

Home Ranch



Google earth

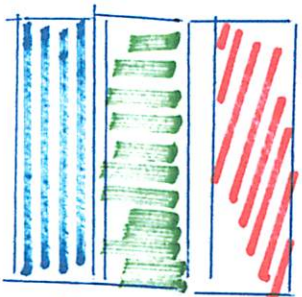


MOSEARY ARROYO LINES PROPOSED RECREATIONAL USES -

CITY URBAN AREA

COUNTY AG

SANTA YNEZ RIVER AREA





Google earth

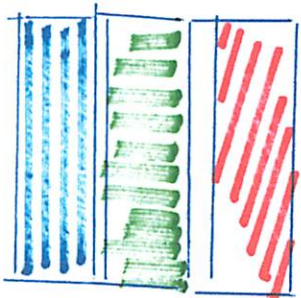


MOSEY ARL LINES PROPOSED RECREATIONAL USES -

CITY URBAN AREA

COUNTY AG

SANTA YNEZ RIVER AREA



- Policy 5.2      The City should protect prime agricultural lands east of the City and west of Bailey Avenue.
- Policy 5.3      To help preserve agriculture on a regional basis, the City should encourage Santa Barbara County to protect the most productive agricultural soils (Class 1 & 2) in the Lompoc Valley and surrounding areas.
- Policy 5.4      Development proposals in the vicinity of natural objects that have unique aesthetic significance should not be permitted to block, alter, or degrade existing visual quality without the provision of suitable visual enhancement. This may include open space, eucalyptus groves, or vegetation that serves as a view corridor or has important visual attributes. Development proposals should be sited to ensure that these features are retained or replaced to the extent feasible, resulting in minimal view impairment.
- Policy 5.5      Plantings that serve to screen views of residential development, or that help to maintain a natural-appearing landscape, should be retained to the extent feasible. Such plants could be thinned selectively if thinning would improve view corridors, walkability, or protect public health, safety, and welfare. If specific trees are removed, such as eucalyptus trees, replacement trees at the appropriate density (native species when possible) should be substituted to provide suitable screening while retaining important view corridors.
- Policy 5.6      The City should limit development on slopes of 20% or greater by designating parcels with a substantial portion of the site containing steep slopes as Open Space, Community Facility (particularly parks), Rural Residential or Very Low Density Residential designations.
- Policy 5.7      Development on slopes exceeding 20% should be avoided if other less steep areas are available for building sites on a given property. Any development on slopes exceeding 20% should minimize grading and avoid interruption of ridgelines. Development on slopes exceeding 20% should also be subject to Architectural Review by the City to minimize potential aesthetic impacts.

#### Goal 6

Protect the community against natural and man-made hazards.

#### Policies

- Policy 6.1      The City should maintain Open Space designations for areas that require special management due to hazardous, safety, or public health considerations.
- Policy 6.2      The City should maintain an Open Space designation for all areas in which topographic, geologic, or soil conditions indicate a significant danger to future occupants.