4.5 SERVICE CONSIDERATIONS

The following section includes a summary of service considerations and related opportunity and constraint ratings for the three land use scenarios: existing uses, urban/suburban uses, and active agriculture uses. This summary corresponds to Steps 2, 3, and 4 of the four-step

evaluation process described in Section 4.1. Positive, neutral, and negative ratings are identified. It should be noted that environmental considerations are discussed by evaluation topic, and each evaluation topic is rated for compatibility with the land use scenario. Each resource area may include multiple evaluation topics. Therefore, each resource can have can have multiple ratings within an individual land use scenario.

4.5.1 Opportunities and Constraints – Existing Vacant Land Use Scenario

Under the existing vacant land use scenario, topics were identified that resulted in generally positive ratings for the following resource area: public facilities (law enforcement, schools, and passive parks) and water supply, wastewater, and utilities (wastewater, solid waste, and stormwater). The property, in its vacant condition, received generally positive ratings because it generates either no demand or minimal demand for these services and generally these services were identified as having no existing deficiencies.

Under the existing vacant land use scenario, topics were identified that resulted in neutral ratings for the following resource areas: agriculture (water supply); water supply, wastewater, and utilities (water supply); and public facilities (fire, active parks, and libraries). The property received these neutral ratings because although these resource areas are not currently demanded by the property, they are known to pose issues within the region or adjacent areas. For example, although the property does not place a demand on the use of libraries, libraries are known to have existing deficiencies.

There were no negative ratings for any resource area under the existing vacant land use scenario.

4.5.2 Opportunities and Constraints – Active Agriculture Land Use Scenario

Under the active agriculture land use scenario, topics were identified that resulted in positive ratings for the following resource area: water supply, wastewater, and utilities (wastewater and solid waste) and public facilities (law enforcement, schools, and passive parks). The property, if used as active agriculture, received positive ratings because it would not generate a substantial demand or need for certain services, and those services would continue to have adequate supply/capacity. For example, active agriculture uses would not generate a demand for wastewater services, and the existing and future wastewater services would have adequate capacity.

Under the active agriculture land use scenario, topics were identified that resulted in neutral ratings for the following resource areas: water supply, wastewater, and utilities (stormwater), and public facilities (fire, libraries, and active parks). The property received neutral ratings because active agriculture would generally not increase the demand for public services, but the services that are currently experiencing deficiencies may continue to do so. For example, active agriculture would not generally increase the demand for libraries, but libraries in the area would continue to experience deficiencies.

Under the active agriculture land use scenario, topics were identified that resulted in negative ratings for the following resource areas: agriculture (water supply); public facilities; and water

supply, wastewater, and utilities (water supply). The property received negative ratings because active agriculture uses would intensify an already existing deficiency or future deficiency with public facilities or utilities. For example, active agriculture use would likely require irrigation water from the GWD. The service area of the GWD has experienced water supply shortages and will likely continue to experience such shortages because water supplies are reliant upon sources outside of the service area, which are influenced by other circumstances (e.g., Bay Delta endangered species issues and reductions in California's overall water supply). Onsite or offsite provisions for impacted service could address some of the service issues, but it is speculative at this point to assess the level of offset that could be achieved.

4.5.3 Opportunities and Constraints – Urban/Suburban Development Land Use Scenario

Under the urban/suburban developed land use scenario, no topics were identified that resulted in positive ratings.

Under the urban/suburban developed land use scenario, topics were identified that resulted in a neutral rating for the following resource area: public facilities (schools, law enforcement, and passive parks) and water supply, wastewater and utilities (wastewater and solid waste). The property received neutral ratings because the urban/suburban developed land use scenario may increase the use of public facilities and utilities, but it would not result in an exceedance of current or projected capacity. For example, urban/suburban uses would increase the volume of wastewater compared to existing conditions, but that increase would not exceed the planned capacity of the wastewater treatment plant.

Under the urban/suburban developed land use scenario, topics were identified that resulted in negative ratings for the following resource areas: agriculture (water supply); public facilities and services (fire, libraries, and active parks); and water supply, wastewater, and utilities (water supply and stormwater). The property received negative ratings because urban/suburban uses would increase the City's population, placing increased demands on City infrastructure, services, and recreational facilities. Onsite or offsite provisions for impacted services could address some of the service issues, but it is speculative at this point to assess the level of offset that could be achieved (or not).

4.6 GENERAL RESOURCE CAPACITY CONSIDERATIONS

General resource capacity considerations are summarized below:

Housing: Based on the Santa Barbara County Association of Governments (SBCAG) projections in the Regional Growth Forecast (2007), the City has an imbalance of jobs to housing, with the assumption that one job triggers the need for one house. New housing supplies within City limits could improve what is identified by the SBCAG as an imbalance.

Agriculture: Local agriculture supply is low, which is to be expected in an urban core setting such as a city.

Fire: Fire Department response time exceeds the recommended standard, thus triggering the need for a new fire station in Western Goleta. A change in land use would likely put pressure on the response time in Central Goleta, potentially triggering the need for yet another fire station or a reconfiguration of the existing stations' fire response resources.

Police: Police services in Goleta were recently reduced from historic levels. As such, additional growth, whether it is residential or commercial, places additional demands on an already challenged police service per capita ratio.

Library: Library services in Goleta and the region do not meet the demand. As such, additional growth, whether it is residential or commercial, places additional demands on an already over-utilized library system.

Schools: The school capacity is available and enrollment is stable. As such, additional growth, whether it is residential or commercial, schools may be able to accommodate existing growth.

Parks/Recreation: On a per capita basis, the City has high quality service in terms of open space passive use parks. Active recreation is in demand with a reduced per capita ratio. As such, additional growth, whether residential or commercial, places additional demands on an already challenged active recreation park system.

Water Supply: The Goleta Water District Water Supply Assessment identifies adequate water sources to support the City of Goleta's General Plan growth buildout with excess capacity. That said, the Goleta Water District growth management tool, the SAFE Ordinance, limits the rate at which water can be allocated, thus placing a regulatory constraint on the delivery of water to new sources.

Wastewater: The wastewater treatment facility has a planned upgrade in its physical capacity to meet the NPDES permit capacity. This upgrade and the NPDES permit would allow an increase in wastewater treatment in the service area.

Solid Waste: The Tajiguas Landfill has a closure date of 2023. Although it likely has sufficient capacity to satisfy additional solid waste disposal, it does not have a lengthy operating life.

Transportation: Growth anticipated by full buildout of the City's General Plan is accommodated via required General Plan transportation improvements. These improvements are identified specifically to address the General Plan buildout and do not accommodate land use conversions, such as a possible future land use change at the property. Under the scenario provided by the General Plan buildout, assuming all identified transportation system improvements are in place, some excess trip capacity remains without exceeding the level of service thresholds that are specified in the General Plan. New modeling would be required to address a land use change to urban/suburban uses to ensure that the remaining capacity could accommodate new growth not envisioned in the General Plan. Where new growth could not be accommodated, new transportation system improvements would need to be identified to accommodate the growth. These improvements would be required to be economically viable. Additionally, Caltrans would apply their standards and requirements on highway-related

vehicular trip projection increases, because the capacity of the highway currently exceeds State standards at some locations, local and regional.

TABLE 4-1: SUMMARY OF OPPORTUNITIES AND CONSTRAINTS[1]

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
Aesthetics and Visual Resources (Appendix A)		
Aesthetics and Visual Resources—Environmental		
The property is currently vacant land which has a number of trees, open space views, and grounds around an existing vacant historic period resource.	The property, grounds, and specimen trees contribute to the City's agricultural heritage; open spaces and views of natural features all contribute to the City's visual character.	A change in the land use designation to urban uses that could result in the removal of the historic period resource, specimen trees, natural features, and vacant lands would result in a change to the visual character of the property and City. A change to active agricultural use would alter; however generally maintain the visual character of the property and City.
Sensitive viewers that could be affected by future development on the property include the residences found east and west of the property and patrons of the Glen Annie Golf Course. Daily commuters driving along US-101, Glen Annie Road, and Cathedral Oaks would have a lower visual sensitivity.	The property, grounds, and specimen trees, open space, and views of natural features could be important to viewers traveling along US-101, Glen Annie Road, and Cathedral Oaks; and residents and patrons of the Glen Annie Golf Course. In addition, views of the ocean, Channel Islands, and mountains are also available.	The existing natural features that represent scenic resources found at the property could be significantly modified by the future use of the property. Placement of urban structures allowed by an urban land use designation on the property could impact views of visual resources including the ocean, islands, and mountains. A change to active agricultural use would alter; however generally maintain the views of sensitive viewers.
Aesthetics and Visual Resources—Regulatory and Permitting		
There are two designated City gateways near the property. City gateways are significant points of entry into a city or community.	Motorists are presented with the visual character of the City and the property: the intersection of Cathedral Oaks Road/Glen Annie Road and Cathedral Oaks Road/Los Carneros Road.	A change in the land use designation to urban uses could affect the visual character found at the gateway located at Glen Annie Road and Cathedral Oaks Road. A change to active agriculture would generally support the visual character found at the gateway as it is currently agricultural in nature.
The General Plan identifies ten scenic viewpoints/viewsheds from the four adjoining roads looking onto or including the property.	There are existing scenic viewpoints/viewsheds from adjacent roadways and scenic resources on the property.	A change in the land use designation to urban uses would result in a substantial change to the viewsheds and a potential loss of General Plan identified scenic viewpoints/ viewsheds and resources. A change to active agriculture would generally support General Plan identified scenic viewpoints/viewsheds and resources.

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
The General Plan identifies a number of policies regarding views, scenic views, and scenic resources in the City (see discussion in Section A.3, "Regulations and Permits").	These policies are relevant existing views, scenic resources, and viewsheds	A change to urban uses on the property would have to address some or all of these policies, particularly VH 1.1 and VH 1.2.
The General Plan policies call for the preservation and retention of the general character of significant natural features; views of the ocean, foothills, and mountainous areas; and open space associated with recreational and agricultural areas including orchards, prominent vegetation, and historic structures. Development adjacent to scenic corridors should not degrade or obstruct views of scenic areas.	The City's General Plan identifies four scenic corridors that surround the property. They include Los Carneros Road, Glen Annie Road, Cathedral Oaks Road, and US-101. These scenic corridors provide scenic views of the ocean, channel islands, mountains and foothills, Bishop Ranch house, specimen trees, open space, and natural features on the property.	A change to urban uses on the property would have to reconcile Policy VH 2.2.
The General Plan provides for the protection and enhancement Goleta's visual character. The City's visual character is derived from the natural landscape and the built environment. The city's agricultural heritage, open spaces, and views of natural features are all important features that contribute to the City's character.	The property exemplifies the City's heritage. The open spaces and views of natural features found on the property all contribute to the City's visual character. Moreover, the Bishop Ranch house is a historic period resource.	A change in the land use designation that would allow urban uses could result in the removal of the historic period resource, specimen trees, natural features, and vacant lands. This would result in a change to the visual character of the City, as well as a potential loss of a historic period resource.
There are two designated City gateways near the property. City gateways are significant points of entry into a city or community.	Motorists are presented with the visual character of the City and the property: the intersection of Cathedral Oaks Road/Glen Annie Road and Cathedral Oaks Road/Los Carneros Road.	A change in the land use designation to urban uses could affect the visual character found at the gateway located at Glen Annie Road and Cathedral Oaks Road.
Aesthetics and Visual Resources—Service		
There are no service constraints for Aesthetics and Visual Resources.		
Agriculture and Farmland (Appendix B)		
Agriculture and Farmland—Environmental		
240 acres of vacant land with good soil, good topography, and surrounding agricultural land uses.	Approximately 200 acres of good soil and topography could be used for active agriculture. However, it is currently not being used for agriculture.	Possible change of land use designation that would result in the loss of agricultural potential would constrain the existing condition because it would not be available for agriculture. A future use such as active agriculture could enhance the existing conditions; however, it would likely require water for irrigation (see discussion below).
Agriculture and Farmland—Regulatory and Permitting		
The land use designation and the zoning ordinance for the existing property is Agriculture.	The existing use as vacant land is not supported by the existing land use designation and zoning.	Possible change of land use designation that would result in the loss of agricultural potential would constrain the existing condition because it would not be available for agriculture.

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
		A future use such as active agriculture could enhance the existing conditions; however, it would likely require water for irrigation (see discussion below).
The General Plan identifies a number of policies regarding agricultural resources including: preserve existing agricultural lands and reserve vacant lands suitable for agriculture to maintain the option of future agricultural uses (LU 7); preserve Goleta's existing open space areas, sensitive habitat areas, and agricultural lands (OS 7); and Preservation of Agricultural Lands to promote and retain Goleta's agricultural heritage by conserving existing agricultural resources for future generations and supporting agriculture production by minimizing activities and uses that may conflict with agriculture use of the land (CE 11).	The General Plan protects and maintains existing agricultural lands through various policies and the property is currently designated as agriculture.	A change in the land use designation that would result in future urban uses would remove the agricultural potential and would result in an inconsistency with some or all of these policies. A change to active agriculture would enhance the agricultural potential.
The property is currently designated as Grazing Land and Other Land by the California Department of Conservation.	This designation is inconsistent with the finding that the property cannot support livestock and with the zoning (Ag-1-40) that the property is not allowed to support livestock.	The property cannot support livestock as an alternative use. A change in land use designation to support urban uses would not conflict with grazing potential.
Agriculture and Farmland—Service		
The property has 50 AFY of water. The service area of the Goleta Water District is known to have past water supply shortages (see Appendix L for additional information).	The property is currently not irrigated with the 50 AF. The service area of the Goleta Water District will likely have future constraints on water supplies (see Appendix L for additional information).	The Goleta Water District would likely have to provide additional water to the property under a change in land use designation or under active agricultural use. 50 AF is not enough per year to irrigate approximately 200 acres of available land for agricultural uses, and it is not enough to support urban land uses resulting from a change in land use designation.
Air Quality and Greenhouse Gases (Appendix C)		
Air Quality and Greenhouse Gases—Environmental		
The SBCAPCD is currently designated a nonattainment area for state ozone and particulate matter (PM_{10})	The SBCAPCD has adopted a series of CAPs and Air Quality Action Plans (AQAPs) in an effort to meet the State ambient air quality standards	Future change to urban or active agricultural use of the property would result in an increase to emissions including ozone precursors and particulate matter, likely resulting in inconsistencies with the CAP and/or AQAP.
Sensitive receptors are currently located less than 200 meters away from the property.	Dos Pueblos High School is located to the west of the property. Residential land uses are currently located to the west and east of the property.	Future change to urban or active agricultural use of the property would result in increased emissions possibly affecting the existing sensitive receptors within close proximity.

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
The property is vacant land.	There are no sensitive receptors currently located on the property.	Future urban uses would likely increase the number of sensitive receptors on the property. Active agricultural uses would not increase the number of sensitive receptors on the property.
The property is vacant land.	The property currently produces no odors.	Land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Future urban uses would likely be residential or commercial in nature and would not involve heavy industrial activities that may generate odors. However, these urban uses may produce some odors. Future active agricultural uses would likely produce some odors, but would not likely produce the type of odors related to livestock.
Air Quality and Greenhouse Gases—Regulatory and Permitting		
SBCAPCD is responsible for issuing permits for all new stationary sources.	These permits help regulate major sources of pollutants	Any new stationary source added to the property from new urban or agricultural development would result in increased emissions and would be required to obtain a permit.
The SBCAPCD has adopted a series of CAPs and AQAPs in an effort to meet the State ozone standard.[3]	The release of ozone precursors (NO_X and ROG) contribute to increased ozone concentrations. Emissions of these two pollutants must be reduced in order to demonstrate ozone attainment.	Future change to urban or active agriculture would result in an increase to emissions including NO_X and ROG, possibly resulting in the delay of an attainment demonstration.
The State and Federal governments have set air quality standards at concentrations that provide a sufficient margin of safety to protect public health and welfare.	The Basin occasionally exceeds State standards for ozone and PM_{10}, and is therefore designated a nonattainment area for these standards.	Future change to urban or active agriculture would result in an increase to emissions including all criteria pollutants for which standards exist, possibly resulting in exceedances of these standards.
The California Global Warming Solutions Act of 2006, widely known as AB 32, requires CARB to develop and enforce regulations for the reporting and verification of Statewide GHG emissions.	The City is currently working on a city wide CAP to inventory and find ways to reduce emissions of GHGs.	Future change to urban or active agriculture would result in an increase to GHG emissions, possibly conflicting with the City's CAP.
SB 375 (Steinberg) provides for a new planning process to coordinate land use planning and regional transportation plans and funding priorities in order to help California meet the GHG reduction goals	The property does not currently contain public roadways.	Future change to urban uses would likely result in increased traffic and the potential need for additional roads.

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
established in AB 32.		Active agricultural uses would likely use existing roadways and not have a potential need for additional roads.
Air Quality and Greenhouse Gases—Service		
There are no service constraints for Air Quality and Greenhouse Gases.		
Biological Resources (Appendix D)		
Biological Resources—Environmental		
There are high numbers of trees on the property.	Native and ornamental trees provide nesting opportunities for raptors and other birds, and roosting space for monarch butterflies. The majority of trees are within sensitive biological areas.	Future change to urban use would likely encroach on potentially sensitive biological areas. Active agriculture would likely maintain larger parts of potentially sensitive biological areas.
There are wetlands and riparian habitat on the property. They comprise approximately 6 acres and are shown on Figure D-1.	The current vacant nature of the property preserves these features.	Future change to urban use would likely encroach on wetlands or drainage features. Active agriculture would generally maintain wetlands or drainage features.
Large expanses of approximately 203 acres of nonnative grasslands are present on the property.	Grasslands provide foraging habitat for raptor species including burrowing owls. Nonnative habitat also serves as transitional habitat for species and can be used as a wildlife corridor.	Urban uses or active agricultural uses could be constrained by sensitive species observations within nonnative grassland or removal of nonnative grasslands.
Biological Resources—Regulatory and Permitting		
Property is subject to CWA Section 401.	Protected stream courses exist within the property and immediately adjacent to the property (Los Carneros and Glen Annie).	The trigger associated with this permit is: impacts on Waters of the United States, including water quality impacts. Future change to urban or active agricultural use would likely result in impacts on waterways or wetlands via nonpoint source pollution discharge or other means and may require a Regional Water Quality Control Board certification.
Property is subject to CWA Section 404.	Protected stream courses exist within and immediately adjacent to the property.	The trigger associated with this permit is: Impacts on Waters of the United States (fill, dredge, or otherwise indirectly impact). Future change to urban use would likely result in impacts on waterways or wetlands and usage would require an USACE 404 permit.

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
		Future change to active agriculture use would generally maintain existing topography and may not meet the trigger of the 404 permit.
Property is subject to Section 1600 of the Fish and Game code.	Protected stream courses exist within the property.	The trigger associated with this permit is: impacts on Waters of the State, which include modifications to the bed and banks of existing streams. Future change to urban use would likely result in impacts (fill) on waterways or channels and requirement of a Streambed Alteration Agreement. Future change to active agricultural use would generally maintain existing topography and drainage features and therefore may not trigger the 1600 permit.
Property is subject to FESA, CESA, and Native Plant Protection Act of 1977 protections.	There is low potential for threatened or endangered species to occur on the property.	The triggers associated with these regulations include: impacts on federally or state listed species and/or critical habitat where an agency has discretionary action; impacts on federally or state listed species and/or critical habitat. Future change to urban or active agricultural use would be unlikely to result in California or federal ESA involvement because there is a low potential for threatened or endangered species to occur on site.
General Plan Policy CE 1.6 protects ESHAs and buffers.	Potentially sensitive biological areas exist on the property.	Future urban use would likely encroach on potentially sensitive biological areas and possibly remove them. Active agriculture would generally maintain potentially sensitive biological areas.
General Plan Policy CE 1.9 provides standards for development projects.	This policy seeks to reduce or avoid direct and indirect impacts upon ESHAs.	This policy constrains future urban land use designs, and affects timing of potential construction activities. There would be limited or no development of non habitable structures under active agricultural use.
Development timing restrictions adjacent to ESHA (General Plan Policy CE 1.9 and CE 8.4, and the MBTA).	These provisions reduce disturbance during breeding season and help ensure that wildlife is able to successfully reproduce.	Initiation of construction associated with future urban land or limited development of non habitable structures for agricultural purposes should be avoided during bird breeding season (Feb 15 – Aug 15).
General Plan Policy CE 3 protects wetlands.	The CE provides protection for a broader definition of wetlands than otherwise afforded by state and federal	This policy restricts the available land on the property for urban or agricultural uses.

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
	laws.	
General Plan Policy CE 4 protects Monarch Butterfly Habitat Areas.	Monarch roosting areas have been observed near the eastern boundary but not on site.	If any monarch roosting areas were to be discovered on site, they would very likely be in areas already designated as ESHAs.
General Plan Policy CE 5.2 protects native grassland.	Native grassland on site is protected by this policy.	Future change to urban or active agricultural use may not avoid the 0.7 acre native grassland.
General Plan Policy CE 5.3 protects coastal sage scrub.	The 0.7 acre of coastal sage scrub on the northern boundary is protected by this policy.	The coastal sage scrub on site is noted to be low-quality; however, urban or active agricultural uses may not avoid the 0.7 acre of coastal sage scrub.
General Plan Policy CE 8 protects special-status species.	This policy would protect habitat of any rare plants, as well as monarchs and roosting raptors.	No rare plants have been observed on the property. Raptors are expected to use trees on site for roosting.
General Plan Policy CE 9. To maintain and protect existing trees and woodlands as a valuable resource needed to support wildlife and provide visual amenities.	Native woodlands are designated as ESHAs and are protected by this policy	Native woodlands reduce availability of land for changes in property usage and urban uses would likely encroach on native woodlands.
Nonnative grasslands are not protected by the General Plan.	The majority of the property is nonnative grasslands.	No regulatory constraints are associated with nonnative grasslands as a vegetation type.
Biological Resources—Service		
There are no service constraints for Biological Resources.		
Cultural Resources (Appendix E)		
Cultural Resources—Environmental		
There are five prehistoric sites known to exist within the property that were disturbed by previous agricultural activities on the property.	The five known prehistoric sites are currently undisturbed due to the vacant nature of the property; thus, they remain generally preserved subsequent to their original disturbance by the previous agricultural activities.	Future change of land use designation of the property to urban uses could result in destruction of the currently undisturbed prehistoric sites associated with grading, trenching, and other construction activities. Past agricultural practices have already disturbed the sites to a certain extent due to plowing, tree planting and removal, construction of water features, etc. Therefore, active agricultural uses would continue to preserve in place the buried and undisturbed potions of these five sites. However, it would probably result in continued slow degradation of the sites.
One historic period resource, the Bishop Ranch House, outbuildings and grounds, are present and mostly intact on the property.	The current buildings are preserved due to the vacant nature of the property.	Future change of land use designation of the land to urban uses may result in the destruction of the historic period resource. Future active agricultural land uses would generally maintain existing topography and would be generally

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
		preserve the historic period resource.
The property has a past agricultural history.	The property could be considered representative of the agricultural history of the City.	Future change to urban use would not support the past agricultural history of the property. Future active agricultural use would support the past agricultural history of the property and the City.
Cultural Resources—Regulatory and Permitting		
Policy OS 8 Protection of Native American and Paleontological Resources. Objective: To identify and protect prehistoric and historic cultural sites and resources from destruction or harmful alteration.	This policy is meant to protect existing open land, prehistoric sites, and historical sites, such as the ones identified on the property.	Future change to urban use could likely result in an inconsistency with this policy because it may destroy the five known prehistoric sites and may destroy the historic period resource on site. Future active agricultural use would probably result in continued slow degradation of archaeological and historic period resources and would not be inconsistent with this policy.
Policy VH 5 Historic Resources. Objective: To identify, protect, and encourage preservation of significant architectural, historic, and prehistoric sites, structures, and properties that comprise Goleta's heritage.	This existing prehistoric and historic sites identified on the property represent Goleta's heritage as defined by the City in its policies. The prehistoric archaeological sites are a non-renewable resource, and therefore need to be treated carefully. The historic period resource, which is representative of a certain time in the City's history, is also unlikely to be replaced if lost.	Future change to urban uses resulting from a land use designation change would result in an inconsistency with this policy because it may destroy the five known prehistoric sites and the existing historic period resource on site. Future active agricultural use would probably result in continued slow degradation of archaeological and historic period resources and would not be completely inconsistent with this policy.
Policy VH 6 Historical and Cultural Landscapes. Objective: To identify, preserve, protect, and enhance significant historic landscaping, gardens, and open spaces, including agricultural areas and heritage trees, which contribute to the setting and context of Goleta.	The existing historic landscape surrounding the historic period resource is currently undisturbed.	Future change to urban uses resulting from a land use designation change would result in an inconsistency with this policy because it may destroy the existing historic period resource on site. Future active agricultural use would probably result in continued slow degradation of archaeological and historic period resources and would not be inconsistent with this policy.
Cultural Resources—Service		
There are no service constraints for Cultural Resources.		

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
Demographics, Housing, and Land Use (Appendix F)		
Demographics, Housing, and Land Use—Environmental		
The property currently has no population or demographic associated with it and it currently generates no jobs. As described above, a jobs/housing imbalance has existed since 2010. These numbers indicate there is an insufficient supply of housing to meet the needs of the local workforce which means that those who work in the City would likely not be able to afford to live in the City and would have to commute in.	The property is vacant and does not contribute or detract from this balance.	The jobs/housing imbalance trend is projected to continue in the future. Additional residential homes provided by urban uses would contribute to correcting this imbalance. According to the City Housing Element, currently zoned sites for residential development have a total unit potential for 1,645 units, which is far above the remaining total RHNA need of 938 units (City of Goleta 2010). By adding sites planned for rezoning (an additional 631units) the total unit capacity is 1,338 units above the remaining total RHNA for the 2007-to-2014 planning period. Based on this information, it appears that the City will meet its regional housing needs allocation of 1,641 units for the 2007-to-2014 planning period. Continuation of Existing active agriculture uses in accordance with Policy LU-7 would have minimal impacts on the jobs-to-housing balance, considering it is not anticipated that a large number of jobs associated with agricultural operations would be created in the limited area remaining in the City in active agricultural use.
The property currently has no population or demographic associated with it and it currently generates no jobs. The jobs-to-employed residents ratio was balanced as of 2000.	The property is vacant and does not contribute or detract from this balance.	The jobs-to-employed residents trend will become unbalanced within the City in the future. It is likely the urban development would involve neighborhood serving and would likely not result in a significant increase in the net out-commute and in-commute. Active agriculture uses would have minimal impacts on the jobs-to-employed residence balance because it is not anticipated that a large number of jobs would be created.
The property currently has no affordable housing requirements. Based on an analysis of potential housing sites conducted for the Housing Element, the City has concluded that there are enough adequate sites within the city to build housing to meet it share of the regional housing needs for the RHNA 2007-to-2014 planning period.	Housing affordability has become a key factor in housing choice in the City and the South Coast. More workers may live in less expensive areas to afford the cost of housing and commute further to their jobs. Lack of affordable housing in the City has caused many workers to live out of town and commute to their jobs. The City currently has a plan for affordable housing and could provide the needed affordable housing through	A change to urban use could provide additional affordable housing; however, urban uses, absent substantial 20-housing-units-per-acre zoning and onsite production of affordable housing, might be a constraint on the outcome of the State's RHNA process. The affordability status of completed projects within the City is ensured with affordability agreements and covenants (deed restrictions) as a condition of approval

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
	2014.	with the City. For example, the Sumida Gardens project, providing a total of 200 rental units, sets affordability requirements based on the median area income. Affordability levels are based on the income limits published by HCD. The number of units by affordability level and the terms of restriction are specified in Table 10A-32, Approved and Existing Affordable Housing Units of the Housing Element. The affordability of future extremely low-, very-low, low-, and moderate-income households will be ensured through affordability covenants. See Housing Element Policy 10.2—Other Incentives for Affordable Housing Developments, as implemented through Program IP-11B—Monitoring and Long Term Affordability. Refer to Housing Element Policies HE 8.3, HE 10.2, and HE 11.7 and Implementation Program IP-11B for related policies that assure long-term affordability of units at the very low-, low-, and moderate-income affordability levels. Active agricultural uses would not generally influence the City's ability to provide equal housing since they are currently forecasted to meet the 2014 needs.
Demographics, Land Use, and Housing—Regulatory and Permitting		
The property is currently designated as agriculture for both land use and zoning.	The property is currently vacant land that has been actively cultivated in the past.	Any change of the existing land use designations and zoning to urban use would need general plan amendments and zone changes. Active agriculture would not require general plan amendments or zone change and likely no discretionary action would be taken.
The property is designated as agriculture.	Currently the land is vacant and is designated as agriculture and the SBCAG Regional Growth Forecast presumes no possible change of land use designation for lands with a general designation of agriculture.	Future urban development on the property would be inconsistent with the land use assumptions and growth forecasts made in the SBCAG's Regional Growth Forecasts. Active agriculture would be consistent with the growth forecasts in the most recent SBCAG Regional Growth Forecasts.
Population growth and buildout as planned for in the General Plan indicates that there would be a slight jobs/housing imbalance at Plan buildout.	The property currently does not contribute to jobs or housing because it is vacant land.	Any change to urban use could alter the future jobs/housing imbalance predicted by Plan buildout. Additional residential homes provided by urban uses

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
		would contribute to correcting this imbalance. Active agricultural uses would have minimal impacts on the jobs-to-housing balance because it is not anticipated that a large number of jobs would be created.
Population growth and buildout as planned by SBCAG indicates there would be a jobs housing imbalance in the City of Goleta.	The property currently does not contribute to jobs or housing as it is vacant land.	Any change to urban use could provide needed housing that is projected to be lacking by SBCAG. .
The General Plan identifies a number of policies regarding the importance of linking housing and jobs. (Policies HE 3, 3.1, 3.2, and 3.3). The objective of these policies is to create housing near to where people work and encourage participation in the City's affordable housing program from commercial, office, industrial, and other nonresidential uses.	The property currently does not contribute to jobs or housing because it is vacant land.	Any future development on the property could result in a change to the current jobs-to-housing balance and therefore could result in an inconsistency with some or all of these policies, including Policy HE3, HE 3.1, HE 3.2, and HE 3.3. It is likely the urban development would involve neighborhood servicing and may not result in a jobs-to-housing imbalance. Conducting active agricultural uses would have minimal impacts on the jobs-to-housing balance since it is not anticipated that a large number of jobs would be created.
The General Plan identifies a number of policies regarding the importance of providing equal housing opportunities. Based on an analysis of potential housing sites conducted for the Housing Element, the City has concluded that there are enough adequate sites within the city to build housing to meet it share of the regional housing needs for the RHNA 2007-to-2014 planning period.	The property currently does not contribute to affordable housing as it is vacant land.	Urban uses on the property do not have the ability to affect meeting the City's RHNA requirements for the years 2000 and 2014 because the City has concluded that there are enough adequate sites within the City to build housing to meet its share of the regional housing needs for the RHNA 2007-to-2014 planning period. However, a change to urban use in the future could provide additional affordable housing. Although developed uses, absent substantial 20-housing-units-per-acre zoning and onsite production of affordable housing, might be a constraint on the outcome of the State's regional housing needs allocation process (RHNA). Active agricultural uses would have minimal impact on the City's ability to provide equal housing by 2014. The affordability status of completed projects within the City is ensured with affordability agreements and covenants (deed restrictions) as a condition of approval with the City. For example, the Sumida Gardens project, providing a total of 200 rental units, sets affordability requirements based on the median area income.

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
		Affordability levels are based on the income limits published by HCD. The number of units by affordability level and the terms of restriction are specified in Table 10A-32 Approved and Existing Affordable Housing Units of the Housing Element. The affordability of future extremely low, very-low, low and moderate-income households will be ensured through affordability covenants, see Housing Element Policy 10.2 — Other Incentives for Affordable Housing Developments, as implemented through Program IP-11B — Monitoring and Long Term Affordability and Refer to Housing Element Policies HE 8.3, HE 10.2, and HE 11.7, and Implementation Program IP-11B for related policies that assure long-term affordability of units at the very low, low, and moderate income affordability levels.
Demographics, Land Use, and Housing—Service		
There are no service constraints for Demographics, Land Use, and Housing		
Geology, Soils, and Geologic Hazards (Appendix G)		
Geology, Soils, and Geologic Hazards—Environmental		
The More Ranch Fault is located to the south of the property and is considered active.	The More Ranch Fault.	Future change to urban use could result in the exposure of people or structures to seismic shaking located along the More Ranch Fault. Structures developed would be subject to seismic shaking.
Most of the property is underlined by both Rincon and Monterey formations, which are associated with the potential presence of expansive soils.	Expansive soils.	Future change to urban use could result in the exposure of structures to expansion from underlying soils and possible damage.
The property could potentially be subject to liquefaction associated with water within the alluvial substrate and seismic events (Santa Barbara County 2009).	Liquefaction.	Future change to urban or active agricultural use could result in the exposure of people or structures to liquefaction events. Structures would be potentially exposed to liquefiable layers, which could result in extensive damage to structures on the property.
The property could potentially be subject to compressible soils (approximately 19 acres within the property are considered compressible).	Compressible soils.	Future change to urban or active agricultural use could result in the exposure of people or structures to compressible soils.
The property is underlined by Rincon formations, which are known sources of Radon Gas (approximately 47 acres have a high potential for radon and approximately 35 acres have moderate potential for radon).	Radon gas.	Future change to land use should consider the exposure of people to increased levels of Radon gas in light of the presence of the Rincon Formation underlying the property.
The majority of the property contains soils with moderate to high erodibility (approximately 175 acres).	The property is currently vacant land.	Increased agricultural use would remove much of the natural ground cover, which could increase surface

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
		contact to wind and accentuate erosion when and if the soil is exposed. Urban uses would initially increase the potential for erosion during construction, when the soil is exposed; however, the potential for erosion would likely be reduced during operation by covering much of the erodible surface with impermeable layers and landscaping.
Geology, Soils, and Geologic Hazards—Regulatory and Permitting		
The General Plan identifies a number of policies requiring geotechnical studies for new development within the City, including: SE 1.3, SE 4.3, SE 4.11, SE 5.1, and SE 5.2.	These policies do not apply to the existing vacant land.	Geotechnical studies would be required per the General Plan policies for development of the property.
SE 5.5 identifies that a minimization of grading will occur in hazardous areas (slopes greater than 25 percent), while the County of Santa Barbara Environmental Thresholds and Guidelines Manual designates a slope of 20 percent as having the potential for significant impacts. The zoning ordinance recommends minimization of grading on slopes greater than 30 percent.	The property currently has 19 acres of slopes greater than 20 percent.	A change in land use to urban uses that does not preserve steep slopes on the property or minimize grading would be inconsistent with this policy because of the acreage of steep slopes on the property. Agricultural uses would not involve development on steep slopes.
Geology, Soils, and Geologic Hazards—Service		
There are no service constraints for Geology, Soils, and Geologic Hazards.		
Hazards and Hazardous Materials (Appendix H)		
Hazards and Hazardous Materials—Environmental		
There are no currently known hazardous material sites or hazardous material waste sites located on the property.	The property is free of known hazardous material sites.	Future use of the property would not likely be hindered by hazardous material sites or hazardous materials waste sites
There are currently no uses on the property that require the use, disposal, or transport of hazardous materials.	The property is free of the use, disposal, or transportation of hazardous materials.	Future use of the property may use hazardous materials that could result in exposure to humans or the environment
The property is located outside of Safety Zone 3 of the airport.	Hazards associated with the airport currently do not occur.	There are no constraints on land use on the property due to its proximity to the airport.
The property was previously used as agricultural land.	Lands that were previously used for agricultural purposes are known to use herbicides, pesticides, and fertilizers, which can be hazardous to human health and the environment. It is unknown if soils on the property currently have residual pesticide or herbicides from past use or if they have degraded below regulatory levels.	Future urban use of the property may be constrained if the property soil has residual pesticides or herbicides.

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
There are no major industrial uses using large quantities of hazardous materials around the property.	Generally the property is not surrounded by uses that are considered hazardous, such as industrial uses.	Future urban use of the property would not likely be constrained by the surrounding properties because there are no major industrial uses using large quantities of hazardous materials on site.
Some of the uses surrounding the property may handle or transport hazardous materials, such as the orchards to the north and east and US-101 and Glen Annie Road to the south and west.	The property is vacant and not exposed to these types of hazardous uses.	Future urban use of the property would likely not be constrained by the surrounding properties handling or transport of hazardous materials. Any transport of hazardous materials on US-101 would comply with regulations identified in the regulatory and permitting setting, and the agricultural use of pesticides and herbicides to the north and east of the property would also be highly regulated
Hazards and Hazardous Materials—Regulatory and Permitting		
SBCFD requires 30 feet of clear space immediately adjacent to the building or structure; extending beyond that 30-foot buffer, it is required that there be 70 feet where flammable vegetation is spaced to reduce plant-to-plant, plant-to-tree, and tree-to-tree transfer of fire both vertically and horizontally.	The property is vacant land and does not have to comply with the defensible space requirement.	SBCFD would require urban development to comply with the defensible space requirement to protect structures and buildings.
Other regulations associated with hazards are project- and site specific. Because the property has no currently known hazardous materials sites and has no current use of hazardous materials, the regulations are not applicable to the existing conditions.	N/A	Other constraints and opportunities related to the future use would be project- and site-specific with regards to hazards. Therefore, a discussion of future use(s) as it relates to regulations is not applicable at this time.
Hazards and Hazardous Materials—Service		
There are no service constraints for Hazards and Hazardous Materials.		
Hydrology and Water Quality (Appendix I)		
Hydrology and Water Quality—Environmental		
The eastern edge of the property and a portion of the property in the south west are located in the 100-year floodplain. This area is approximately 5 acres.	The property currently contains no development or structures in the 100-year floodplain.	There is only a small area of the existing property within the 100-year floodplain compared with the rest of the property available for either urban uses or active agricultural uses.
There are two onsite drainages located on the property.	These creeks provide drainage routes for the existing property during storm events and provide riparian habitat (See Appendix C, “Biology” for discussion of habitat provided).	Alteration of the drainage features themselves could result in direct impacts to their ability to handle stormwater runoff and ability to provide habitat. Furthermore, alteration of the pervious and impervious surfaces on the property could indirectly alter the drainage features via water quality changes or streambed changes (e.g., erosion).

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
Los Carneros and Glen Annie Creeks are impaired for salinity, pathogens, nutrients, and miscellaneous.	Property may currently contribute soil to these creeks; however, because the property is currently vacant and pervious, it likely does not contribute many other possible pollutants.	Future urban uses or active agricultural uses could result in polluted stormwater runoff to the existing impaired Los Carneros and Glen Annie creeks.
Los Carneros Creek drains to Goleta Slough, an impaired water body for pathogens and priority organics.	Property may currently contribute soil to the Goleta Slough; however, because the property is currently vacant and pervious, it likely does not contribute many other possible pollutants.	Future urban uses or active agricultural uses could result in polluted stormwater runoff to the existing impaired Los Carneros and Glen Annie creeks.
The property is primarily pervious surfaces located in the Goleta Groundwater Basin.	Some groundwater recharge is assumed to take place on the property because of its pervious nature.	Alteration in the pervious nature of the property as a result of future urban uses could have an impact on groundwater recharge. Active agricultural would retain a majority of the pervious nature of the property; however, it could contribute to water quality degradation in the Goleta Groundwater Basin.
Hydrology and Water Quality—Regulatory and Permitting		
Property is subject to CWA Section 401 and 404.	See Appendix D, "Biology."	See Appendix D, "Biology."
Property is subject to CWA Section 402 NPDES program.	Currently, there are no permits associated with the property that regulate stormwater runoff because they are not needed.	Urban uses or active agricultural uses could result in polluted stormwater discharges. Urban uses would likely require construction stormwater discharge permits and water quality management plans for operation. Active agricultural uses may be required to control their stormwater discharges as well.
General Plan Policy CE 2.1. Los Carneros and Glen Annie Creek are designated by the General Plan as Protected Creeks.	These watercourses provide flow of stormwater runoff and floodwaters from the vacant property.	Alteration in drainage patterns and an increase of impervious area as a result of urban uses could result in impacts on flow of stormwater runoff and floodwaters.
General Plan Policy CE 2.3. Streamside protection areas required along both sides of the Los Carneros Creek and Glen Annie Creek.	The property is vacant land and maintains a vegetative buffer along Los Carneros Creek. Roads are located in between the property and Glen Annie Creek.	Urban uses which require a change in the buffer areas resulting from urban development in streamside protection areas along the Los Carneros and Glen Annie creeks would result in a violation of this policy. Active agricultural operations are an allowed activity under this policy provided it is compatible with preservation of riparian habitats.
General Plan Policy CE 2.5. Capacity of natural drainage courses cannot be diminished.	The existing property does not constrain the capacity of drainage to and within the Los Carneros, Glen Annie and the two onsite drainages.	Alteration of drainage patterns could result in impacts to the capacity the two drainage features that drain into the Los Carneros, Glen Annie and the two onsite drainages.
General Plan Policy CE 10.1. Cannot degrade water quality of groundwater basins or surface waters.	The existing property is not a source of polluted runoff or contaminated groundwater recharge.	Urban development would result in impacts on surface water quality stormwater runoff in the Goleta Slough and the Los Carneros and Glen Annie creeks. Although urban uses associated with the land use designation change

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
		would not result in industrial uses generally known to contaminate groundwater. Spills and discharges associated with urban uses such as gas stations are also known sources of groundwater degradation. Additionally, agricultural development would retain the pervious nature of the property and thereby allow limited groundwater recharge; however, active agriculture could contribute to water quality degradation in the Goleta Groundwater Basin.
General Plan Policy CE 10.2. Limits increases in impervious surfaces; limits land disturbances such as clearing of vegetation, cut-and-fill, and grading; limits disturbance of natural drainage features and vegetation.	The existing property is considered all pervious with steep grades and inclines at the east, middle, and western boundaries of the site. The existing property also has two ephemeral creeks located toward the eastern edge of the property and is adjacent to the Los Carneros and Glen Annie Creeks.	Urban development of the property could substantially reduce the amount of pervious surfaces in the City and potentially conflict with this policy. Agricultural development would retain a majority of the pervious surface on the property; however, active agriculture could conflict with the policy and disturb the natural drainage features and vegetation on site.
General Plan Policies CE 10.6, 10.7, 10.8. Requires the development of polluted runoff and stormwater contamination control plans.	Currently, there are no control plans associated with the property that regulate polluted runoff and stormwater contamination.	Alteration in drainage patterns and urban and agricultural development could result in impacts on water quality.
General Plan Policy SE 6.2. 100-year flood plain.	The existing property does not expose people or structures to areas subject to local urban flooding.	Future urban use could expose people and structures to areas subject to local urban flooding. However the area in which flooding occurs is very small on the property. The City may requirement development plans to include measures that lessen the urban flooding hazard. Active agriculture would not likely expose people or structures to local urban flooding.
Goleta Ordinance 13.04. Stormwater Management and Discharge Control to protect and enhance quality of watercourses and water bodies.	The existing property is currently not considered a source of polluted stormwater runoff and non-stormwater discharges and it currently drains into two impaired water bodies.	Future urban or active agricultural uses could contribute to polluted stormwater runoff and non-stormwater discharges and potentially degrade the quality of watercourses and two onsite drainages and creeks adjacent to the property.
Goleta Ordinance 15.10. Floodplain Management 100-year floodplain.	The property currently contains no development or structures in the 100-year floodplain.	Future urban use could expose people and structures to areas subject to 100-year flooding. Development in these areas would be subject to additional regulations and agency approvals. Active agriculture would not include habitable structures in these areas.

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
Hydrology and Water Quality—Service		
Water supply and services	See Appendix L, Utilities	See Appendix L, Utilities
Noise (Appendix J)		
Noise—Environmental		
Surrounding land uses are compatible with the noise profile from the existing property.	Limited land use activity on the property (as is) does not affect noise levels at nearby sensitive land uses.	Future change to urban use could result in increased noise levels associated with the activity on the property. Future change to urban use could result in increased noise levels associated with the construction on the property.
The property is located near Santa Barbara Municipal Airport and the Union Pacific Rail Line (UPRR).	The property is located outside the airport approach zone for the Santa Barbara Airport. Both the 60 and the 65 dBA CNEL contour reach within the property. However, noise from the UPRR rail line would not affect the property in its present form.	The property is not located within the 65 dBA CNEL contour for the airport; therefore, no design considerations are required for a future change to urban use. Sensitive land uses located on the property could experience noise generated by the UPRR rail line.
Noise—Regulatory and Permitting		
The City's General Plan's Noise and Land Use Compatibility Criteria Matrix (Table 9-2) designates agricultural land to be 50–70 CNEL, L_{dn}, or dBA (Normally Acceptable) and 70-75 CNEL, L_{dn}, or dBA (Conditionally Acceptable). These noise levels likely characterize the existing noise profile located on the property, due to the location of US-101, the UPRR rail line, and approach or departure of aircraft out of Santa Barbara Airport to the south of the property.	The existing agricultural land use is consistent with the existing noise environment (e.g., adjacent to US-101, UPRR rail line).	If the land use changes to a more sensitive land use type (i.e. urban/residential), there would be a different land use compatibility threshold designation for the property. Therefore, from an acoustical prospective this could cause potential conflict with respect to the existing or future noise level. Active agriculture uses would increase the noise generated on the site, but would not likely violate the land use compatibility threshold for surrounding land uses.
The General Plan Noise Element Policies NE 1.1, NE 1.2, NE 1.3, NE 1.4, NE 2.1, NE 4.1 present noise thresholds and acceptable ranges of noise levels with specific land uses within the City.	These policies establish noise thresholds for different types of land uses located within the City. These policies ensure compatibility of land uses based on the type of noise generated during construction and/or land use activity. Portions of the property are located within the unacceptable threshold of the noise and land use compatibility matrix.	Future change to an urban land use could result in a potential incompatibility with the General Plan policies regarding noise and may not be consistent with residential developments. Active agriculture would increase noise generated on the site and would increase noise associated with increased traffic to and from the site. However this increase would be expected to be marginal and would not violate Policy NE 1.1.

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
Noise—Service		
There are no service constraints for Noise.		
Public Facilities (Appendix K)		
Public Facilities—Services		
The fire stations serving the City have a total of 15 firefighters per shift, which gives a ratio of 1 firefighter for every 4,866 people in the area. According to NFPA standards, the minimum guideline is a firefighter-to-population ratio of 1 to 4,000.	The existing firefighting service ratios for the City are below the NFPA guidelines.	A change in the land use designation to urban uses could potentially result in an increase in population, which would place an increased strain on fire services. A change to active agriculture would not result in an increase demand in fire services but fire services may still be deficient.
Law enforcement services for the City are provided by officers assigned to each of the City's three beats and officers in the unincorporated portion of the County. The service is currently meeting the recommended ratio of officers per resident, with approximately 31 officers on staff.	The existing service standards for police for the City are currently met and are likely to be met in the future.	Police services are considered appropriately sized for the City, currently but and in the future.
Enrollment within the school districts is not at capacity and is stable.	As vacant land, the property currently does not require school services.	A change in land use would likely not result in a need for additional school services. Furthermore, the aging population of the area would likely require less school services in the future. A change to active agriculture would not result in an increase in population; thus, no increase in student enrollment.
The Goleta Public Library has a deficit in the resources it provides to the public and will continue to have a deficit because additional library services are not projected for the future. Therefore, library services provided to the City are inadequate.	The existing and future library services do not meet the needs of the city.	An increase in population and would place further strain on a library that is inadequately serving the population. A change to active agriculture would not result in an increase in population thus additional use of libraries; however, libraries would continue to be deficient.
There is sufficient amount of passive parks and recreation in the City.	The passive parks and recreational opportunities meet the needs for the City.	An increase in population could use the existing passive recreational opportunities. A change to active agriculture would not result in an increase in population, thus no increase in the use of passive parks.

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
There is a shortage of active parks and recreation programs within the City. Lack of funding and budget issues will likely continue to prohibit the development of active parks in the City.	The existing and future active recreation opportunities do not meet the needs of the City.	Additional active recreation services are needed currently and in the future. A change to active agriculture would not result in an increase in population thus no increase in the use of active parks, but there would still be a deficiency in the City.
Water Supply, Wastewater, and Utilities (Appendix L)		
Water Supply, Wastewater, and Utilities—Environmental		
The property consists primarily of pervious surfaces.	Pervious surfaces typically generate limited volumes of stormwater runoff because precipitation is able to percolate into the ground.	Future change to urban uses as a result of a land use designation change to urban uses could generate substantially more stormwater runoff, which would be required to be contained either by existing flood control channels/creeks or would require the modification of existing flood control channels or creeks. Specifically, runoff generated by South Coast residential land uses ranges between 0.41 and 0.78 cubic feet per second. The high end of the range of runoff generated by South Coast agriculture is less than that generated by urban uses (0.33 and 0.74 cubic feet per second); however, active agriculture would generate more runoff than existing conditions.
Water Supply, Wastewater, and Utilities—Regulatory and Permitting		
SAFE requirements apply to the GWD service area.	The property has a negligible demand for water.	Future change to urban uses as a result of a land use designation change or to active agricultural uses would increase the demand for potable water over what the property currently demands. This change in demand would be subject to SAFE and would be assessed on a first come first serve basis. The SAFE requirements could limit a change in land use or prevent full development of the property.
The existing GSD wastewater treatment facility will be upgraded and allowed to operate at its permitted NPDES capacity of 9.72.	The property does not generate wastewater.	The permitted capacity would allow GSWD to accommodate additional wastewater flows generated by future urban uses as a result of a land use designation change. Active agricultural uses would likely not result in the generation of wastewater.
The GWD is currently updating their current UWMP, per the UWMP Act.	The property does not currently demand potable water.	Changes in the UWMP's quantification of existing and future water supplies and demand in the GWD service area could restrict the future use of the property.

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
SB610 requires the preparation of a water supply assessment if a project meets certain criteria.	The property does not currently demand potable water.	Any future land use change may require the preparation of a WSA if it meets SB610 criteria; the WSA must identify any deficiencies in water supply and propose remedies for them.
FEMA identifies flood zone areas per the Flood Insurance Program.	Approximately five acres of the property is located in designated flood zones.	Development in the floodplain would be subject to regulations and insurance.
Water Supply, Wastewater, and Utilities—Services		
The property currently does not demand potable water service.	The property must use water from the GWD.	Future change to urban uses as a result of a land use designation change or active agricultural use would increase the demand for potable water over what the property currently demands.
The property currently has 50 AFY associated with it.	Same as above.	Future change to urban uses as a result of a land use designation change or active agricultural uses would increase the demand for potable water over what the property currently demands. The change in land use would likely demand more water than currently associated with the property (50 AF); thus, additional water would have to be purchased from GWD. Additionally, this would result in a decrease in GWD existing and projected future water supply. This could result in an inadequate supply of water for the property and for the entire GWD service area.
The property does not generate wastewater.	The property does not receive wastewater service.	Future change to urban uses as a result of a land use designation change would result in an increasing demand for wastewater service, which would result in a substantial change in the current wastewater generation of the property; however, based on the permitted capacity of the wastewater treatment facility and its existing capacity, it is likely the increase in wastewater could be accommodated.
The property does not generate solid waste.	The Tajiguas Landfill now has a closure date of 2023 and a remaining capacity of 6,660,000 cubic yards.	Future change to urban uses as a result of a land use designation change would result in an increase in solid waste generation which would require disposal at the Tajiguas Landfill. However, any change to urban land use would result in an increase in solid waste generation, which for the next 13 years would be disposed at the Tajiguas Landfill. It is estimated the Tajiguas landfill would be able to accommodate the solid waste generated by the urban land use during construction and operation. It is likely that active agriculture use would not generate solid waste.

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
The property has two drainage features and is adjacent to two offsite creeks.	The two drainage features and offsite creeks act as the current stormwater and flood control management for the property.	Urban land uses would likely result in the need for additional stormwater capacity to handle the velocity and volume generated because of the substantial impervious surfaces added to the existing property. Active agriculture would likely result in a change of the velocity and volume of stormwater flows generated, but they likely would not need additional stormwater infrastructure.
Transportation and Circulation (Appendix M)		
Transportation and Circulation—Environmental		
Roadway and 10 intersections within the property vicinity are operating within the City's LOS standards.	These roadways and intersections could accommodate additional traffic.	Future change to urban use could result in increased traffic on roadway system and could potentially degrade the operation of roadways and intersections. Active agricultural uses would generally have a limited volume of traffic and not increase traffic during peak hours such that a degradation of roadways and intersections would occur.
MTD Bus Line 10 runs along Cathedral Oaks Road between La Cumbre and Camino Real Marketplace during the weekdays.	There are two bus stops adjacent to property at Glen Annie Road and Los Carneros Road.	Future change to urban land use could increase the demand and utilization of existing bus services.
The Amtrak Station is located at S La Patera Lane, one mile east of the property. The Pacific Surfliner route offers five trains a day in each direction between Paso Robles and San Diego.	There are public transit opportunities within the vicinity of the property.	Future change to urban land use could increase the demand and utilization of existing rail services.
Cathedral Oaks Road, Calle Real, Hollister Avenue, Storke-Glen Annie Road, and Los Carneros Road are all classified as a Class II bike lane.	There are bike lanes in all directions from the property.	Future change to urban land use could increase the demand and utilization of existing sidewalks and bike lanes in the property vicinity.
Transportation and Circulation—Regulatory and Permitting		
General Plan Policy TE 4 establishes the LOS standards for roadways and intersections. The policies maintain an adequate LOS on the city street system, including at intersections, to provide for the mobility needs of the community; and to avoid further degradation of service levels at roadways and intersections where existing service levels do not meet target standards.	Roadway and intersections within the property vicinity are operating within the City's LOS standards.	Change to the property could result in increased traffic on the roadway system and could potentially cause the following roadways and intersections to exceed LOS standards: • Storke Road south of US 101 Interchange (roadway) • Cathedral Oaks Road/Los Carneros Road (intersection) • Los Carneros Road/Calle Real (intersection) • Los Carneros Road/US 101 SB Ramp (intersection)

Existing Condition	Resource Opportunity or Constraint	Future Property Use Opportunity or Constraint
Same as above.	Same as above.	Change to the property could result in increased traffic on the roadway system and could potentially cause the following intersections to exceed LOS standards for cumulative effects: • Hollister Avenue/Storke Road • Storke Road/US-101 SB Ramp • Los Carneros Road/Hollister Avenue
Transportation and Circulation—Service		
There are no service constraints for Transportation and Circulation.		
Notes: [1] In some cases, descriptions of Service Considerations or Environmental Considerations are absent, reflecting the fact that they are not applicable to the resource area		

CHAPTER 5
PUBLIC PLANNING PROCESS

5.1 GENERAL PLAN AMENDMENT PROCESS

The General Plan amendment process is governed under State Planning and Zoning Law, Government Code Section 65250 et seq. The process begins with a formal initiation the General Plan Amendment by the City Council. If initiated, City staff will commences the amendment processing of the General Plan Amendment including environmental analysis. At the completion of that process, the General Plan amendment is brought before the Planning Commission and the City Council, in public hearings, for deliberations and decision-making. The decision is a legislative action.

Again, if initiated by the City Council for further processing, staff proceeds with an environmental analysis for the General Plan amendment proposed. Staff evaluates the proposed General Plan amendment, adds clarity where required, and conducts a consistency analysis with respect to the General Plan which would be evaluated in a CEQA document that would tier off of or replace the existing General Plan Final Environmental Impact Report (EIR).

A staff report and related resolutions for the certification of the environmental document and adoption of the General Plan amendment is prepared and the matter is set for public hearing before the Planning Commission. The Planning Commission conducts a public hearing, deliberates on the request and analysis, and forwards a recommendation to the City Council. The City Council conducts a public hearing and renders a final decision on whether to amend the General Plan. A General Plan amendment is adopted by resolution and is a legislative action.

5.2 SPECIFIC PLAN PROCESS

A specific plan is a tool that systematically implements a General Plan in a defined area, usually addressing the phasing of development and the timing of public and private improvements in support of that development. The specific planning process enables a more consistent vision to be implemented and phased over time.

Specific plans are subject to environmental review. This process would likely run concurrently with the General Plan amendment environmental review process.

Specific plans are dynamic and may, over time, change with the future development phases of a project within the specific planning area. A specific plan does not vest development by statute, but its entitlements may be defined by development agreements and vesting tentative maps.

5.3 DEVELOPMENT AGREEMENT PROCESS

A development agreement is a contract between the City and a developer. It is a tool for comprehensive planning which maximizes efficient use of resources at the least economic cost to the public. A development agreement provides assurance to the developer that development may progress in accordance with existing policies, rules and regulations, subject to conditions of approval. In return, the development agreement may provide for funding and timing for

construction of public facilities, thereby providing the City with certainty of funding and control of needed public facilities and the ability to more comprehensively plan for the needs of the public. The development agreement process begins with initiation of the development agreement by the City Council during a public hearing. Following initiation, the City and developer negotiate the terms of the development agreement subject to the limitations of the law. Development agreements are subject to environmental review. This process would likely run concurrently with any other required environmental review process. Upon completion of negotiation of the development agreement, the development agreement is considered by the Planning Commission for a recommendation to the City Council during a public hearing. The development agreement is then considered, along with the recommendation of the Planning Commission, by the City Council during a public hearing. A development agreement is adopted by an ordinance by the City Council and is a legislative action.

CHAPTER 6.0
REVIEWERS AND PREPARERS

6.1 CITY OF GOLETA REVIEWERS

Director of Planning and Environmental Services	Steve Chase
Advance Planning Manager	Anne Wells
Assistant City Attorney	Joanna Smith

6.2 ICF PREPARERS

Project Director	Charles Smith, AICP
Project Manager	Nicole Williams
Reviewer	Jonathan Riker
Aesthetics	Mari Piantka
Agriculture	Orrin Sage (Sage Assoc) Nicole Williams
Air Quality	Victor Ortiz
Biological Resources	Phil Richards Dale Ritenour
Cultural Resources	Mark Robinson
Demographics, Land Use and Housing	Mari Piantka James Harry
Geology, Soils, and Geologic Hazards and Noise	Peter Hardie
Hazards and Hazardous Materials and Public Facilities	Steve Bossi
Hydrology and Water Quality	Tanya Jones
Water, Wastewater, and Utilities	Nicole Williams
Transportation and Circulation	Kai-Ling Kuo
Graphics and GIS	Soraya Mustain
Editing	Ken Cherry Christine McGeever

CHAPTER 7
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