



Wildfire Risks and the 2023 - 2031 Housing Element Update for Santa Barbara County District 2

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Project Motivation

Worsening wildfire threat across California puts lives and properties at great risk, inciting concern from constituents. Simultaneously, California's housing crisis requires vast amounts of new housing be built across the state to address need. Housing goals for the county are outlined in the [Santa Barbara County Housing Element Update](#). Large housing allocations through the RHNA process can result in new housing development in places subject to various environmental hazards. New development can also put existing communities at risk by overwhelming infrastructure capacity. Undertaken during the summer of 2025, the following work was motivated by a desire to better understand the climate risks, particularly wildfire, faced by new affordable housing projects outlined in the housing element and the potential impacts of these projects on surrounding communities within District 2 in Santa Barbara County.

Key Findings

- Updated Fire Hazard Severity Zone maps show a **decrease in fire hazard** throughout District 2 Local Responsibility Areas from 2008 to 2024
- Of 19 rezone sites in District 2, 14 sites fall relatively close to the WUI, **4 sites fall within the WUI** entirely
- District 2 county-owned rezone sites face risk from **proximity to the wildland-urban interface (WUI)**. Overall exposure of rezone sites to FHSZ and WUI is minimal
- Addition of high density housing developments pose **potential evacuation hazard to adjacent communities with limited egress ability**
- Communication between housing developers and wildfire protection authorities is essential to hazard mitigation

Summary of Work Done (Methods and Analysis)

This research project involved the following steps:

- 1) An inventory was prepared characterizing all of the sites chosen to be rezoned within District 2 as identified in the 2023 Santa Barbara County Housing Element.
- 2) Fire and flood related maps referenced within the housing element report and accompanying environmental impact report were identified. These included a previous cycle of Fire Hazard Severity Zone (FHSZ) and Wildland Urban Interface (WUI) maps from CalFIRE.
- 3) Using ArcGIS Pro, these maps were overlaid with the District 2 sites from the housing inventory identified within the most recent Santa Barbara County Housing Element.
- 4) Additional relevant data sets were found and mapped in relation to the housing inventory including updated FHSZ maps and County evacuation routes.
- 5) Areas of potential fire hazard and evacuation concern were identified.
- 6) All spatial data sets used were aggregated on an Esri Interactive Web Map.

Over the course of 10 weeks, two presentations were prepared and presented containing finished maps and key takeaways from county housing documents and data analysis. The first presentation was given July 17, 2025 to District 2 Supervisor Laura Capps. The second presentation was given August 8, 2025 to Supervisor Capps along with members of the Santa Barbara County Long Range Planning Division. Input from these meetings was incorporated into final versions of products.

Products

1. Site Inventory Spreadsheet

This [spreadsheet](#) contains the site inventory, with a focus on key fire hazard information and quantitative data points. An abbreviated version of the spreadsheet can be found below in **Table 1**.

2. Site Inventory

This is a comprehensive summary of each of the 19 sites chosen to be rezoned, including both privately and county-owned¹. Information gathered for each site includes location, fire hazard, evacuation considerations, development status, community comments, and housing density impacts. All information was gathered from web searches and publicly released documents. The breadth of information available for each site varies. Of the 27 rezone sites identified for the South Coast of Santa Barbara County, 19 of them are located in District 2. Of these 19 sites, 12 are privately owned and 7 of them are county-owned.

3. Interactive Web Map

The [interactive web map](#) contains the rezoned housing sites along with maps of relevant spatial variables including, Wildland Urban Interface (WUI), Fire Hazard Severity Zones (FHSZ), and evacuation routes. This map can be used to identify overlay between variables at a high spatial resolution.

¹ County owned sites were not officially rezoned in planning documents, however, the county does intend to develop these sites as high density residential developments. For the purpose of this document, privately-owned sites are referred to as “rezone sites” and county owned sites are referred to as “county-owned sites”.

Figure 1: Map created in ArcGIS Pro of housing element and 2025 FHSZ data

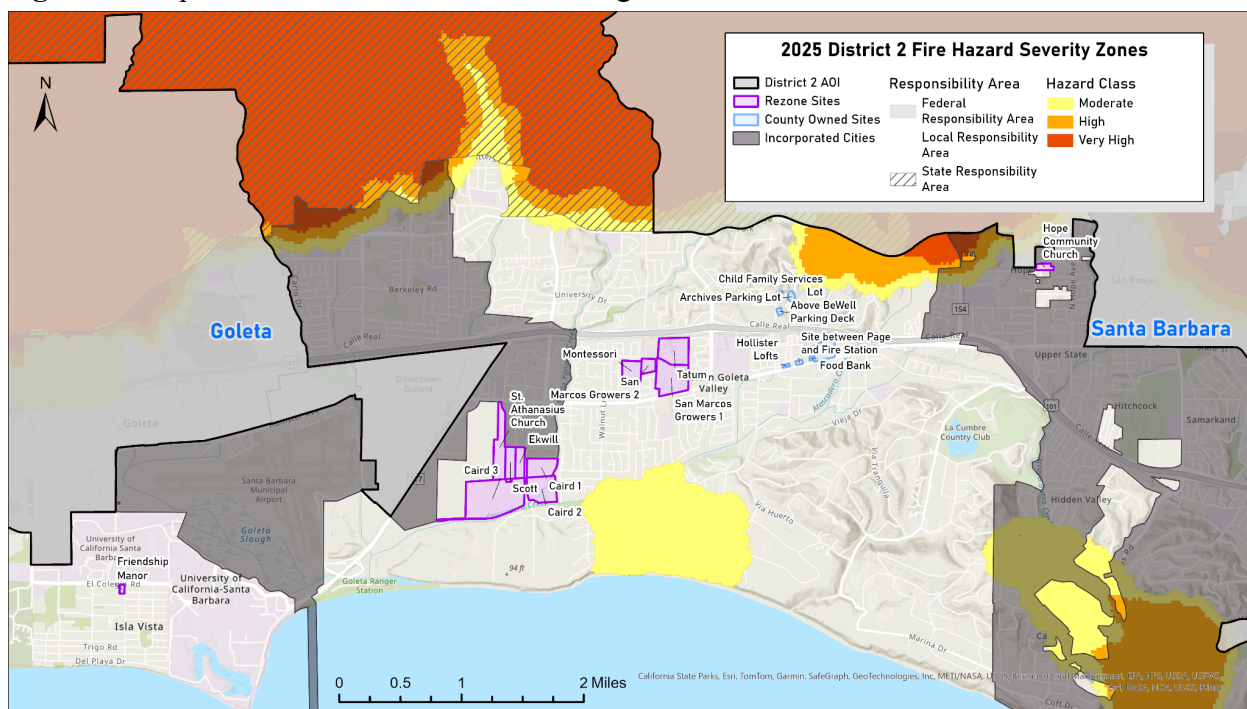


Figure 2: Map created in ArcGIS Pro of housing element and WUI data

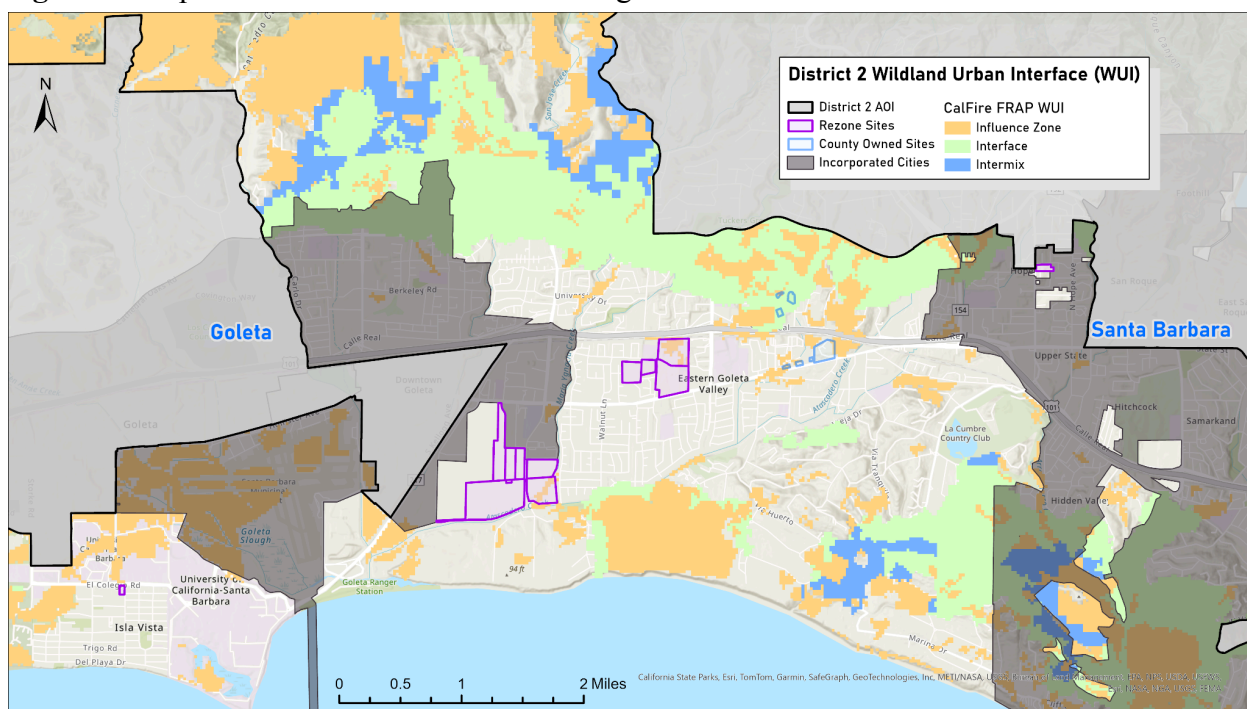
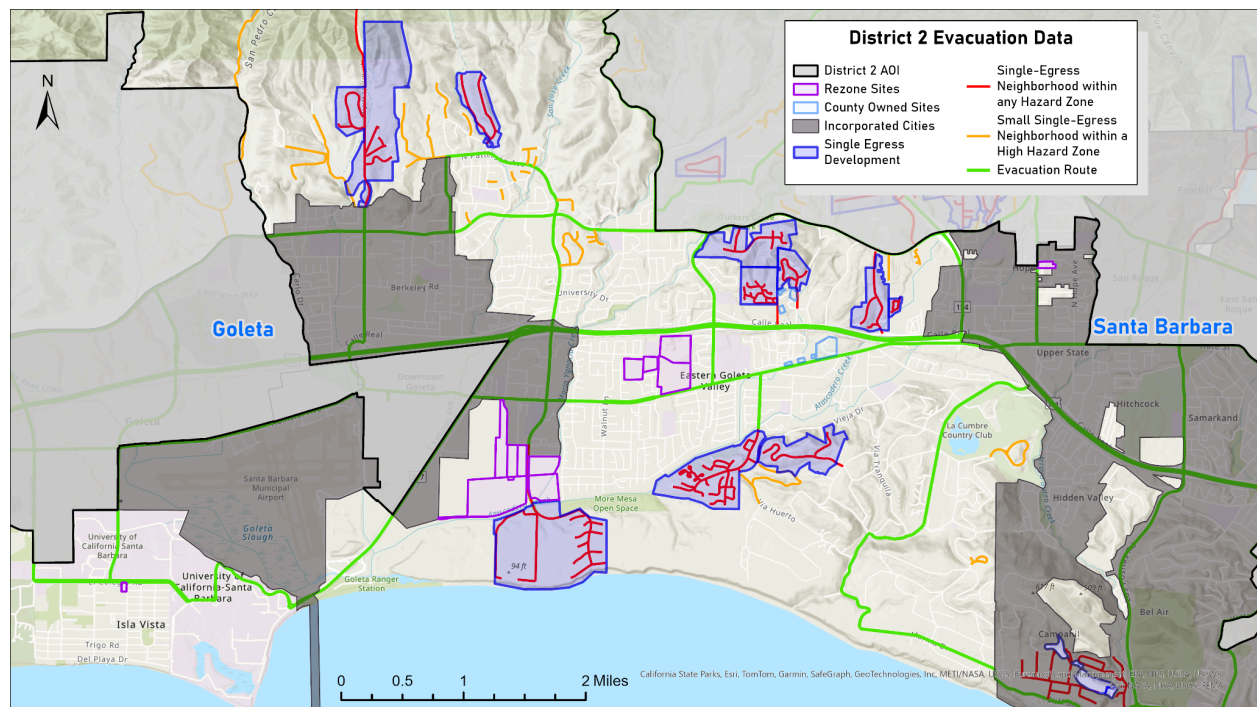


Figure 3: Map created in ArcGIS Pro of housing element and evacuation data



Santa Barbara Fire Resilience Initiatives

There are several organizations at both the local and regional levels directly concerned with wildfire resilience through planning, education, and action. Initiatives include [Regional Wildfire Mitigation Program](#), [Wildfire Resilience Collaborative of SB County](#), and [SB County Fire Safe Council](#), among others. Climate hazards are also thoroughly investigated by city planners within the Safety Element Update (County of Santa Barbara Planning and Development 2023), though the housing element is not directly referenced within this document. These programs should be utilized for specific actions toward mitigating wildfire hazard directly related to housing development including securing funding for home hardening and education of residents on fire preparedness.

Table 1: Site Inventory

A more complete version of this table along with term definitions can be found [here](#).

Name	Ownership	Fire Hazard	WUI	Evacuation Considerations	Units Proposed
Hope Community Church	Private	< 1100 feet from high FHSZ	< 900 feet from WUI interface zone	Significant increase in housing density in the census block could increase congestion on La Cumbre Road	50
San Marcos Growers 1	Private	Not within a FHSZ	< 100 feet from WUI influence zone*	Significant increase in housing density in the census block could increase congestion on Hollister Avenue	796
San Marcos Growers 2	Private	Not within a FHSZ	< 400 feet from WUI influence zone*	Somewhat increase in housing density in the census block could increase congestion on Hollister Avenue	228
Tatum	Private	Not within a FHSZ	Partially contains WUI* < 1500 feet from WUI influence zone	Significant increase in housing density in the census block could increase congestion on US Highway 101	545
Montessori	Private	Not within a FHSZ	< 1000 feet from WUI influence zone*	Somewhat increase in housing density in the census block could increase congestion on Hollister Avenue	341
St. Athanasius Church	Private	Not within a FHSZ	Not within the WUI	Borders single egress road and development. Could increase congestion on S. Patterson Avenue	300
Scott	Private	Not within a FHSZ	< 900 feet from WUI influence zone*	Borders single egress road and development. Could increase congestion on S. Patterson Avenue	246
Ekwill	Private	Not within a FHSZ	< 700 feet from WUI influence zone*	Borders single egress road and development. Could increase congestion on S. Patterson Avenue	218
Friendship Manor	Private	Not within a FHSZ	< 200 feet from WUI influence zone	None Identified	36
Caird 1	Private	Not within a FHSZ Difficult to access	< 1300 feet from WUI influence zone	Significant increase in housing density Borders single egress road and development. Could increase congestion on S. Patterson Avenue . Considered difficult to access	192

				for fire protection services	
Caird 2	Private	< 1000 feet from moderate FHSZ Difficult to access	Partially contains WUI < 100 feet from WUI influence zone	Significant increase in housing density Borders single egress road and development. Could increase congestion on S. Patterson Avenue . Considered difficult to access for fire protection services	76
Caird 3	Private	Not within a FHSZ Difficult to access	< 300 feet from WUI influence zone	Borders single egress road and development. Could increase congestion on S. Patterson Avenue . Considered difficult to access for fire protection services	390
County Juvenile Hall Site	County	Not within a FHSZ	< 100 feet from WUI influence zone	None Identified	75
Site between Page and Fire Station	County	Adjacent to Fire Station #13	< 100 feet from WUI influence zone	None Identified	18
Food Bank	County	Not within a FHSZ	< 400 feet from WUI influence zone	None Identified	14
Hollister Lofts	County	Adjacent to Fire Station #13	Within a WUI influence zone	None Identified	36
Child Family Services Lot	County	< 1000 feet from high FHSZ	Within a WUI interface zone	Borders single egress road and development. Could increase congestion on Camino del Remedio	18
Archives Parking Lot	County	< 800 feet from high FHSZ	Within a WUI interface zone	Borders single egress road and development. Could increase congestion on Camino del Remedio	59
Above BeWell Parking Deck	County	< 1500 feet from high FHSZ	Within a WUI interface zone	Borders single egress road and development. Could increase congestion on N San Antonio Road	39

Site Inventory

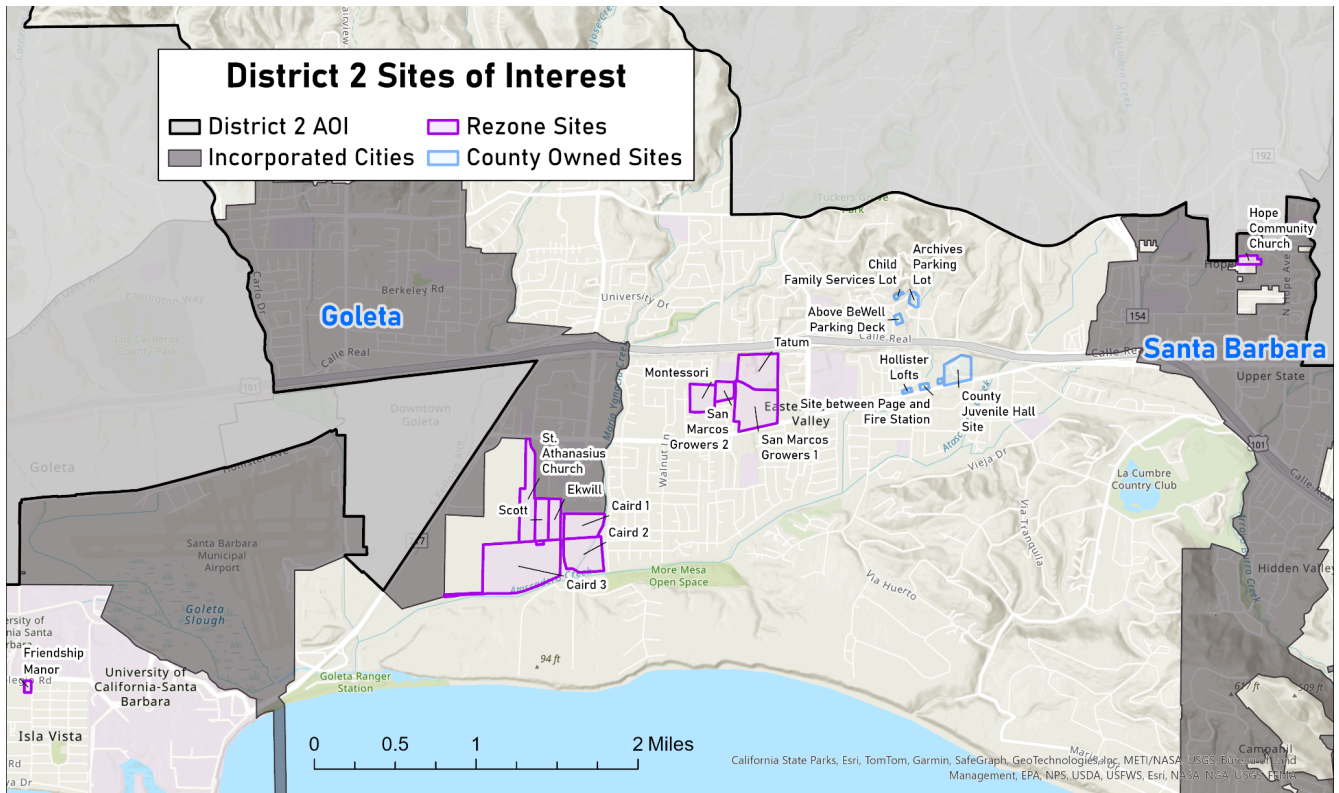


Figure 4: The boundaries of all of the rezone sites and county-owned sites within the unincorporated areas of District 2 of Santa Barbara County.

Based on the units proposed at each site, development would add 3418 housing units in the privately owned rezone sites and 259 units in the county owned sites. Sites vary in exact housing density, but all have been rezoned to high density residential use.

The following inventory comes from information from a number of websites and reports listed and linked here:

- ❖ [County Of Santa Barbara 2023-2031 Housing Element Update](#) (Santa Barbara County 2023a)
- ❖ [Program Environmental Impact Report \(EIR\) for the 2023-2031 Housing Element Update](#) (Santa Barbara County 2024)
- ❖ County of Santa Barbara Planning and Development [Parcel Permit History Portal](#)
- ❖ County of Santa Barbara Planning and Development [Planning Applications Portal](#)
- ❖ County of Santa Barbara Planning and Development [Building Applications Portal](#)

Definitions of Categories Used Below

Item	Description
Fire Hazard	Proximity to the wildland urban interface (WUI), and proximity to fire hazard severity zones (FHSZ)
Evacuation Considerations	Qualitative comments on proximity to evacuation routes and single egress residential developments ² .
Housing Element	This section includes a description of the site as provided in Appendix D of the Housing Element Update: Housing Sites Inventory and Methodology.
Current Development Status	Information from the most recently listed Accela case based on parcel number. The Accela portal documents permitting activities on each APN.
Community Comments (if applicable)	A summary of community comments/concerns specific to the site. Public comments are posted on the housing element website as well as the Environmental Impact Report. Focus is on comments related to environmental hazard and evacuation capacity.
Housing Density	Miscellaneous notes related to changes in housing density

² Single Egress Residential Developments consist of at least 30 lots that share a single road that serves as the sole way out of that hazard area.

Rezone Sites

Hope Community Church

Address: 560 N La Cumbre Rd, S. Barbara 93110



Assessor's Parcel Number (APN): 057-143-001

Size (acres) : 2.95

Previous Zoning: 8-R-1

Current Zoning: DR-20/30 (Min/Max)

Realistic Unit Potential: 50

Current Site Use: Church and rectory.

Fire Hazard:

This site does not fall within the WUI or a designated FHSZ, but does fall relatively close to them. It is less than 900 feet from a WUI interface zone and less than 1100 feet from a high FHSZ.

Evacuation Considerations:

Borders La Cumbre Rd, a main evacuation route in the area. Development could potentially increase congestion on this road.

Housing Element:

Hope Community Church is a nonvacant site with a currently developed existing structure. The parcel was previously zoned for moderate-density residential use (8-R-1, minimum lot 8,000 square feet) and is surrounded by moderate-density single-family residential tracts. A church and parking lot occupy approximately 1.7 acres of the parcel. The remaining 1.25 acres are vacant. The County rezoned the entire parcel to DR-20/30 (20 units/acre minimum density and 30 units/acre maximum density). The potential buildout totals 50 units.

The existing church and parking lot do not impede new development. The proposed zoning designation would allow the continued use of the church and projected unit counts reflect development only of the vacant portion of the parcel. In addition, the property owner supports the rezoning (Santa Barbara County 2023b).

Current Development Status:

The most recent Accela case is from 5/27/2025 under planning permit number 25HSG-00027. It is a proposal from Franciscan Real Estate, LLC for “Hope Villas”, a 50 unit condominium development with 20% affordable housing.

Community Comments:

35 comments were sent opposing the rezone of Hope community church. Comments included concern that additional housing would worsen traffic in the area and dramatically increase housing density on the site. Complaints also point to lack of infrastructure and concern that higher traffic would affect evacuation capacity of the surrounding area. There is also a desire to maintain greenspace and childcare facilities on the site.

Housing Density Notes:

The Hope Community Church Area is in the census block 060830001021021. The original housing density of this block is ~ 1 unit/acre, and the new density would be ~ 6 units/acre.

Friendship Manor

Address: El Colegio & Camino Pescadero, Goleta, 93117



APN: 075-020-035

Size (acres) : 1.2

Previous Zoning: SR-H-20

Current Zoning: DR-30/40 (Min/Max)

Realistic Unit Potential: 36

Current Site Use: Vacant

Fire Hazard:

The site is relatively close to a WUI influence zone. This site does not fall within the WUI or a designated FHSZ, but does fall relatively close to a WUI influence zone. It is less than 200 feet from a WUI influence zone.

Evacuation Considerations:

Borders El Colegio Road, a main evacuation route in the area.

Housing Element:

According to the housing element, the site falls within the coastal area and is a pending housing project under review. It is an infill project on a non-vacant site that does not include any known ESHA or other coastal resources (Santa Barbara County 2023b).

Current Development Status:

The most recent Accela case for this parcel is from 2017. There does not seem to be current plans for development.

Housing Density Notes:

Friendship Manor falls within census block 060830029263000. The initial housing density of this block is ~ 25 units/acre. Given the rezoned capacity, the new density of this census block would be ~ 26 units/acre. This is relatively higher than the surrounding area.

Northeast Cluster

There is a cluster of sites, San Marcos Growers 1 and 2, Tatum, and Montessori which all border each other in the relative northeast of the District 2 urban region. These sites share various characteristics and hazards.

San Marcos Growers 1

Address: 4960 Hollister Ave, Goleta, CA, 93111



APN: 065-040-041

Size (acres) : 27.37

Previous Zoning: AG-I-5

Current Zoning: DR-20/30 (Min/Max)

Realistic Unit Potential: 796

Current Site Use: Plant nursery

Fire Hazard:

This site does not fall within the WUI or a designated FHSZ. The site does fall relatively close to a WUI influence zone, however, this land area is within another rezone site, Tatum, which is currently in the process of development which will likely decrease WUI area.

Evacuation Considerations:

Borders Hollister Avenue, a primary evacuation route in the area. Development could potentially increase congestion on this road.

Housing Element:

San Marcos Growers 1 and 2 are adjacent parcels under the same ownership that total approximately 34 acres. The parcels adjoin a major thoroughfare in the Eastern Goleta Valley on the South Coast. The parcels are infill sites; they are in the designated Urban Area near utilities, services, and public transit but were previously zoned for agriculture (AG-I-10, minimum 10-acre lot size). A wholesale landscaping nursery, vegetable farming, and a landscape maintenance company occupy the parcels.

Previous zoning did not allow residential development projects. The County rezoned both parcels to DR-30/40 (30 units/acre minimum density and 40 units/acre maximum density), which would accommodate approximately 996 MFD units. The existing uses on these parcels are not a significant impediment to new development. The three existing businesses on the parcels operate on short-term leases, one of which is majority-owned by the property owner. The property owner can terminate all of the leases with customary advanced notification to the lessee(s) (Hodges 2023). Residential development would require little to no structural demolitions, except for a potentially historically significant house in the northwest corner of the site, which may remain. The property owner supports future residential development and has prepared concept plans for the redevelopment of the parcels (Santa Barbara County 2023b).

Current Development Status:

Planning and building permits are ongoing for the 2 sites. The most recent Accela case is from 5/27/2025 under planning permit number 25HSG-00030 for San Marcos Ranch LLC Housing Development. The proposal is for 957 multifamily residential apartments on the two parcels.

San Marcos Growers, founded in 1979, has been the site of a plant nursery for the last 4 decades. The land will be rezoned from agricultural to residential, with a proposal to build 996 apartments across the 2 sites. 20%, about 200, of the proposed units will be affordable. (Joshua Molina 2023) The nursery is currently in operations, but is slated to close January 1st, 2026. Affordable housing will be developed on the site with support of the current owners. (San Marcos Growers, n.d.).

Community Comments:

Three comments were sent in opposing the rezoning of San Marcos Growers Agricultural Block which contains both San Marcos sites and Montessori. There is particular concern regarding the proposed density of housing and impacts on traffic and water usage. There is also opposition to the conversion of agricultural land.

Housing Density Notes:

San Marcos Growers 1 falls within census block 060830030051007 along with another site, Tatum. The original housing density of the block is ~ 2 units/acre. The addition of both units results in a new housing density of ~ 16 units/acre. This housing density would be relatively higher than much of the surrounding area.

San Marcos Growers 2

Address: 125 S. San Marcos Road, Goleta, CA, 93111



APN: 065-030-012

Size (acres) : 5.7

Previous Zoning: AG-I-5

Current Zoning: DR-30/40 (Min/Max)

Realistic Unit Potential: 228

Current Site Use: Plant nursery

Fire Hazard, Evacuation Considerations, Housing Element, Current Development Status, Community Comments:

See [San Marcos Growers 1](#)

Housing Density Notes:

San Marcos Growers 2 falls within census block 060830030041008 along with another site, Montessori. The original housing density of the block is ~ 1.5 units/acre. The addition of both sites results in a new housing density of about 8.5 units/acre.

Tatum

4750 Hollister Ave, Goleta, CA, 93111



APN: 065-040-026

Size (acres) : 23.0

Previous Zoning: DR-20 and 10-E-1

Current Zoning: DR-20/30

Realistic Unit Potential: 545

Current Site Use: Vacant

Fire Hazard:

The site does not fall within a FHSZ. Part of the site is currently designated a WUI influence zone, which will likely decrease with development. This site also falls within 1500 feet on a WUI influence zone.

Evacuation Considerations

Bordered by US Highway 101, a primary evacuation route. Development could potentially increase congestion on this road.

Housing Element:

Pending projects on the site include mixed-income projects where the developer proposed to create a smaller and separate lot for the affordable units. For this site, it was proposed to “subdivide a 22.87-acre lot into three lots for mixed-income housing development, including an 11-acre lot for 275 multifamily market-rate housing units, a 2.80-acre lot for 69 multi-family affordable housing units; and a 9.07-acre lot for open space” (Santa Barbara County 2023b)

Current Development Status:

The most recent Accela case is from 4/9/2025 for planning permit number 25HSG-00005 for Tatum Multifamily Housing Development from Red Tail Multifamily Land Development, LLC for 517 residential units.

Developer Red Tail Multifamily Land Development has been approved for a \$1.1 million loan for development on the Tatum Property. The proposed development is in partnership with The Santa Barbara Unified School District to build affordable housing for teachers. They are building a total of 517 units with 106 of them designated affordable housing. (Callie Fausey 2025)

Housing Density Notes:

Tatum falls within census block 060830030051007 along with another site, San Marcos Growers 1. The original housing density of the block is ~ 2 units/acre. The addition of both units results in a new housing density of about 16 units/acre. This housing density would be relatively higher than much of the surrounding area.

Montessori

Address: San Simeon Dr, Goleta, CA, 93111



APN: 065-080-008, -009, -024

Size (acres) : 11.4

Previous Zoning: AG-I-5

Current Zoning: DR-30/40 (Min/Max), DR-12.3, and REC

Realistic Unit Potential: 341

Current Site Use: Primarily vacant

Fire Hazard:

This site does not fall within the WUI or a designated FHSZ. The site does fall relatively close to a WUI influence zone, however, this land area is within another rezone site, Tatum, which is currently in the process of development which will likely decrease WUI area.

Evacuation Considerations:

Based on current road networks, this site would egress to Hollister Avenue, a primary evacuation route. Development could potentially increase congestion on this road.

Housing Element:

The Montessori parcels are in the Eastern Goleta Valley planning area on the South Coast. The parcels were previously zoned for agriculture (AG-I-5, minimum 5-acre lot size). They are surrounded by medium-density residential development and two proposed rezone sites: McCloskey and San Marcos Growers 2. Inactive agricultural land and an SFD occupy the parcels. The County rezoned the entire site to DR-30/40 (30 units/acre minimum density and 40 units/acre maximum density), resulting in a potential buildout of 341 MFDs.

The existing SFD on one of the parcels will be demolished and, therefore, does not impede new development. In addition, the site has been agriculturally inactive for at least fifteen years. The Montessori Board of Trustees (property owner) supports rezoning the parcel from agriculture to high-density residential. This will allow a residential project within the next eight years (Santa Barbara County 2023b).

Current Development Status:

The most recent Accela case is from 12/5/2023 for planning permit number 23PRE-00021 for Montessori Center School SB 330 Housing Devel by Montessori Center School at Santa Barbara for a 345 unit multi family development. This was for a now closed preapplication for residential.

Community Comments:

Three comments were sent in opposing the rezoning of San Marcos Growers Agricultural Block which contains both San Marcos sites and Montessori. There is particular concern regarding the proposed density of housing and impacts on traffic and water usage. There is also opposition to the conversion of agricultural land.

Housing Density Notes:

Montessori falls within census block 060830030041008 along with another site, San Marcos Growers 2. The original housing density of the block is ~ 1.5 units/acre. The addition of both sites results in a new housing density of about 8.5 units/acre.

Southwest Cluster

There is a cluster of sites, St. Athanasius, Scott, Ekwill, Caird 1, Caird 2, and Caird 3, which all border each other in the relative southwest of the District 2 urban region. These sites share various characteristics and hazards.

St. Athanasius

Address: 300 Sumida Gardens Ln, Goleta, CA, 93117



APN: 071-140-072

Size (acres) : 20.56

Previous Zoning: AG-I-10

Current Zoning: DR-30/40 (Min/Max)

Realistic Unit Potential: 300

Current Site Use: Church, rectory, and crops

Fire Hazard:

This site does not fall within the WUI or a designated FHSZ.

Evacuation Considerations:

The census block which contains this site borders a single egress development and road, S. Patterson Avenue, as identified by SB 99. Patterson Avenue is also a main evacuation route. Development could potentially increase congestion on this road.

Housing Element:

St. Athanasius adjoins a major thoroughfare less than one mile from the Santa Barbara Airport. The parcel is an infill site; it is in the designated Urban Area near utilities, services, and public transit but is currently zoned for agriculture (AG-I-10). The northern portion of the property consists of a church and parking lot while the southern portion of the property is farmed on a month-to-month lease basis. The previous zoning did not allow residential development projects. The County rezoned the entire parcel to DR-30/40 (Min/Max), allowing MFDs with 300 units. Staff reduced the potential buildout to comply with airport safety zone density restrictions.

The existing church, parking lot, and agriculture do not impede new development. Severe drought surcharges from the Goleta Water District have affected the viability of farming on the southern portion of this parcel. The future residential development would occur on the portion of the parcel that is currently used for agriculture. The existing church and parking lot would remain. The property owner supports the proposed rezone and future residential development (Santa Barbara County 2023b).

Current Development Status:

The most recent Accela case for this site is from 2020. There does not appear to be current plans for residential development.

Housing Density Notes:

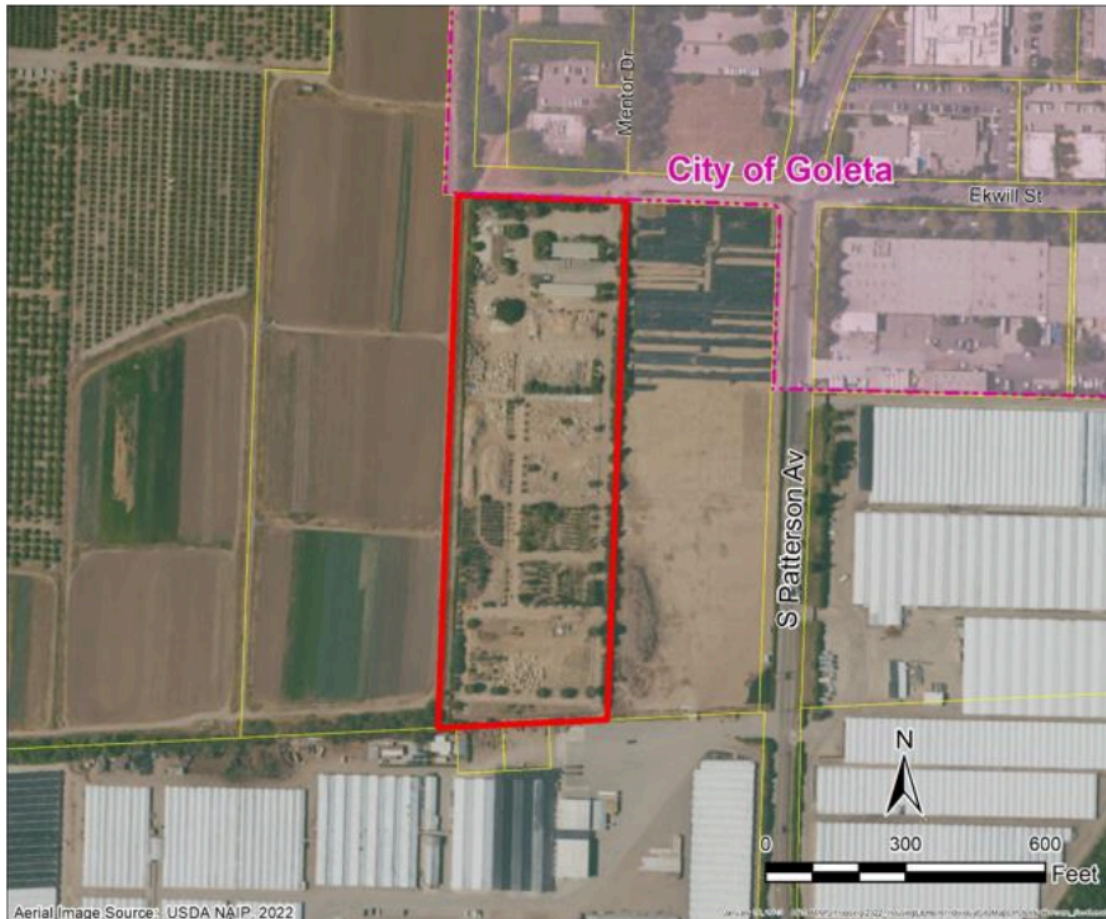
St. Athanasius falls within census block 060830030012016 which also contains sites Scott, Ekwill, and Caird 3. The initial housing density of this block is less than one unit/acre. Given the rezoned capacity, the new density of this census block would be ~ 3 units/acre.

Other Notes:

This site is also within a FEMA Special Flood Hazard Area requiring implementation of flood hazard development standards.

Scott

Address: 5381 Ekwil St, Goleta, CA, 93117



APN: 071-140-071

Size (acres) : 9.38

Previous Zoning: AG-I-10

Current Zoning: DR: 30/40 (Min/Max)

Realistic Unit Potential: 246

Current Site Use: Landscaping materials yard

Fire Hazard:

This site does not fall within the WUI or a designated FHSZ. The site does fall relatively close to a WUI influence zone, however, this land area is within another rezone site, Caird 2, which is currently in the process of development which will likely decrease WUI area.

Evacuation Considerations:

The census block which contains this site borders a single egress development and road, S. Patterson Avenue, as identified by SB 99. Patterson Avenue is also a main evacuation route. Development could potentially increase congestion on this road.

Housing Element:

Scott is located less than one mile east of the Santa Barbara Airport in Eastern Goleta Valley. The parcel is an infill site; it is in the designated Urban Area near utilities and services but is currently zoned for agriculture (AG-I-10, minimum 10-acre lot size). The surrounding land uses include agriculture and urban uses within the City of Goleta to the north and east, including a hospital, medical offices, business offices, and light industry. A major thoroughfare and public transit route are 1,500 feet north of the parcel. The parcel currently includes a landscaping materials yard with two butler buildings.

The previous zoning did not allow residential development projects on this parcel. The County rezoned the entire parcel to DR-30/40 (30 units/acre minimum density and 40 units/acre maximum density). Flight Approach Zone 4 affects the majority of this parcel and staff limited potential buildout on the affected area to a maximum density of 25 units per acre. The potential buildout totals approximately 246 units.

The existing uses on this parcel do not impede new residential development. The property owner could easily remove the butler buildings and remaining landscaping materials. The owner supports the rezone and has expressed the intention to move the existing business to a smaller site (Santa Barbara County 2023b).

Current Development Status:

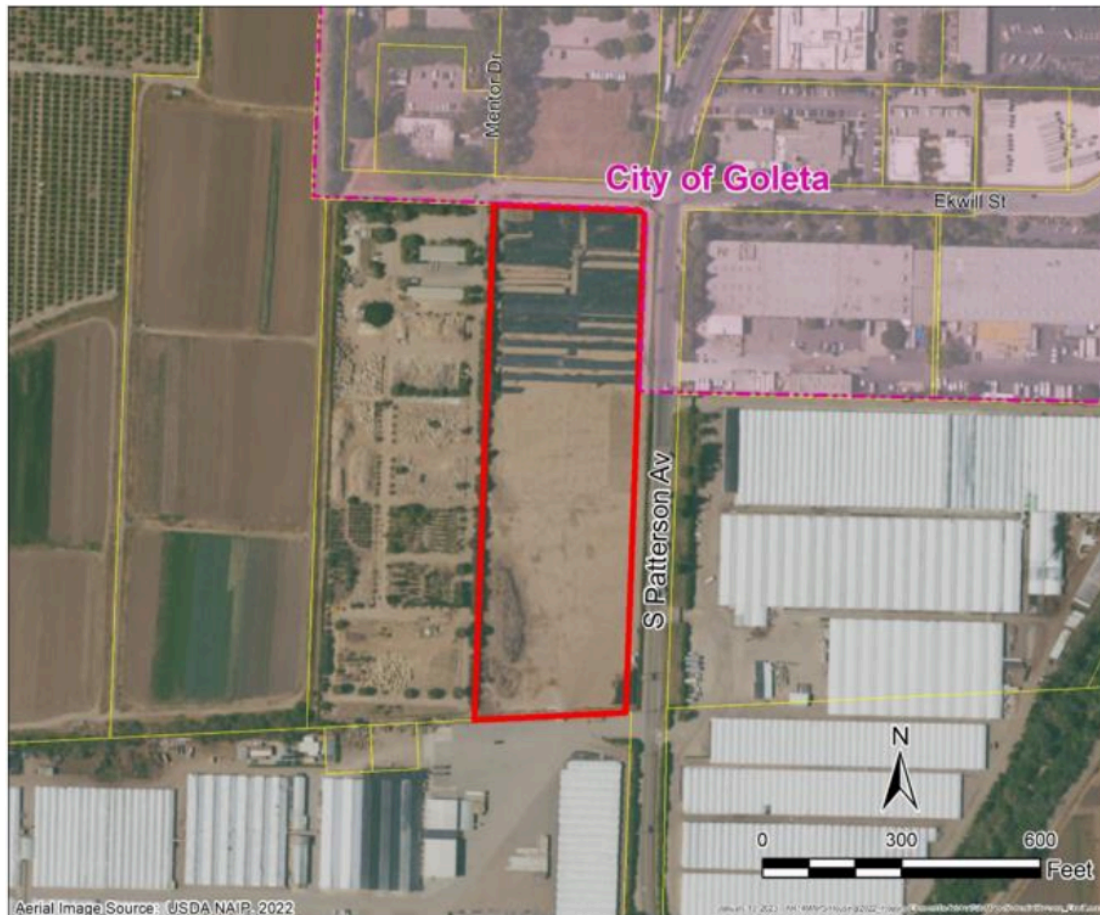
The most recent Accela case is from 4/9/2025 for planning permit number 25HPA-00006. 5381 Ekwill LLC SB 330 Preliminary Application for a 343 unit housing project.

Housing Density Notes:

Scott falls within census block 060830030012016 which also contains sites St. Athanasius, Ekwill, and Caird 3. The initial housing density of this block is less than one unit/acre. Given the rezoned capacity, the new density of this census block would be ~ 3 units/acre.

Ekwill

Address: East of 5381 Ekwill St, Goleta, CA, 93117



APN: 071-140-048

Size (acres) : 8.23

Previous Zoning: AG-I-10

Current Zoning: DR-30/40 (Min/Max)

Realistic Unit Potential: 218

Current Site Use: Crops

Fire Hazard:

This site does not fall within the WUI or a designated FHSZ. The site does fall relatively close to a WUI influence zone, however, this land area is within another rezone site, Caird 2, which is currently in the process of development which will likely decrease WUI area.

Evacuation Considerations:

The census block which contains this site borders a single egress development and road, S. Patterson Avenue, as identified by SB 99. Patterson Avenue is also a main evacuation route. Development could potentially increase congestion on this road.

Housing Element:

The Ekwill parcel is in the Eastern Goleta Valley planning area on the South Coast. The parcel was previously zoned for agriculture (AG-I-10, minimum 10-acre lot size). It is bordered by office buildings and two proposed rezone sites: St. Athanasius and Caird. The parcel is currently used by the family-owned Por La Mar Nursery for seasonal flowering potted plant production. Existing leases are renewed yearly. The County rezoned the entire parcel to DR-30/40 (30 units minimum density and 40 units maximum density). Flight Approach Zone 4 affects the majority of this parcel and staff limited potential buildout on the affected area to a maximum density of 25 units per acre. The total potential buildout is approximately 218 units.

The existing plant production operation on this parcel does not impede new potential development as there are no significant structures onsite. Additionally, property owners have expressed their support for rezoning their parcels for residential land uses (Santa Barbara County 2023b).

Current Development Status:

The most recent Accela case is from 7/18/2025 for planning permits 25HSG-00039 and 25DVP-00006 for Caird - Multi-Unit Housing Development from Patterson & Ekwill Investors LLCs. This is a multi-site development which includes Ekwill, Caird 1, Caird, 2, and Caird 3 for 1201 units total.

Housing Density Notes:

Ekwill falls within census block 060830030012016 which also contains sites St. Athanasius, Scott, and Caird 3. The initial housing density of this block is less than one unit/acre. Given the rezoned capacity, the new density of this census block would be ~ 3 units/acre.

Other Notes:

This site is also within a FEMA Special Flood Hazard Area requiring implementation of flood hazard development standards.

Caird 1

Address: 600 S Patterson Ave, Goleta, CA, 93111



APN: 065-090-031

Size (acres) : 15.22

Previous Zoning: AG-I-10

Current Zoning: DR-20/25 (Min/Max)

Realistic Unit Potential: 192

Current Site Use: Nursery and greenhouses

Fire Hazard:

This site does not fall within the WUI or a designated FHSZ, though it is relatively close to the WUI. This site is within 1300 feet of a WUI influence zone. Some of this land area is within another rezone site, Caird 2, which is currently in the process of development which will likely decrease WUI area.

This site is considered difficult-to-access in the EIR and would result in a need for or provision of new or physically altered fire protection facilities.

Evacuation Considerations:

The census block which contains this site borders a single egress development and road, S. Patterson Avenue, as identified by SB 99. Patterson Avenue is also a main evacuation route. Development could potentially increase congestion on this road.

Housing Element:

The Caird site comprises approximately 90 acres and three parcels, APNs 065-090-031, 065-230-012, and 071-190-036, in Eastern Goleta Valley on the South Coast. A single owner owns all three parcels. The southern one-third of APN 071-190-036 is within the Coastal Zone (approximately 20 of 60 acres). The parcels were previously zoned AG-I-10, minimum 10-acre lot size. The existing uses primarily include greenhouses, row crops, and hoop-style greenhouses. The surrounding land uses include light industry to the north, residential tracts to the east, and agriculture to the west and south.

The previous zoning did not allow residential development, aside from one SFD per parcel. The County rezoned all three parcels to DR-20/25 (20 units per acre minimum density and 25 units per acre maximum density), except for APN 071-190-036, which will consist of a split rezone whose southern portion will remain in AG-I-10, matching the boundary of the Coastal Zone. The County only calculated potential buildout on the portion of the site outside of the Coastal Zone. In addition, the Santa Barbara Airport is less than a mile west of the site. Flight Approach Zone 2 affects a portion of Caird 3 and Flight Approach Zone 4 affects portions of all three parcels. Staff reduced the potential buildout to comply with flight approach density restrictions. Staff avoided all potential buildout on the portion of Caird 3 affected by Zone 2. The potential buildout totals 658 multifamily units.

The County does not consider the existing agricultural operation as a significant impediment to new residential development. The property owner can easily dismantle the existing hoopstyle greenhouses. The agricultural operation functions through a year-to-year lease. The property owner will terminate the lease to allow residential development. The property owner also expressed the high cost of farm labor, lack of affordable farmworker housing, and competition with outside markets have affected the viability of the existing agricultural operation (Caird 2022). The property owner supports the rezone and future residential development (Santa Barbara County 2023b).

Current Development Status:

The most recent Accela case is from 7/18/2025 for planning permits 25HSG-00039 and 25DVP-00006 for Caird - Multi-Unit Housing Development from Patterson & Ekwill Investors LLCs. This is a multi-site development which includes Ekwill, Caird 1, Caird, 2, and Caird 3.

Housing Density Notes:

Caird 1 falls within census block 060830030012017 which also contains the Caird 2 site. The initial housing density of this block is 0 unit/acre. Given the rezoned capacity, the new density of this census block would be ~ 6 units/acre.

Other Notes:

This site is also within a FEMA Special Flood Hazard Area requiring implementation of flood hazard development standards.

Caird 2

Address: 620 S Patterson Ave, Goleta, CA, 93111



APN: 065-230-012

Size (acres) : 15.85

Previous Zoning: AG-I-10

Current Zoning: DR-20/25 (Min/Max)

Realistic Unit Potential: 76

Current Site Use: Nursery and greenhouses

Fire Hazard:

This site is relatively close to a WUI interface zone and a moderate FHSZ. It is less than 100 feet from a WUI influence zone. It is less than 1000 feet from a moderate FHSZ. Part of the site is currently designated a WUI influence zone, which will likely decrease with development.

This site is considered difficult-to-access in the EIR and would result in a need for or provision of new or physically altered fire protection facilities.

Evacuation Considerations, Housing Element, Current Development Status:

See [Caird 1](#)

Housing Density Notes:

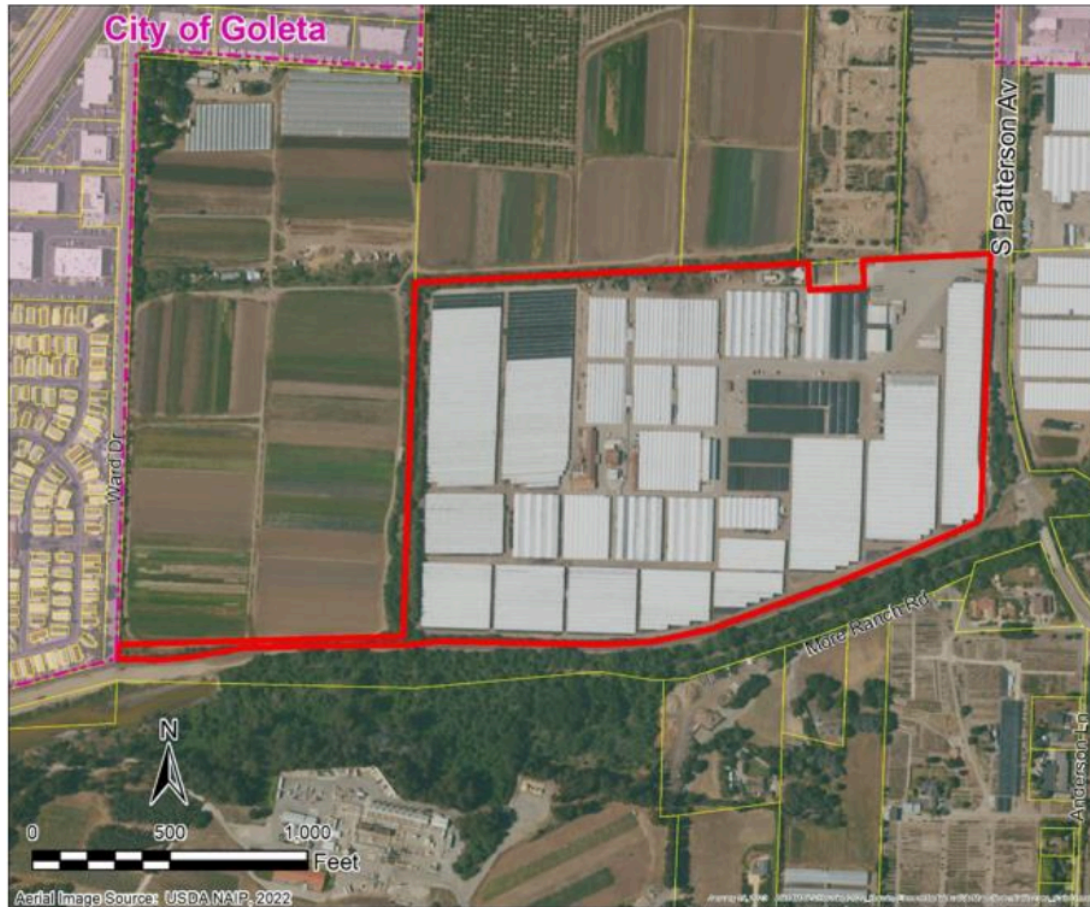
Caird 2 falls within census block 060830030012017 which also contains the Caird 1 site. The initial housing density of this block is 0 unit/acre. Given the rezoned capacity, the new density of this census block would be ~ 6 units/acre.

Other Notes:

This site is also within a FEMA Special Flood Hazard Area requiring implementation of flood hazard development standards.

Caird 3

Address: 905 S Patterson Ave, Goleta, CA, 93111



APN: 071-190-036

Size (acres) : 60.83

Previous Zoning: AG-I-10

Current Zoning: DR-20/25 (Min/Max) and AG-I-10

Realistic Unit Potential: 390

Current Site Use: Nursery and greenhouses

Fire Hazard:

This site does not fall within the WUI or a designated FHSZ, though it is relatively close to the WUI. This site is within 300 feet of a WUI influence zone. Some of this land area is within another rezone site, Caird 2, which is currently in the process of development which will likely decrease WUI area.

Evacuation Considerations, Housing Element, Current Development Status:

See [Caird 1](#)

Housing Density Notes:

Caird 3 falls within census block 060830030012016 which also contains sites St. Athanasius, Scott, and Ekwill. The initial housing density of this block is less than one unit/acre. Given the rezoned capacity, the new density of this census block would be ~ 3 units/acre.

Other Notes:

This site is also within a FEMA Special Flood Hazard Area requiring implementation of flood hazard development standards.

County Owned Sites

For county owned sites, maximum unit potentials are relatively small and have relatively small impacts on census block housing density. The County will retain ownership of these sites and, therefore, will control the number and affordability level of future units on each site.

Juvenile Hall

Address: 4500 Hollister Ave, Goleta, CA, 93110



APN: 061-040-012, -024, -023

Size (acres) : 11.08

Current Zoning: REC

Proposed Zoning: DR-30/40 (Min/Max)

Realistic Unit Potential: 75

Current Site Use: Contains a public building

Fire Hazard:

This site is directly adjacent to a WUI influence zone. This site does not fall within a designated FHSZ.

Evacuation Considerations:

Bordered by Hollister Avenue, a primary evacuation route.

Housing Element:

The County Juvenile Hall site is in the Eastern Goleta Valley planning area on the South Coast. The site is currently zoned for recreational use (REC). It is surrounded by a cemetery to the east, County-owned property to the west, and residential development to the south. The site is occupied by the former County Juvenile Hall building, which is no longer in use. The County will not rezone this site but may choose to develop it at approximately 30 to 40 units per acre. The potential buildout is approximately 75 units.

The existing juvenile hall building does not impede new development. County General Services and the County Architect have determined that modifying the existing building is not feasible, considering the building's age and condition. The County may demolish the existing building and redevelop the site for high-density residential uses within the next eight years (Santa Barbara County 2023b).

Current Development Status:

Based on permit history for this site, there does not appear to be current plans for residential development.

Page and Fire

Address: Hollister Ave, Goleta, CA, 93110



APN: 061-040-043

Size (acres) : 0.72

Current Zoning: REC

Proposed Zoning: DR-40/50 (Min/Max)

Realistic Unit Potential: 18

Current Site Use: Contains a public building

Fire Hazard:

This site is directly adjacent to a WUI influence zone. The site does not fall within a designated FHZS. It is also adjacent to Santa Barbara County Fire Department Station #13.

Evacuation Considerations:

Bordered by Hollister Avenue, a primary evacuation route.

Housing Element:

The site between Page and the Fire Station is in the Eastern Goleta Valley planning area on the South Coast. The site is currently zoned for recreational use (REC). It is located on a larger

County-owned parcel with other proposed redevelopment sites and adjoins a fire station. The parcel contains a public building. The County will not rezone this site but may develop it at approximately 40 to 50 units per acre. The potential buildout is approximately 18 lower-income units.

The County does not consider the existing use of this property as an impediment to new development. County General Services and the County Architect have determined that modifying the existing building is not feasible, considering the building's age and condition. The County may demolish the existing building and redevelop the site for residential uses within the next eight years (Santa Barbara County 2023b).

Current Development Status:

Based on permit history for this site, there does not appear to be current plans for residential development.

Food Bank

Address: 4554 Hollister Ave, Goleta, CA, 93110



APN: 061-040-019, -020 & -021

Size (acres) : 0.35

Current Zoning: REC

Proposed Zoning: DR-40/50 (Min/Max)

Realistic Unit Potential: 14

Current Site Use: Contains a warehouse

Fire Hazard:

This site does not fall within the WUI or a designated FHSZ, but does fall relatively close to the WUI. It is less than 400 feet from a WUI influence zone

Evacuation Considerations:

Bordered by Hollister Avenue, a primary evacuation road.

Housing Element:

The Food Bank site is in the Eastern Goleta Valley planning area on the South Coast. The site is currently zoned for recreational use (REC). It is located on a larger County-owned parcel that includes several other proposed redevelopment sites to the west and the County Juvenile Hall site to the east. It is occupied by an aging food bank building. The County will not rezone this site but may choose to develop it at approximately 40 to 50 units per acre. The potential buildout is approximately 14 lower-income units.

The warehouse-like structure onsite is easily dismantled and does not pose an impediment to new development. The County may demolish the structure on-site and redevelop the site for residential uses within the next eight years (Santa Barbara County 2023b).

Current Development Status:

Based on permit history for this site, there does not appear to be current plans for residential development.

Hollister Lofts

Address: 4570 Hollister Ave, Goleta, 93110



APN: 061-040-030

Size (acres) : 0.57

Current Zoning: REC

Proposed Zoning: DR-20

Realistic Unit Potential: 36

Current Site Use: Vacant

Fire Hazard:

This site is entirely within and is surrounded by a WUI influence zone. It is also adjacent to Santa Barbara County Fire Department Station #13. This site is not within a FHSZ

Evacuation Considerations:

Bordered by Hollister Avenue, a primary evacuation route.

Housing Element:

The site is briefly mentioned as a pending project which will require rezoning, but there is no further discussion within the housing element.

Current Development Status:

Based on permit history for this site, there does not appear to be current plans for residential development.

Child Family Services Lot

Address: Calle Real Campus, Goleta, CA, 93110



APN: 059-140-029

Size (acres) : 0.47

Current Zoning: REC

Proposed Zoning: DR-40/50 (Min/Max)

Realistic Unit Potential: 18

Current Site Use: Parking Lot

Fire Hazard:

This site falls within a WUI influence and interface zone and falls relatively close to a moderate FHSZ. It is less than 1000 feet from a High FHSZ.

Evacuation Considerations:

The site borders a single egress development and road as identified by SB 99, Camino del Remedio, and would likely increase traffic congestion on this road.

Housing Element:

The Child Family Services Parking lot is located in the Eastern Goleta Valley planning area on the South Coast. The site is currently zoned for recreational use (REC). It is one of several proposed redevelopment sites within the County- owned Calle Real campus. It is surrounded by County-owned property to the east, medium- density residential development to the north, and a cemetery to the south. The site is occupied by a parking lot. The County will not rezone this site but may choose to develop it at approximately 40 to 50 units per acre. The potential buildout is approximately 18 lower- income units.

The existing parking lot does not impede new development as there are no structures that require demolition onsite. The County may redevelop the site for high-density residential uses within the next eight years (Santa Barbara County 2023b).

Current Development Status:

Based on permit history for this site, there does not appear to be current plans for residential development.

Archives Parking Lot

Address: Calle Real Campus, Goleta, CA, 93110



APN: 059-140-029

Size (acres) : 1.49

Current Zoning: REC

Proposed Zoning: DR-40/50 (Min/Max)

Realistic Unit Potential: 59

Current Site Use: Parking Lot

Fire Hazard:

This site falls entirely within and is surrounded by a WUI interface zone and falls relatively close to a moderate FHSZ. It is less than 800 feet from a High FHSZ.

Evacuation Considerations:

The site borders a single egress development and road as identified by SB 99, Camino del Remedio, and would likely increase traffic congestion on this road.

Housing Element:

The Archives Parking lot is located in the Eastern Goleta Valley planning area on the South Coast. The site is currently zoned for recreational use (REC). It is one of several proposed redevelopment sites within the County-owned Calle Real campus. It is surrounded by County-owned property to the east, medium-density residential development to the north, and a cemetery to the south. The site is occupied by a parking lot. The County will not rezone this site but may choose to develop it at approximately 40 to 50 units per acre. The potential buildout is approximately 59 lower-income units.

The existing parking lot does not impede new development; no structures require demolition onsite. The County may redevelop the site for residential uses within the next eight years (Santa Barbara County 2023b).

Current Development Status:

Based on permit history for this site, there does not appear to be current plans for residential development.

Above Behavioral Wellness Deck

Address: Calle Real Campus, Goleta, 93110



APN: 059-140-029

Size (acres) : 0.98

Current Zoning: REC

Proposed Zoning: DR-40/50 (Min/Max)

Realistic Unit Potential: 39

Current Site Use: Parking Lot

Fire Hazard:

This site falls entirely within and is surrounded by a WUI interface zone and falls relatively close to a moderate FHSZ. It is less than 1500 feet from a High FHSZ.

Evacuation Considerations:

The site borders a single egress development and road as identified by SB 99, N San Antonio Road, and would likely increase traffic congestion on this road.

Housing Element:

The site above the Behavioral Wellness Park Deck is located in the Eastern Goleta Valley planning area on the South Coast. The site is currently zoned for recreational use (REC). It is one of several proposed redevelopment sites within the County-owned Calle Real campus. It is surrounded by County-owned property to the east, medium-density residential development to the north, and a cemetery to the south. The site is occupied by a parking lot and a public building. The County will not rezone this site but may develop it at approximately 40 to 50 units per acre. The potential buildout is approximately 39 lower-income units.

The existing uses on this site do not impede new development. The County may choose to demolish the existing structure and replace it with a multi-use, multi-story parking facility. The County may also redevelop the site for residential uses within the next eight years (Santa Barbara County 2023b).

Current Development Status:

Based on permit history for this site, there does not appear to be current plans for residential development.

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Web Map Data Sources

Description	Source/Link	Date Published	Notes
Fire Hazard Severity Zone 2008	https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-maps	Marin: 10/2008 Santa Barbara: 9/2008	- divided by county
Fire Hazard Severity Zone 2025	https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones	LRA: March 24, 2025 SRA: April 1, 2024	- divided by LRA and SRA
CAL FIRE FRAP Dataset Wildland Urban Interface 2019	https://www.fire.ca.gov/Home/What-We-Do/Fire-Resource-Assessment-Program/GIS-Mapping-and-Data-Analytics	December 2019	- WUI map produced with 2008 FHSZ data and 2010 census data
The 1990-2020 wildland-urban interface of the conterminous United States - geospatial data (4th Edition)	https://www.fs.usda.gov/rds/archive/catalog/RDS-2015-0012-4	2023	- used for 2020 census data (housing density)
Santa Barbara County Roads	https://www.arcgis.com/home/item.html?id=b5835f5f62f64ad98297978c5b6d7fbb	Dec 12, 2024	missing a lot of minor roads
CA Responsibility Areas	https://gis.data.ca.gov/datasets/CA_LFIRE-Forestry::california-state-responsibility-areas/explore?location=38.042202%2C-122.751189%2C10.51	Dec 9, 2024	- federal, state, and local responsibility areas
Santa Barbara Housing Element	sent by Allen Bell, Supervising Planner, Long Range Planning Division	Received July 1 2025	- housing element sites - incorporated city boundaries - district 2 boundary
Santa Barbara County Safety Element Map	https://sbcopad.maps.arcgis.com/apps/webappviewer/index.html?id=e23b50981c344a15b48de8234571d9e1	Evacuation Routes: Oct 15, 2020 Single Egress: Nov 30 2022	- evacuation routes - single egress developments - single egress roads

Zoning Abbreviation Meanings:

<https://cosantabarbara.app.box.com/s/ejcpfrz14cwikj74x2vy24yummyptdma>

Zoning Designation	General Land Uses Allowed
10-E-1	SRR-0.1 (low-density residential)
8-R-1	RES-4.6 (low-density residential)
AG-I-5	Agriculture, open land uses
AG-I-10	Agriculture, open land uses
DR-20	RES-20.0 (high density residential)
DR-20/25 (Min/Max)	RES-20/25 (high density residential)
DR-20/30 (Min/Max)	RES-20/30 (high density residential)
DR-30/40 (Min/Max)	RES-30/40 (high density residential)
DR-40/50 (Min/Max)	RES-40/50 (high density residential)
SR-H-20	RES-20.0 (high density residential)
REC	Recreation