
**FINAL
REDEVELOPMENT PLAN
FOR THE
GOLETA OLD TOWN REDEVELOPMENT PROJECT**

COUNTY OF SANTA BARBARA REDEVELOPMENT AGENCY

**Transmitted by the County of Santa Barbara
Redevelopment Agency Board of Directors
Resolution No. 97-256 on June 17, 1997**

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County of Santa Barbara Planning Commission
Resolution 98-03 on February 25, 1998**

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**Prepared By
County of Santa Barbara Planning and Development
Division of Comprehensive Planning**

**SHANNON, DAVIS & ASSOCIATES
11150 Santa Monica Boulevard, Suite 200
Los Angeles, California 90025**

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LIST OF EXHIBITS

EXHIBIT "A" LEGAL DESCRIPTION, REDEVELOPMENT PROJECT AREA

EXHIBIT "B" PROJECT AREA MAP

EXHIBIT "C" EXISTING LAND USE DESIGNATION MAP

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
I. (Sec. 100) INTRODUCTION	1
A. (Sec. 101) Purposes and Objectives	1
II. (Sec. 200) GENERAL DEFINITIONS	2
III. (Sec. 300) PROJECT AREA BOUNDARIES	3
IV. (Sec. 400) PROPOSED DEVELOPMENT ACTIONS	3
A. (Sec. 401) General	3
B. (Sec. 402) Property Acquisition	4
1. (Sec 403) Acquisition of Real Property	4
2. (Sec 404) Acquisition of Personal Property	5
C. (Sec. 405) Participation by Owners and Tenants	5
1. (Sec. 406) Owner and Tenants Participation	5
2. (Sec. 407) Participation Agreements	6
D. (Sec. 408) Cooperation with Public Bodies	6
E. (Sec. 409) Property Management; in Lieu Payments	6
F. (Sec. 410) Relocation of Persons Displaced by the Project	7
1. (Sec. 411) Relocation Housing Requirements	7
2. (Sec. 412) Replacement Housing Plan	7
3. (Sec. 413) Assistance in Finding Other Locations	8
4. (Sec. 414) Relocation Benefits Assistance	8

G. (Sec. 415) Demolition, Clearance, Public Improvements, Building and Site Preparation	8
1. (Sec. 416) Demolition and Clearance	8
2. (Sec. 417) Public Improvements	9
3. (Sec. 418) Preparation of Building Sites	10
H. (Sec. 419) Rehabilitation and Moving of Structures by the Agency	10
1. (Sec. 420) Rehabilitation	10
2. (Sec. 421) Moving of Structures	10
I. (Sec. 422) Property Disposition and Development	10
1. (Sec. 423) Real Property Disposition and Development	10
a. (Sec. 424) General	10
b. (Sec. 425) Purchase and Development	11
c. (Sec. 426) Purchase and Development Documents	11
d. (Sec. 427) Development of Publicly Owned Improvements	12
2. (Sec. 428) Personal Property Disposition	12
J. (Sec. 429) Provision for Low and Moderate Income Housing	12
1. (Sec. 430) Definition of Terms	12
2. (Sec. 431) Authority Generally	13
3. (Sec. 432) Replacement Housing	13
4. (Sec. 433) New or Rehabilitated Dwelling Units Developed Within The Project Area	13
5. (Sec. 434) Duration of Dwelling Unit Availability	14
6. (Sec. 435) Relocation Housing	14

7. (Sec. 436) Tax Increment Funds	14
V. (Sec. 500) USES PERMITTED IN THE PROJECT AREA	14
A. (Sec. 501) Project Area Map	14
B. (Sec. 502) Public Uses	14
1. (Sec. 503) Public Rights-of-Way	14
2. (Sec. 504) Other Public Uses	15
C. (Sec. 505) Other Public, Semi-Public, Institutional and Nonprofit Uses	15
D. (Sec. 506) General Controls and Limitations	15
1. (Sec. 507) New Construction	15
2. (Sec. 508) Existing Nonconforming Uses	16
3. (Sec. 509) Rehabilitation	16
4. (Sec. 510) Limitation on the Size, Height, and Number of Buildings	16
5. (Sec. 511) Number of Dwelling Units	16
6. (Sec. 512) Open Space and Landscaping	16
7. (Sec. 513) Land Coverage	17
8. (Sec. 514) Light, Air and Privacy	17
9. (Sec. 515) Signs	17
10. (Sec. 516) Utilities	17
11. (Sec. 517) Incompatible Uses	17
12. (Sec. 518) Nondiscrimination and Nonsegregation	17
13. (Sec. 519) Minor Variation	17

14. (Sec. 520) Consistency with General Plan and Zoning Ordinance	18
E. (Sec. 521) Design for Development	18
F. (Sec. 522) Building Permits	18
VI. (Sec. 600) METHODS FOR FINANCING THE PROJECT	19
A. (Sec. 601) General Description of the Proposed Financing Methods	19
B. (Sec. 602) Tax Increments	19
C. (Sec. 603) Other Loans and Grants	21
VII. (Sec. 700) ACTIONS BY THE COUNTY	21
VIII. (Sec. 800) ADMINISTRATION AND ENFORCEMENT OF THE PLAN	22
IX. (Sec. 900) DURATION OF THIS PLAN	22

REDEVELOPMENT PLAN FOR THE GOLETA OLD TOWN PROJECT AREA

I. (Sec. 100) INTRODUCTION

On September 17, 1996 the Board of Supervisors of the County of Santa Barbara adopted Ordinance No. 96-382 approving the proposed boundaries for the Goleta Old Town Project Area as described in the Boundary Description (Legal Description) attached hereto as Exhibit "A" and incorporated herein. The Project Area is shown on the Project Area Map attached as Exhibit "B".

The Preliminary Plan for the proposed Redevelopment Project Area has been approved by the County of Santa Barbara Redevelopment Agency and received by the County of Santa Barbara Board of Supervisors, pursuant to the California Community Redevelopment Law of the State of California, and all applicable laws and ordinances.

This Redevelopment Plan for Goleta Old Town consists of the text (Section 100 through 900), the Redevelopment Project Area Legal Description (Exhibit "A"), the Project Area Map (Exhibit "B"), and the Existing Land Use Designation Map (Exhibit "C").

A. (Sec. 101) Purposes and Objectives

The purpose and objectives of this Redevelopment Plan are to eliminate the conditions of blight existing in the proposed Project Area and to prevent the recurrence of blighting conditions in said Area.

The Agency proposes to eliminate such conditions and prevent their recurrence by providing, pursuant to this Plan, for the planning, development, replanning, redesign, clearance, redevelopment, reconstruction and rehabilitation of the Project Area and by providing for such structures and spaces as may be appropriate or necessary in the interest of the general welfare, including, without limitation, recreational and other facilities incidental or appurtenant to them. The Agency further proposes to eliminate the conditions of blight existing in the Project Area and prevent their recurrence by providing for the alteration, improvement, modernization, reconstruction or rehabilitation of existing structures in the Project Area and by providing for open space types of uses, public and private buildings, structures, facilities, and improvements. The Agency further proposes to eliminate such conditions and prevent their recurrence by providing for the replanning or redesign or development of undeveloped areas. The Agency proposes to:

1. Encourage employment opportunities through environmental and economic improvements resulting from the redevelopment activities.
2. Provide for the rehabilitation of structures in the Project Area.

3. Provide for participation in the redevelopment of property in the Project Area by owners who agree to so participate in conformity with this Redevelopment Plan.
4. Provide for the management of property owned or acquired by the Agency.
5. Provide relocation assistance where Agency activities result in displacement.
6. Provide public infrastructure improvements and community facilities, such as the installation, construction and/or reconstruction of streets, utilities, public buildings, facilities, structures, street lighting, landscaping and other improvements which are necessary for the effective Redevelopment of the Project Area.
7. Increase and improve the community's supply of affordable housing.
8. Acquire real property.
9. Dispose of real property acquired by the Agency in the Project Area, including property conveyed to the County in accordance with State and other laws.
10. Encourage the redevelopment of the Project Area through the cooperation of private enterprise and public agencies.

II. (Sec. 200) GENERAL DEFINITIONS

The following references will be used generally in this Plan unless the context otherwise requires:

- A. "Agency" means the County of Santa Barbara Redevelopment Agency.
- B. "Agency Board" means the Board of Directors of the Agency.
- C. "Bonds" means bonds, notes, interim certificates, debentures, or other obligations.
- D. "Board of Supervisors" means the Board of Supervisors of the County of Santa Barbara, California.
- E. "County" means the County of Santa Barbara, California.
- F. "Family" has the same meaning as specified in the State Relocation Guidelines, Government Code Section 6008, Definitions.
- G. "General Plan" means the General Plan of the County of Santa Barbara, as may from time to time be amended.

- H. "Map" means the map of the Project Area attached as Exhibit "B" to this Plan.
- I. "Person" means any individual, or any public or private entity.
- J. "Planning Agency" means the Board of Supervisors acting as the Planning Agency of the County of Santa Barbara.
- K. "Plan" means the Redevelopment Plan for the Goleta Old Town Redevelopment Project.
- L. "Project" means the Redevelopment Plan and the activities permitted by this Plan.
- M. "Project Area" means the Redevelopment Plan Project Area.
- N. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Section 33000 et seq.).
- O. "State" means the State of California.
- P. "Zoning Ordinance" means the Zoning Ordinance of the County of Santa Barbara as it now exists or may hereafter be amended.

III. (Sec. 300) PROJECT AREA BOUNDARIES

The boundaries of the Project Area are illustrated in the map contained in Exhibit "B". The Legal Description of the boundaries of the Project Area are as set forth in Exhibit "A", attached hereto.

IV. (Sec. 400) PROPOSED REDEVELOPMENT ACTIONS

A. (Sec. 401) General

The Agency proposes to eliminate and prevent the spread of blight in the Project Area by:

1. Installation, construction, reconstruction, redesign, or reuse of streets, utilities, curbs, flooding and drainage facilities, gutters, sidewalks, street lighting, landscaping, and other public improvements;
2. Acquisition and disposition of property acquired for uses in accordance with this Plan;
3. Redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
4. Assistance of hazardous materials removal and contaminated site clean-up;

5. Construction and improvement of recreational facilities, community facilities, parking facilities and other public facilities;
6. Acquisition, construction or rehabilitation of housing for low and moderate-income families, seniors and handicapped individuals within the community of Goleta Old Town;
7. Financing of the construction of residential, commercial and industrial buildings and the mortgage financing of residential, commercial and industrial buildings, as permitted by applicable State and local laws, to increase the residential, commercial and industrial base of the County and the number of temporary and permanent jobs within the County;
8. In appropriate cases, rehabilitation of commercial, residential and industrial structures and improvements or development of vacant land by present owners, their successors and the Agency for uses in accordance with this Plan;
9. The upgrading and modernization of the existing commercial center to serve the needs of Goleta Old Town and the surrounding area;
10. Increasing the existing level of commercial facilities in the Project Area to serve Goleta Old Town and the surrounding community; and
11. Such other action as may be permitted by law.

B. (sec. 402) Property Acquisition

1. (Sec.403) Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire but is not required to acquire, any real property located in the Project Area, by any means authorized by law **excluding the use of eminent domain.**

The Agency shall not within the Project Area acquire (1) interests in oil, gas, or other mineral substances, or (2) the right to extract such substances through any opening or penetration for any purpose connected therewith more than 500 feet from the surface.

The Agency may purchase, lease, obtain option upon or otherwise acquire any interest in real property located in the Project Area by gift, devise, exchange, purchase, or any other means authorized by law, excluding the use of eminent domain, for the purpose of redevelopment. The Agency may further, to the greatest extent allowed by law, purchase, lease, obtain option upon or acquire any interest in real property within Project Area or for purposes of redevelopment by any means authorized by law. Acquisition of property will be achieved by cooperative negotiations between the owner of such property and the Agency.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement unless provision for such acquisition is made in the agreement.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee interest.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner.

2. (Sec. 404) Acquisition of Personal Property

Generally, personal property shall not be acquired, unless such acquisition is necessary in connection with the acquisition of real property. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, not including the use of eminent domain.

C. (Sec. 405) Participation by Owners and Tenants

1. (Sec. 406) Owner and Tenant Participation

As provided for in sections 33339 and 33339.5 of the California Health and Safety Code, the Agency shall extend a reasonable opportunity to the present owners in the Project Area, to participate in the Redevelopment of the Project Area if they otherwise meet the requirements prescribed by this Plan and the Rules Governing Participation promulgated by the Agency, which rules may be amended from time to time.

The Agency shall further extend reasonable preference to persons who are engaged in businesses in the Project Area to re-enter business within the redeveloped area if they otherwise meet the requirements prescribed by this Plan and as may be from time to time be promulgated by the Agency.

The Agency desires participation in redevelopment by as many owners and business tenants as reasonably feasible. However, participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; the ability of the Agency and/or owners to finance acquisition and redevelopment in accordance with this Plan; development experience, assembly and redevelopment of areas for public and/or private development in accordance with this Plan; and any reduction in the total number of individual parcels in the Project Area.

2. (Sec. 407) Participation Agreements

The Agency may enter into binding agreements with owners of property within the Project Area desiring to participate in redevelopment pursuant to the Redevelopment Plan by which the participant agrees to rehabilitate, develop or use property in conformance with the Plan and be subject to the provisions hereof and such other provisions and conditions to which the parties may agree. In the agreement, whenever it is appropriate to do so, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties. Such agreement may include provisions that in the event participant defaults under the terms of the owner participation agreement, the Agency may terminate the agreement and purchase the real property. In the event that the Agency is not directly involved in the development of a particular property, a participation agreement may not be required. The determination of whether or not a participation agreement is required shall be made by the Executive Director of the Agency or his designated representative whose decision, subject to an appeal to the Agency Board, shall be final.

Whether or not a potential participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

D. (Sec. 408) Cooperation with Public Bodies

Certain public bodies are authorized by the State law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of Redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. However, the Agency shall seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant

participation if such public body is willing to enter into a participation agreement with the Agency.

E. (Sec. 409) Property Management: In Lieu Payments

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. The Agency may sell or otherwise dispose of, or rent, lease, maintain, manage, operate, repair and clear real property of the Agency. The Agency may insure or provide for the insurance of any real property or personal property of the Agency pending its disposition for Redevelopment. All such actions shall be pursuant to such policies as the Agency may adopt.

As provided for in Health and Safety Code Section 33401, the Agency may pay an amount of money in lieu of taxes in any year during which it owns property in the Project Area. Such payment shall be made directly to a County, or special district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt.

The Agency may also pay to any taxing Agency with territory located within the Project Area other than the County, any amounts of money which in the Agency's determination is appropriate to alleviate any financial burden or detriment caused to the taxing Agency by the Project.

F. (Sec. 410) Relocation of Persons Displaced by the Project

1. (Sec. 411) Relocation Housing Requirements

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings.

Permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

2. (Sec. 412) Replacement Housing Plan

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan.

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, developed or constructed pursuant to Section 33413 of the Community Redevelopment Law; (2) an adequate means of financing such rehabilitation, development or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 but for which no replacement housing plan has been prepared, shall not be destroyed or removed

from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Agency from destroying or removing from the low and moderate income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

3. (Sec. 413) Assistance in Finding Other Locations

The Agency shall assist in the relocation of all persons (including families, businesses and others) displaced by Agency acquisition of property in the Project Area. The Agency intends to accomplish all redevelopment pursuant to this Plan with as little displacement of persons from businesses or residences as is feasible. In order to carry out the Project with a minimum of hardship to persons displaced from their homes, the Agency shall assist individuals and families in finding housing that is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs. The Agency is also authorized to provide housing outside the Project Area for displaced persons.

4. (Sec. 414) Relocation Benefits and Assistance

In accordance with the provisions of the California Relocation Assistance Act (Government Code Section 7260 et seq.), the Relocation Rules, Procedures and Guidelines adopted by the Agency (the "Relocation Guidelines"), the Agency shall provide relocation benefits and assistance to all persons (including families, business concerns and others) displaced by Agency acquisition of property in the Project Area. Such relocation assistance shall be provided in the manner required by the Relocation Guidelines as may be amended from time to time.

The Agency may provide additional benefits or payments as it may deem appropriate from available funds to implement the objectives of this Plan and to alleviate hardship. All relocation shall be conducted in accordance with Article 9 of the Community Redevelopment Law.

G. (Sec. 415) Demolition, Clearance, Public Improvements, Building and Site Preparation

1. (Sec. 416) Demolition and Clearance

The Agency may clear or move buildings, structures, or other improvements from real property as necessary to carry out the purposes of this Plan.

2. (Sec. 417) Public Improvements

To the extent permitted and in the manner required by law, the Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements include, but are not limited to the following: parking lots or structures, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, flood control facilities, natural gas distribution systems, water distribution systems, landscaping, parks, plazas, playgrounds, and any buildings, structures or improvements necessary and convenient to the full development of any of the above. See the Preliminary Report for a list of proposed Public Improvements.

Public improvements of the nature as hereinafter set forth, may be constructed or installed, or cause to be constructed or installed, in whole or in part by the Agency with twenty percent (20%) of the tax increment moneys that would otherwise be set aside pursuant to Health and Safety Code Section 33334.2 provided that such public improvements, pursuant to said Section 33334.2 of the Redevelopment Law will be for the purposes of, directly and specifically, increasing and/or improving the supply of low and moderate income housing available at affordable housing costs within the County to persons and families of low or moderate income and very low income households, or the Agency finds that the improvements are necessary to eliminate a specific condition that jeopardizes the health or safety of existing low or moderate income residents.

The Agency presently contemplates paying all or part of the cost of and the acquisition, installation or construction of publicly owned improvements, structures and facilities which the Agency and the Board of Supervisors have found specifically benefit the territory included within the Project Area. These improvements are set forth in more detail in the Preliminary Report.

As provided for in section 33445 of the California Health and Safety Code, the Agency, with the prior consent of the Board of Supervisors, may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, or other publicly owned improvement either within or outside the Project Area upon a determination by resolution of the Agency and Board of Supervisors: (1) that such buildings, facilities, structures and other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project Area is located; and (2) that no other reasonable means of financing such buildings, facilities, structures or other improvements are available to the community; and (3) that the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the project area or provide housing for low-or moderate-income persons, and is consistent with the implementation plan adopted pursuant to Section 33490.

When the value of such land or the cost of the installation and construction of such building, facility or other improvement, or both, has been, or will be, paid or provided for initially by the

community or other public corporation, the Agency may enter into a contract with the community or other public corporation under which it agrees to reimburse the community or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility or other improvement, or both, by periodic payments over a period of years. Any obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out the Project.

3. (Sec. 418) Preparation of Building Sites

The Agency may develop as a building site any real property owned or acquired by it. In connection with such development it may cause, provide or undertake or make provision with other agencies for the installation, or construction of parking facilities, streets, utilities, parks, playgrounds and other public improvements necessary for carrying out this Plan in the Project Area. The Agency may construct foundations, platforms, and other like structural forms necessary for the provisions or utilization of air rights sites for buildings.

H. (Sec. 419) Rehabilitation and Moving of Structures by the Agency

1. (Sec. 420) Rehabilitation

The Agency is authorized and directed to advise, encourage, and with the consent of the owner, assist in the rehabilitation of property in the Project Area not owned by the Agency. The Agency is also authorized to rehabilitate, or to cause to be rehabilitated, buildings or structures in the Project Area.

2. (Sec. 421) Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area subject to all County ordinances, codes and standards.

I. (Sec. 422) Property Disposition and Development

1. (Sec. 423) Real Property Disposition and Development

a. (Sec. 424) General

For the purpose of this Plan, the Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, assign, encumber or otherwise dispose of any interest in real property. Except as permitted by law no real or personal property owned by the Agency, or any interest therein, shall be sold or leased to a private person for an amount less than its fair value for uses in accordance with the Plan and the covenants and conditions recorded against the property by the Agency.

To the extent permitted by law, the Agency is authorized to dispose of real property by leases or sales by negotiation without public bidding.

All real property acquired by the Agency in the Project Area shall be sold or leased to persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the County or any other public body without charge.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

All purchasers or lessees of property shall be obligated to use the property for the purposes designated by this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

In the manner required and to the extent permitted by law, before any property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold or leased for development pursuant to this Plan, such sale, lease or other disposition shall first be approved by the Board of Supervisors after a public hearing held in accordance with the provisions of Health and Safety Code Section 33433.

b. (Sec. 425) Purchase and Development

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall to the greatest extent feasible offer real property acquired by the Agency for disposition and development by owner participants on a preference basis over other persons.

c. (Sec. 426) Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

Leases, deeds, contracts, agreements and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, religion, sex, marital status, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases,

or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law, including Health and Safety Code Section 33436.

d. (Sec. 427) Development of Publicly Owned Improvements

To the greatest extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other publicly owned improvement hereto either within or outside the Project Area for itself or for any public body or entity to the extent that such improvement would be of primary benefit to the Project Area.

The Agency is authorized to financially, and otherwise, assist any public entity in the cost of public land, buildings, facilities, structures or other improvements (within or outside the Project Area) to the extent permitted by law.

During the period of development in the Project Area, the Agency shall insure that all provisions of this Plan and other documents formulated pursuant to this Plan are being observed, and that development of the Project Area is proceeding in accordance with development documents and time schedules.

All development must conform to this Plan and all applicable federal, state, and local laws, including without limitation, the County Zoning Ordinance, building, environmental and other land use development standards, and must receive the approval of all other appropriate public agencies.

2. (Sec. 428) Personal Property Disposition

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

J. (Sec. 429) Provision for Low and Moderate Income Housing

1. (Sec. 430) Definition of Terms

The terms "affordable rent", "replacement dwelling unit", "persons and families of low or moderate income" and "very low income households" as used herein shall have the meanings as defined by the Community Redevelopment Law, and other State and local laws and regulations pertaining thereto as amended from time to time.

2. (Sec. 431) Authority Generally

The Agency may, inside or outside the Project Area, acquire land, donate land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the County.

3. (Sec. 432) Replacement Housing

To the extent required by Health and Safety Code Section 33413 and 33413.5, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a Redevelopment Project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs as defined by Section 50052.5 of the Health and Safety Code, within the territorial jurisdiction of the Agency. Seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing costs to the same income level of very low income households, lower income households and persons and families of low and moderate income as the persons displaced from those destroyed or removed units.

4. (Sec. 433) New or Rehabilitated Dwelling Units Developed Within the Project Area

To the extent required by section 33413 of the Health and Safety Code, at least thirty percent (30%) of all new or rehabilitated dwelling units developed within the Project Area by the Agency shall be for persons and families of low and moderate income; and of such thirty percent (30%), not less than fifty (50%) thereof shall be for very low income households. At least fifteen percent (15%) of all new or rehabilitated units developed within the Project Area by public or private entities or persons other than the Agency shall be for persons and families of low and moderate income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be for very low income households. The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Project Area and not to each individual case of rehabilitation, development or construction of dwelling units.

The Agency shall require, by contract or other appropriate means, that whenever any low and moderate income housing units are developed within the Project Area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low and moderate income displaced by the Project; provided, however, that failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

5. (Sec. 434) Duration of Dwelling Unit Availability

The Agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to Sections 433 and 434 shall remain available for persons and families to the extent and for the period(s) required by Health and Safety Code Sections 33334.3(f) and 33413.

6. (Sec. 435) Relocation Housing

If insufficient suitable housing units are available in the County for use by persons and families of low and moderate income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the County, both inside and outside of the Project Area.

7. (Sec. 436) Tax Increment Funds

Except as otherwise provided in Health and Safety Code Section 33334.2 and, to the extent applicable, Health and Safety Code Section 33334.6, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Health and Safety Code Section 33670 shall be used by the Agency for the purpose of increasing, improving and preserving the County's supply of housing for persons and families of low or moderate income and very low income households in accordance with the provisions of Health and Safety Code Section 33334.3.

V. (Sec. 500) USES PERMITTED IN THE PROJECT AREA

A. (Sec. 501) Project Area Map

Exhibit "B" illustrates the Project Area boundaries. Exhibit "C" shows the existing land uses in the Project Area.

The location of such proposed land uses and streets and easements may be modified from time to time by resolution of the Agency to be consistent with the Zoning Ordinance, General Plan of the County, and the Local Coastal Plan, as amended from time to time.

B. (Sec. 502) Public Uses

1. (Sec. 503) Public Rights-of-Way

The public street system in the Project Area shall be developed in accordance with the General Plan of the County, as amended from time to time, and street design standards as adopted by the Board of Supervisors.

Streets and alleys may be widened, altered, abandoned, repaired, or closed as necessary for proper development of the Project.

It is contemplated that the Agency will construct, or aid in the construction of, certain streets designated in the Plan which are not now constructed or which may require further widening or improvement. The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or erected.

2. (Sec. 504) Other Public Uses

Parking, open space, public and semipublic uses may be interspersed with other uses in any area.

C. (Sec. 505) Other Public, Semi-Public, Institutional and Nonprofit Uses

In any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semipublic, institutional or nonprofit uses, including park and recreational facilities, parking facilities, libraries, educational, fraternal, employee, philanthropic, and charitable institutions, utilities, multi-modal transit facilities, and facilities of other similar purposes, associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the Project Area.

D. (Sec. 506) General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and limitations of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan. The Agency reserves the right to condition any development which requires a building permit with such conditions to make the proposed development consistent with the overall purposes of this Plan. The type, size, height, number, and use of buildings within the Project Area shall be controlled by applicable County Zoning Ordinance consistent with the General Plan and Community Plan, as amended from time to time.

1. (Sec. 507) New Construction

Except as otherwise permitted or required by the Agency all new construction shall comply with all applicable State and local laws and regulations pertaining thereto as amended from time to time, including without limitation the Building, Electrical, Energy, Heating and Ventilating, Housing and Plumbing Codes of the County and the County Zoning Ordinance, as amended from

time to time. Off-street parking spaces and loading facilities shall be designated to comply with the County's Zoning Ordinance, as amended from time to time.

The number of off-street parking spaces required shall be regulated by the County's Zoning Ordinance, as amended from time to time. All off-street parking spaces and loading areas shall be paved, lighted and landscaped in accordance with the County's Zoning Ordinance, or other applicable County regulation, as amended from time to time.

2. (Sec. 508) Existing Nonconforming Uses

Subject to the requirements of the County Zoning Ordinance, existing nonconforming uses may remain in an existing building, provided that such use is generally compatible with the developments and uses in the Project Area.

3. (Sec. 509) Rehabilitation

The Agency is authorized to rehabilitate and conserve or cause to be rehabilitated and conserved, buildings and structures in the Project Area. Any existing structure within the Project Area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such manner that it will meet the following requirements: (i) be safe and sound in all physical respects, and (ii) be attractive in appearance and not detrimental to the surrounding areas. The preservation and rehabilitation of structures of historical significance will also be considered a priority by the Agency. Property rehabilitation standards for the rehabilitation of existing buildings and site improvements may be established by the Agency.

4. (Sec. 510) Limitations on the Size, Height, and Number of Buildings

Except as set forth in other sections of this Plan to the extent that limitations are hereby imposed, the type, size, height, and number of buildings in the Project Area that may be expected upon completion of the Project may be regulated by the Agency. The limitations shall be as set forth in the General Plan and Zoning Ordinance of the County.

5. (Sec. 511) Number of Dwelling Units

In accordance with the General Plan of the County, approximately 2,107 dwelling units will be permitted within the Project Area.

6. (Sec. 512) Open Space and Landscaping

The approximate amount of open space to be provided in the Project Area will be the total of all areas that will be in the public rights-of-way, the public grounds, the space around

buildings, and all other outdoor areas not permitted through limits on land covered by this Plan to be covered by buildings.

7. (Sec. 513) Land Coverage

Land coverage by structures in the Project Area shall not exceed the land coverage permitted by the County's Zoning Ordinance, as amended from time to time.

8.(Sec. 514) Light, Air and Privacy

In all areas sufficient space shall be maintained between buildings to provide adequate light, air and privacy.

9. (Sec. 515) Signs

All signs shall be subject to the provisions Of the County's Zoning Ordinance, as amended from time to time.

10. (Sec. 516) Utilities

The Agency shall require that all utilities be placed underground when physically, legally and economically feasible.

11. (Sec. 517) Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

12. (Sec. 518) Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, sex, marital status, religion, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

13. (Sec. 519) Minor Variations

The Agency Board is authorized to permit minor variations from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

1. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan.
2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls.
3. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
4. Permitting a variation will not be contrary to the objectives of this Plan or of the General Plan of the County.

In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, and welfare, and to assure compliance with the purpose of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under County codes and ordinances.

14. (Sec. 520) Consistency with General Plan and Zoning Ordinance

All development within the Project Area shall be consistent with the General Plan and Zoning Ordinance of the County, as amended from time to time.

E. (Sec. 521) Design for Development

Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish traffic circulation, traffic access, and other development controls necessary for proper development of both private and public areas within the Project Area.

New improvements in this area shall be reviewed in accordance with all of the County's Zoning Ordinance, building, planning and environmental ordinances, rules, regulations and requirements. The Agency's review and approval of development within the Project Area shall be undertaken in accordance with guidelines and procedures adopted from time to time by the Agency.

F. (Sec. 522) Building Permits

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been processed and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency and any other property in the discretion of the Agency, unless and until the application for

such permit has been approved by the Executive Director. Any such permit that is issued must be in conformance with the provisions of this Plan and any applicable disposition and development agreement.

VI. (Sec. 600).METHODS FOR FINANCING THE PROJECT

A.(Sec. 601) General Description of the Proposed Financing Methods

Upon adoption of this Plan by the Board of Supervisors, the Agency is authorized to finance the Project with property tax increments, interest income, Agency bonds, loans from private institutions, proceeds from the sale or lease of property, financial assistance from the County, State of California, federal government, or any other public agency, or any other legally available source.

The County may, in accordance with the law, make advances and expend money as necessary to assist the Agency in carrying out this Project. Such assistance shall be on terms established by an agreement between the County and the Agency.

As available, gas tax funds from the State of California and the County will be used for the street system. As available, federal loans and grants will be used to finance portions of Project costs.

The Agency through itself and through a joint powers authority in which the Agency may be a party, is authorized to issue bonds if appropriate and feasible in an amount sufficient to finance all or any part of the Project.

The Agency is authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

B. (Sec. 602) Tax Increment

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, County of Santa Barbara and, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan pursuant to Section 33670 of the Health & Safety Code and as follows:

1. That portion of the taxes identified in Section 33670, which are attributable to a tax rate levied by any of said taxing agencies for the purpose of providing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be

paid into, the fund of that taxing Agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of said taxing Agency or agencies on or after January 1, 1990.

2. That portion of tax revenues allocated to the Agency pursuant to Section 33670 which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing Agency whose levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, shall be allocated to such affected taxing Agency to the extent the affected taxing Agency has elected in the manner required by law to receive such allocation.
3. Any advanced moneys are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.
4. The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.
5. The number of tax dollars which may be divided and allocated to the Agency for the original Redevelopment Plan in total, pursuant to California Health and Safety Code Section 33670 shall not exceed \$363,339,006 except by amendment of this Plan.
6. No loan, advance or indebtedness to finance in whole or in part the Project and payable in whole or in part from tax increment revenues shall be established after a date twenty (20) years from the effective date of the Ordinance" approving and adopting the last amendment of this Plan. Such loan, advance or indebtedness may be repaid over a period of time longer than such time limit or the limit established in Section 900 hereof. Such time limitation may be extended only by amendment of this Plan.
7. The amount of tax allocation bonded indebtedness issued pursuant to Section 33640, et. sec., of the Health and Safety Code, exclusive of other Agency subordinated contractual obligations, other forms of indebtedness of the Agency to the County which can be outstanding at any one time shall not exceed \$45,956,884 in principal amount, except by amendment of this Plan.

8. All debt to be repaid with tax increment revenues must be repaid within 45 years from the adoption of this plan.

C. (Sec. 603) Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the United States or any other public or private source will be utilized if available as appropriate in carrying out the Project.

VII. (Sec. 700) ACTIONS BY THE COUNTY

The County shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the County may include, but not be limited to, the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the County shall include the requirements of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.
- B. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.
- C. Revision of zoning within the Project Area to permit the land uses and development authorized by this Plan.
- D. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the Redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- E. The undertaking and completing of any other proceedings necessary to carry out the Project.

VIII. (Sec. 800) ADMINISTRATION, ENFORCEMENT AND AMENDMENT OF THE PLAN

- A. The administration and enforcement of this Plan or other documents implementing this Plan shall be performed by the Agency. The Board of Supervisors of the County constitutes the Agency Board.
- B. The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the County. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.
- C. This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law or by any other procedure hereinafter established by law. Any amendment to the County General Plan affecting any portion of the Plan text and/or map shall automatically amend this Plan accordingly to conform thereto.

IX. (Sec. 900) DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions (which shall run in perpetuity), or the obligation to repay any indebtedness as provided in Sections 601 and 602, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for thirty (30) consecutive years from the date of adoption of this Plan by the Board of Supervisors, except that provisions in documents providing for the payment of indebtedness may be made effective for the greatest time legally allowable for the purpose of repaying in full all bonds, obligations, and indebtedness of the Agency.

EXHIBIT "A"

GOLETA OLD TOWN REDEVELOPMENT PROJECT AREA BOUNDARY

WEST WING described as follows:

BEGINNING at the intersection or the northerly line of Santa Barbara City Limit Line (coincident with the northerly line of Hollister Avenue) and the easterly line of La Patera Lane as shown in Assessor's Map Book 73, Page 05 in the County of Santa Barbara, State of California.

THENCE; westerly along the said northerly line to the southeast corner of Assessor's Parcel Number (APN) 73-070-26 as shown in Assessor's Map Book 73, Page 07.

THENCE; northerly along the easterly line of said APN and projected to the northeast corner of APN 73-060-42 as shown in Assessor's Map Book 73, Page 06.

THENCE; northerly along the prolongation of the easterly line of said APN to the northerly line of Southern Pacific Railroad as shown on said Assessor's Map Book.

THENCE; easterly along said northerly line of Southern Pacific Railroad to the northerly prolongation of the easterly line of La Patera Lane as shown in Assessor's Map Book 73, Page 05.

THENCE; leaving said northerly line of Southern Pacific Railroad, south along said prolongation line of La Patera Lane to the northwest corner of APN 73-080-01 as shown in Assessor's Map Book 73, Page 08.

THENCE; easterly along the northerly line of said APN to the northeast corner of said APN, also being a point on the Santa Barbara City Limit Line as shown on said Assessor's Map Book.

THENCE; southerly along said City Limit Line to the southeast corner of said APN as shown on said Assessor's Map Book.

THENCE; continuing along said City Limit Line, westerly to the easterly line of La Patera Lane, also being an angle point on said City Limit Line as shown on said Assessor's Map Book.

THENCE; continuing along said City Limit Line, southerly to the POINT OF BEGINNING as shown on Assessor's Map Book 73, Page 05.

CORE AREA and EAST WING described as follows:

COMMENCING at the intersection or the northerly line of Santa Barbara City Limit Line (coincident with the northerly line of Hollister Avenue) and the easterly line of La Patera Lane as shown in Assessor's Map Book 73, Page 05 in the County of Santa Barbara, State of California.

THENCE; easterly along the northerly line of Hollister Avenue to the easterly line of Santa Barbara City Limit Line and the TRUE POINT OF BEGINNING, as shown in Assessor's Map Book 73, Page 08.

THENCE; northerly, westerly, and northerly along said easterly City Limit Line to the northeast corner of APN 73-080-21 as shown in said Assessor's Map Book.

THENCE; westerly along said City Limit Line (coincident with the northerly line of said APN) to the southeast corner of APN 73-080-24 as shown on said Assessor's Map Book.

THENCE; northerly along said City Limit Line to the northwest corner of APN 73-080-32 as shown on said Assessor's Map Book.

THENCE; leaving said City Limit Line, easterly along the northerly line of said APN to the westerly line of Fairview Avenue, also being the northeast corner of said APN as shown on said Assessor's Map Book.

THENCE; northerly along the westerly line of Fairview Avenue to the northerly line of Southern Pacific Railroad as shown in Assessor's Map Book 71, Page 02.

THENCE; easterly along the northerly line of Southern Pacific Railroad to the easterly line of State Highway 217 as shown in Assessor's Map Book 71, Page 22.

THENCE; southerly along the easterly line of State Highway 217 to the southwest corner of APN 71-220-33 as shown on said Assessor's Map Book.

THENCE; easterly along the southerly line of said APN and projected to the easterly line of Overpass Road, also being the southwest corner of APN 71-220-30 as shown on said Assessor's Map Book.

THENCE; northerly and easterly along the easterly line of Overpass Road to the southwest corner of APN 71-220-35, also being the northwest corner of APN 71-220-30 as shown on said Assessor's Map Book.

THENCE; easterly along the northerly line of APN 71-220-30 to the northeastern corner of said APN as shown on said Assessor's Map Book.

THENCE; southerly along the easterly line of said APN to the northerly line of Debbie Road as shown on said Assessor's Map Book.

THENCE; westerly, southerly, and easterly along the cul-de-sac of Debbie Road side line to the easterly line of APN 71-220-30 as shown on said Assessor's Map Book.

THENCE; southerly along the easterly line of said APN to the southeast corner of said APN, also being a point on the northerly line of APN 71-220-39 as shown on Assessor's Map Book 71, Page 22.

THENCE; easterly along the northerly line of said APN and projected to the northeast corner of APN 71-220-38, also being a point on the westerly line of Patterson Avenue as shown on said Assessor's Map Book.

THENCE; southerly along the westerly line of Patterson Avenue to the northerly line of Hollister Avenue as shown on Assessor's Map Book 71, Page 10.

THENCE; easterly along the northerly line of Hollister Avenue to the centerline of Maria Ygnacio Creek as shown on Assessor's Map Book 65, Page 09.

THENCE; southerly along the centerline of Maria Ygnacio Creek to the northeast corner of APN 65-090-31 as shown in said Assessor's Map Book.

THENCE; westerly along the northerly line of said APN to the most easterly line of Patterson Avenue as shown in said Assessor's Map Book.

THENCE; northerly along said easterly line of Patterson Avenue to the southerly line of Ekwill Street as shown on said Assessor's Map Book.

THENCE; westerly along the southerly line of Ekwill Street to the westerly line of Plaza Del Centro as shown on Assessor's Map Book 71, Page 14.

THENCE; northerly along said westerly line of Plaza Del Centro to the southerly line of Hollister Avenue as shown on said Assessor's Map Book.

THENCE; westerly along said southerly line of Hollister Avenue to the easterly line of State Highway 217 as shown on said Assessor's Map Book.

THENCE; southwesterly along said State Highway 217 to the most northerly corner of APN 71-140-62, also being a point on the westerly line of APN 71-140-64 as shown on said Assessor's Map Book.

THENCE; southerly along said westerly line of APN as shown on said Assessor's Map Book to the southeasterly corner of APN 71-230-05, also being a point on the northerly line of a Private Road as shown on Assessor's Map Book 71, Page 23.

THENCE; westerly along said northerly line of a Private Road to the easterly line of Ward Drive as shown on said Assessor's Map Book.

THENCE; southerly along the easterly line of Ward Drive to the southwest corner of APN 71-190-04 as shown on Assessor's Map Book 71, Page 19.

THENCE; southwesterly to the intersection of the westerly line of Ward Drive and the southerly line of Mescalitan Drive, also being the northeast corner of APN 71-190-30 as shown on said Assessor's Map Book.

THENCE; southwesterly along the southerly line of Mescalitan Drive to the most southerly point of APN 71-190-31, also being the northwest corner of APN 71-190-30 as shown on said Assessor's Map Book.

THENCE; northwesterly along the southerly line of said APN to the easterly line of APN 71-190-37 as shown on said Assessor's Map Book.

THENCE; northeasterly along the easterly line of said APN to the easterly line of State Highway 217 as shown on said Assessor's Map Book.

THENCE; southwesterly along the easterly line of State Highway 217 to Rancho Goleta Boundary line as shown on said Assessor's Map Book.

THENCE; northwesterly along said Rancho line to the most southerly corner of APN 71-183-04, also being a point on the northeasterly line of Fairview Avenue as shown on Assessor's Map Book 71, Page 18.

THENCE; southwesterly and perpendicular to the northeasterly line of Fairview Avenue to the southwesterly line of Fairview Avenue as shown on said Assessor's Map Book .

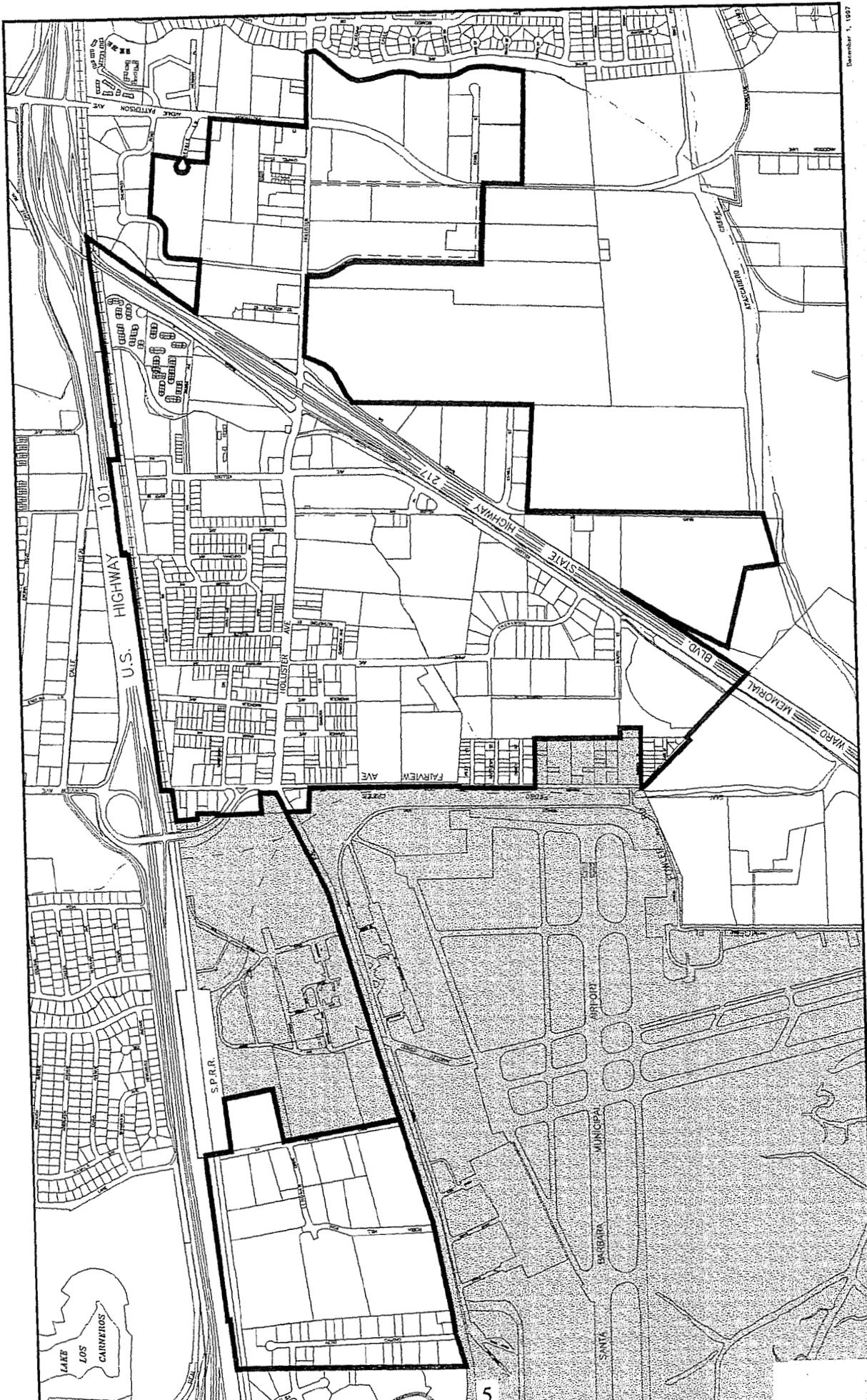
THENCE; northwesterly along the said southwesterly line of Fairview Avenue to the easterly line of Santa Barbara City Limit Line as shown on said Assessor's Map Book.

THENCE; northerly, easterly, northerly, westerly, northerly, westerly, and northerly along said easterly line of Santa Barbara City Limit Line as shown on Assessor's Map Book 73, Page 08 to the TRUE POINT OF BEGINNING.

Redevelopment Project Area Total Acreage: 595.28

COMP\WP\GOLETA\RD\A\HEARINGS\GLDESCR

EXHIBIT "B"

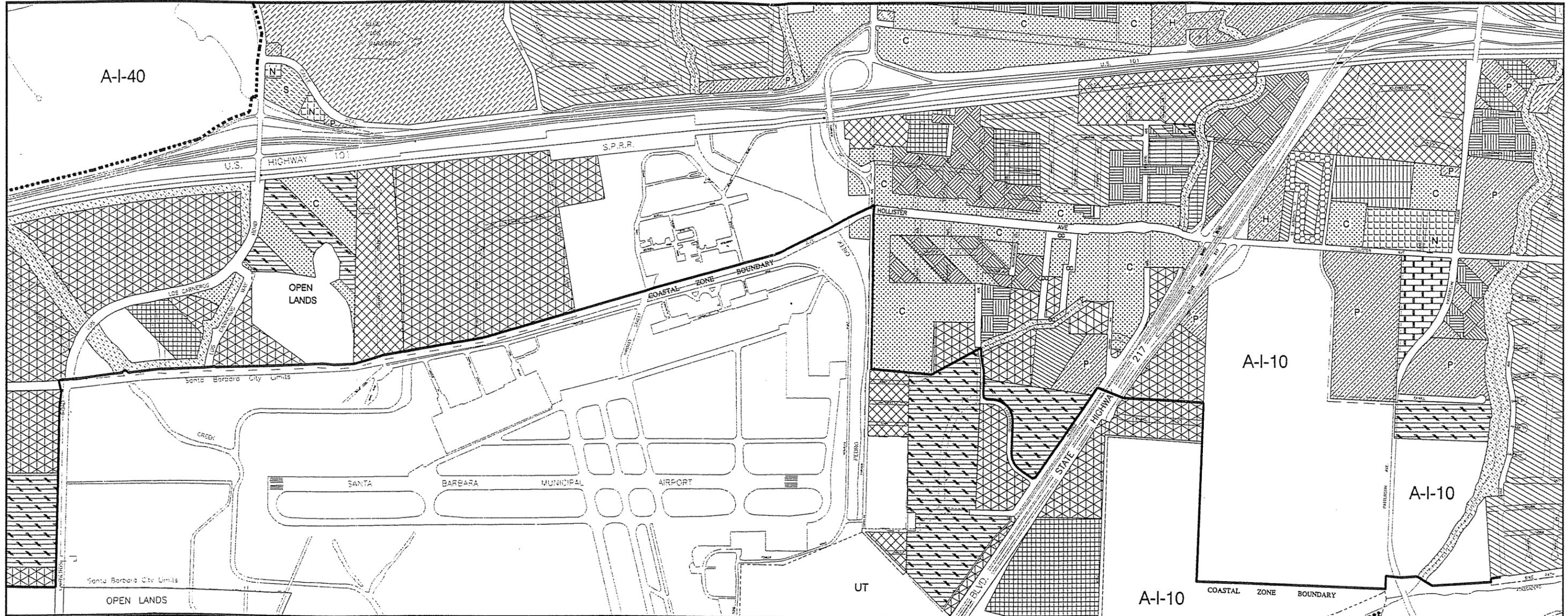


City of Santa Barbara



**Goleta Old Town
Redevelopment Project Area Boundary**

EXHIBIT "C"



**Goleta Old Town
Land Use Designations**
(Coastal & Comprehensive Plans)

LEGEND

- OPEN LAND USES**
- A-1 AGRICULTURE I**
5 OR MORE ACRES MINIMUM PARCEL SIZE
5 TO 40 ACRES MINIMUM PARCEL SIZE IN COASTAL ZONE
- EXISTING PUBLIC OR PRIVATE PARK/
RECREATION AND/OR OPEN SPACE
- OPEN LANDS**
100-320 ACRES MINIMUM PARCEL SIZE
100 OR 320 ACRES MINIMUM PARCEL SIZE IN COASTAL ZONE

RESIDENTIAL		
SINGLE FAMILY - MIN. LOT SIZE		
	10,000 SQ. FT. OR MORE	3.3/ACRE
	7,000 SQ. FT. OR MORE	4.6/ACRE
MULTIPLE - MIN. LOT SIZE		
	5,450 SQ. FT. OR MORE	8.0/ACRE
	4,360 SQ. FT. OR MORE	10.0/ACRE
	3,500 SQ. FT. OR MORE	12.3/ACRE
	2,180 SQ. FT. OR MORE	20.0/ACRE
	1,450 SQ. FT. OR MORE	30.0/ACRE

- COMMERCIAL**
- GENERAL COMMERCIAL
 - NEIGHBORHOOD COMMERCIAL
COMPREHENSIVE PLAN ONLY
 - SERVICE COMMERCIAL
COMPREHENSIVE PLAN ONLY
 - HIGHWAY COMMERCIAL
 - OFFICE AND PROFESSIONAL
- INDUSTRIAL**
- INDUSTRIAL PARK
 - LIGHT INDUSTRY
 - GENERAL INDUSTRY

- COMMUNITY FACILITIES**
- EDUCATIONAL FACILITY
(PUBLIC OR PRIVATE)
 - INSTITUTION/GOVERNMENT FACILITY
 - PUBLIC UTILITY
 - CIVIC CENTER
- OVERLAY DESIGNATIONS**
- SCENIC/BUFFER AREAS
- BOUNDARY LINES**
- COASTAL ZONE BOUNDARY
 - CITY BOUNDARY