



Planning and Development Department
Office of Long Range Planning
Transmittal Memorandum

DATE: May 5, 2010

TO: GavPAC Members

FROM: David Lackie, Supervising Planner
Brian Tetley, Planner

CC: Supervisor Doreen Farr, 3rd Supervisorial District
Derek Johnson, Director, Long Range Planning
Vicki Parker, Deputy Director, Long Range Planning

SUBJECT: GavPAC Meeting No. 11

The items listed below have been included as part of the meeting materials for GavPAC Meeting No. 11, to be held Wednesday May 12, 2010, 6:30 p.m. at the Brandon School auditorium:

- 1. Meeting Agenda:** Please see the attached agenda for the May 12, 2010 GavPAC meeting (Attachment 1). For details, please see discussion of agenda items below.
- 2. Administrative Briefings:**
- 3. Draft Meeting Minutes:** Staff has provided draft meeting minutes from the April 21, 2010 GavPAC meeting for review and approval (Attachment 2).
- 4. Long Term GavPAC Meeting Schedule:** The revised GavPAC long term meeting schedule (Attachment 4) is attached for your review.
- 5. Agricultural Permit Streamlining Process Visual & Biological Development Standards:** Attachment 3 of the Agricultural Permit Streamlining Process staff report containing the Visual & Biological Development Standards is attached (Attachment 5), as requested by the GavPAC during the April 21st meeting.

In addition to this packet, please bring the GavPAC Documents binder with you to the meeting.

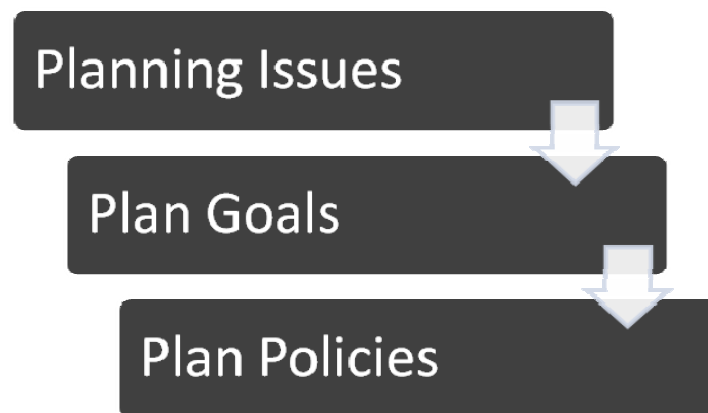
All GavPAC materials are also available for download from the following webpage:
<http://longrange.sbcountyplanning.org/planareas/gaviota/gaviota.php>

Consideration of Planning Issues (Agenda Item No. 6)

This is the first of three scheduled meetings dedicated to identification of Issues to be undertaken by the GavPAC during this planning process. The attached worksheets have distilled the information gathered during the March 20th public workshop into Issues, Tensions or Tools, as appropriate. Using these worksheets as a “clearinghouse” of public input, the next three meetings will be an opportunity for the GavPAC to develop this information into Goals and Policies for the Plan. The PAC will modify this

list of Issues by adding to, deleting from or amending the Issues found in the second column of each worksheet. From the final set of agreed-upon Issues, staff will suggest strategies for moving forward to development of Plan Goals and Policies. In some instances, additional, specific research will need to be done and staff might suggest producing “white papers” for PAC review. In other instances, the topics will need focused discussion and decision-making in which case, appointment of a sub-committee may be appropriate. Staff will be developing recommendations for this process during the course of the next three meetings as the final Issues begin to materialize, and will provide the PAC with a recommended set of strategies for consideration.

To assist with the PAC’s discussion of Issues, staff has expanded the worksheets to include the jurisdictions or stakeholders involved, and the relevant policies, ordinance or statues which currently govern. We have also added potential Tools and, where we thought helpful, added anecdotal information to the “Comments” column. For these next three meetings, the PAC should focus on the Planning Issues and utilize the other columns as needed to inform the Issues. Once a final set of Issues has been identified, those will be developed through subsequent meetings into Goals and Policies for the Plan. It is at that stage, when the “Tools” and “Applicability To” information will likely be most helpful. To aid in the PAC discussions and understanding, please see the following diagram and definitions:



Planning Issues: topics of importance voiced during public workshop;

Plan Goals: abstract expressions of community values (e.g., “an aesthetically pleasing community”);

Plan Policies: an intermediate expression intended to achieve a goal, such as “development of appropriate measures to regulate visual impacts”.

Once Goals and Policies are formulated, specific Development Standards (e.g., “development shall not intrude into the skyline”) will implement the Plan.

Staff looks forward to working with the GavPAC in this next, important step in development of the Gaviota Coast Plan. Please do not hesitate to contact any member of staff listed if you have questions or need additional information.

Attachments:

1. Meeting Agenda
2. April 21, 2010 Meeting Minutes
3. Planning Worksheets
4. Long-Term Schedule
5. Agricultural Permit Streamlining Process Visual & Biological Development Standards



Notice of Public Meeting

Gaviota Coast Planning Advisory Committee (GavPAC) Meeting No. 11

Note: This agenda lists discussion topics for the GavPAC meeting on:

Wednesday, May 12, 2010

6:30PM

Attendees: GavPAC Members, County Staff, and Public Participants

Please review: Meeting Materials Packet for 05/12/10 Meeting

Please bring: Meeting Materials Packet for 05/12/10 Meeting

Note Location: **Brandon School - Auditorium, 195 Brandon Drive, Goleta**

Agenda Item	Discussion Topics
CALL TO ORDER	
1	Pledge of Allegiance & Roll Call
2	Public Comment <i>The Public Comment period is set aside to allow public testimony on items not on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair.</i>
3	Administrative Briefings <i>Staff updates regarding local or other legislative activities, local planning decisions, or other updates of interest to the Committee.</i>
4	Meeting Minutes from April 21, 2010
5	Discussion of Planning Worksheets Format
6	Discuss Conceptual Planning Goals for: 1) Transportation, Energy & Infrastructure; 2) Public Recreation; 3) Resources Stewardship & Open Space; 4) Keeping Agriculture on the Land; and 5) Land Use, Zoning & Housing
7	Discussion of Long-Term Meeting Schedule

Adjourn

Questions or comments about the Gaviota Coast Plan may be directed to Brian A. Tetley at 805-884-6848 or btetley@co.santa-barbara.ca.us and further information may be obtained on the following web site: <http://longrange.sbcountyplanning.org/planareas/gaviota/gaviota.php>

Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item of a regular meeting of the Planning Advisory Committee that are distributed to a majority of all of the members of the Planning Advisory Committee less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Office of Long Range Planning 30 E. Figueroa Street, Santa Barbara, CA, and also on the County's website at <http://longrange.sbcountyplanning.org>

Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable accommodations.

Gaviota Coast Planning Advisory Committee

DRAFT MEETING MINUTES, MEETING #10

***Wednesday April 21, 2010
Vista de Las Cruces School***

Meeting Called to Order: By Chair Kim Kimbell at 6:32 p.m.

1. Roll Call

GavPAC Members Present: Baer, Boise-Cossart, Bowman, Feeney (arrived after roll call), Kimbell, Lloyd (arrived after roll call), McGinnis, McKenna, McNabb, Tautrim, Van Leer

GavPAC Members Absent: None

County Staff Present:

Derek Johnson, Office of Long Range Planning Director

Vicki Parker, Office of Long Range Planning Deputy Director

David Lackie, Office of Long Range Planning Supervising Planner

Brian A. Tetley, Office of Long Range Planning Senior Planner

Michael Hays, Planning and Development Department Agricultural Land Use Planner

Noel Langle, Planning and Development Department Planner III

Katie London, Office of Long Range Planning Assistant Planner

2. Public Comment for Items not on the Agenda:

Richard Geday: Stated that his family owns a ranch and that he was at the meetings on the Gaviota feasibility study years ago. He questioned why the County is spending \$1.4 million on a feasibility study given that one has already been done.

Chair Kimbell: Clarified for Mr. Geday that this process is not like the previous feasibility study for potential National Seashore designation for the Gaviota Coast, but rather that this is a local-driven review of the zoning and general plan guidelines with respect to the Gaviota Coast. Mr. Kimbell stated that he could not recall the budget allocation for the Gaviota Coast Plan.

3. Administrative Briefing

Chair Kimbell: He spoke during public comment at last week's California Coastal Commission (CCC) hearing in regards to the GavPAC planning process and wanting to work with the CCC in hopes that the CCC will be more receptive to the Plan eventually presented to them for certification. Kimbell thinks this collaboration is important so that the GavPAC's work is not in vain.

Tautrim: Asked Kimbell if the CCC gave any feedback on this approach.

Chair Kimbell: No, but he thinks they were listening.

McKenna: Requested that Staff prepare a reasonable estimate of existing house sizes on the Gaviota Coast.



Staff: We will work with Chair Kimbell on the best way to introduce that information to the GavPAC.

4. Meeting Minutes from March 20th and April 7th, 2010

March 20th Minutes (Public Workshop)

Public Comment: None

Deliberation: McKenna stated that it should be made clear that the “reporting back” portion of the minutes represent issues that were discussed, not necessarily solutions. He wanted to see a better summary of the issues and the positions taken on those issues. Lloyd requested that a statement be included in the minutes which clarifies that the information presented in the minutes does not represent a milestone that marks a path for the GavPAC. He stated that it should be made clear that the minutes are a summary of what was heard from the public at the workshop roundtable discussions. McNabb stated that the minutes should not give the impression that the issues mentioned are the ones upon which the GavPAC will be moving forward.

ACTION: March 20th minutes: Lloyd moved, seconded by Baer, and carried by a vote of 11-0 to approve the minutes with modifications.

April 7th Minutes

Public Comment: None

Deliberation: Baer asked to strike the phrase “to things such as climate change” from his statement in the minutes regarding flexible processes.

ACTION: April 7th minutes: McGinnis moved, seconded by McNabb, and carried by a vote of 11-0 to approve the minutes with modifications.

5. Presentation of Permit Coordination Efforts

Michael Hays, Agricultural Land Use Planner, explained that permit coordination efforts have led to the exemption of 18 different beneficial Natural Resources Conservation Service (NRCS) project categories from County grading and land use permits.

Efforts to create a “master permit” for such beneficial projects is currently underway, and would coordinate the permitting required by other agencies such as the National Marine Fisheries Service (NMFS), U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), Regional Water Quality Control Board (RWQCB), and the County. However, NRCS is awaiting biological opinions from the CDFG and USFWS before it can incorporate those agencies into a master permit process.

Public Comment:

Eva Trenchalk representing the Coastal Ranches Conservancy (CRC). The CRC is a non-profit group of ranchers, mainly on the Gaviota Coast. She stated that CRC’s mission is to do beneficial conservation projects on the coast. She asked for clarification on whether or not a project in the coastal zone could take advantage of NRCS permit streamlining and exemption from County permits.

Mr. Hays. If a project requires a Coastal Development Permit (CDP), then it is not exempt.

Deliberation: Chair Kimbell disclosed that he is an inactive member of the CRC board. Lloyd stated that there is an exception to the exemption for obtaining grading and land use permits in the coastal zone. Tautrim asked what the roadblocks are to getting a master permit approved in Santa Barbara County since master permits have been



successful in other counties. Mr. Hays explained that the County's location and the fact that other counties have a longer history of working with these other agencies could be reasons why the master permit effort is not moving more quickly in the County. Tautrim asked if the NRCS had asked the Board of Supervisors for more streamlining, beyond grading and land use permits, and Mr. Hays responded that the NRCS had not asked for more streamlining than had been approved. Van Leer stated that the permit streamlining issue was brought before the Agricultural Advisory Committee (AAC) approximately one year ago, and that he was under the impression, at that time, that the County was not in complete agreement with what the NRCS was requesting. Mr. Hays stated that the County is the only agency thus far to sign off on the master permit, and that the other agencies (USFWS, CADFG, NMFS, etc) have not responded to the master permit effort, therefore, projects would still need to obtain permits from these other agencies. Tautrim stated that most projects would require a CDP in the coastal zone, therefore this permit streamlining effort generally does not apply to areas in the coastal zone.

6. Presentation of Agricultural Permit Process Streamlining Project

Noel Langle, Planner III, explained that the agricultural permit process streamlining project was conducted in collaboration with the AAC and is only applicable to areas outside the coastal zone. The Planning Commission (PC) had hearings on this project in February, March, and on April 7th the PC submitted a recommendation to the Board of Supervisors that they approve the proposed ordinance amendments.

In summary, the streamlining would allow agricultural accessory structures to obtain a Zoning Clearance (ZC) instead of a Land Use Permit (LUP), entrance gate posts, cross-members and loading ramps to be exempt from a permit; agricultural employee housing (up to 4 employees and their families) to obtain an LUP instead of a Minor Conditional Use Permit (MCUP); and Detached Residential Second Units (DRSUs) to obtain a LUP instead of an MCUP. The threshold for a discretionary Development Plan (DP) would vary from 20,000 square feet to 50,000 square feet, depending on lot size. If a project does not meet the requirements for the new permitting structure, it can be considered under the old permitting structure.

Deliberation: Baer asked if the biological and visual resource standards for DPs also apply to all agricultural permit process streamlining efforts. Mr. Langle replied that the PC added these standards due to the downshifting in permit requirements, particularly from a discretionary to a ministerial process. Baer provided a copy of the Planning Commission Staff Report ("Attachment 3") to the GavPAC that included additional verbiage on biological and visual development standards. Baer stated that the additional biological and visual resource requirements reduce some of the actual effectiveness of the streamlining. Lloyd asked if there are restrictions on other types of infrastructure (i.e. storm drains) and whether for only electricity and water in a structure is an attempt to limit connections to a sanitary system. Mr. Langle replied that utilities are limited to electricity and water, but connections to a septic system or sanitary district can happen if the structure is built in an area that allows for such a connection. Lloyd asked for clarification on the type of square footage (gross or net) considered under the new streamlined requirements for development plans. Mr. Langle replied that it is gross floor area of roofed structures (excluding areas covered by a trellis). McKenna asked if a single family residence (SFR), up to 15,000 square feet, could be built on a parcel less than 40 acres in size with no development currently on it. Mr. Langle replied yes, but only outside the coastal zone. Tautrim remarked that he thought the streamlining project only pertained to agricultural structures or DRSUs, and Mr. Langle responded that McKenna was referring to requirement b on the powerpoint slide pertaining to a "development plan required if non-agricultural building area (primary residence, garages,



etc.) exceeds 15,000 square feet. Tautrim asked if CEQA was required for a MCUP but not for an LUP, and Mr. Langle replied that this was correct. Mr. Langle stated that the streamlining would reduce the maximum permitted SFR size, without a DP, from less than 20,000 square feet to less than 15,000 square feet. Tautrim asked if the coastal zone was left out of this streamlining process because of the CCC and Mr. Langle replied yes, that it was not likely the CCC would certify this streamlining project. McGinnis stated that the CCC's proposed LUDC changes would limit the size of structures related to the principal permitted use to 3,000 square feet in the coastal zone.

McNabb asked if there is a width limit on entrance gates. Mr. Langle replied that there is no width limit.

Public Comment:

Les Freeman: What happens when the coastal zone boundary transverses your property? Can you obtain a permit through the CCC and a permit through the County, thereby exceeding the maximum allowable use by any one jurisdiction?

Noel Langle: No, Permits are issued per lot and total square footage is assessed.

Suzanne Perkins: Asked whether it is correct to assume that there is no language in the permit streamlining project that encourages clustering of development.

Noel Langle: Yes, it is hard to craft language that would effectively encourage clustered development.

Eva Turenchalk: How does the permit streamlining apply to trailers (temporary structures)?

Noel Langle: Trailers are not allowed under a LUP with the streamlining; buildings must be on a permanent foundation.

Mark Chaconas: Why is there a 1,000 foot setback requirement from roadways? That would require additional driveways and disturbance.

Noel Langle: The setback requirement only applies to public roads and these requirements can vary depending on the property.

Suzanne Perkins: Limits should be considered on SFRs but not on agricultural structures (e.g., barns); this has been done in Montecito and Summerland.

Deliberation: Lloyd asked if some of the streamlining reduces things to a ministerial permit level for some projects, and Mr. Langle replied that this is the case. McKenna asked if the 15,000 square foot limit precludes the GavPAC from making recommendations that restrict SFR size. Mr. Langle replied no; that the GavPAC could propose a standard that is more strict. Lloyd asked if the GavPAC were to support multi-generational housing on agricultural land, whether the new permit streamlining efforts would then put applicants in a position where they would need a DP, whereas before they did not. Mr. Langle said that standards GavPAC creates, and which the Board of Supervisors would then ratify, would be in concert with the standards of the development code. Feeney mentioned that if a property owner wanted to build something extraordinary, which is ancillary to an agricultural structure (i.e., a bed and breakfast), then maybe that property owner should prepare a DP so that the County retains some level of control over aesthetics, design and green building.

7. Presentation Regarding Coastal Commission Suggested Changes to County Land Use and Development Code

Mr. Langle stated that the Board of Supervisors directed the Zoning Ordinance Restructuring Process (ZORP) to create two different zoning codes for the County: one for Montecito and one for the rest of the County. The County submitted the results of the



ZORP, in the form of the County's Land Use and Development Code (LUDC) to the CCC and in September of 2008 the CCC deemed the County's application complete. The LUDC primarily consists of beneficial reformatting of the County's zoning code, including minor clarifications and corrections.

In late 2009 the CCC made the County aware of the scope of its revisions to the LUDC, at which point the County withdrew its application from the CCC due to time constraints. The County then re-submitted its LUDC, which gave the CCC additional time for review. The CCC eventually returned the LUDC without giving the Board of Supervisors and community enough time to review CCC comments before the scheduled Board hearing on the revisions, therefore this hearing was postponed. The CCC hearing on LUDC certification is now scheduled for August 11-13 in San Luis Obispo.

Deliberation: Tautrim asked for a clarification on what constitutes an "intensification" of use (i.e., additional cows, crops, etc.) under the CCC's proposed modifications to the LUDC. Mr. Langle stated that changing the type of agriculture (i.e., from a grazing operation to row cropping) would constitute a change of use.

Public Comment:

Andy Mills: Thanked Chair Kimball for communicating with the CCC and hopes that Chair Kimball continues meeting with the CCC to keep them abreast of the GavPAC process. Mr. Mills thinks the CCC should suspend review of the LUDC in order to better integrate the Gaviota Coast Planning Process.

Eva Turenchalk: Asked how many projects would be affected by the additional CDP requirements and what "behind-the-scenes" interaction the County will have with the CCC between now and August with respect to the LUDC.

Mark Chaconas: Asked if Santa Barbara is the first county to have to deal with the CCC certification process for a revision of the zoning code, and if not, which other counties have gone through the certification process.

Noel Langle: County Counsel is communicating with other jurisdictions about this issue. San Luis Obispo County has been dealing with the CCC on similar issues, but for discrete projects in the coastal zone, not programmatic changes to the zoning code. Mr. Langle explained that the CCC likely has a "list" of zoning code deficiencies for each county in California that the CCC perceives as being out of compliance with the intentions of the California Coastal Act. The CCC is attempting to apply this list to the LUDC certification process, even though the proposed revisions to the County's zoning code are largely organizational.

Suzanne Perkins: Remarked that it seems as though the CCC is mandating what the County needs to do.

Noel Langle: Replied that the Board of Supervisors can choose to reject the CCC's recommended modifications to the LUDC, but that this would revert zoning in the coastal zone back to Article II, and that many amendments and projects have been to be rewritten to comply with Article II. Therefore a reversion to Article II zoning would require a substantial amount of work by the County.

Les Freeman: One CCC recommended modification is to limit agriculture in Toro Canyon to land with slopes of 20 percent or less. He asked if this requirement would likely eventually be extended to the rest of the coastal zone. He also asked if land had been farmed 40 years ago, but is currently used for grazing, and then was going to revert back to farming, whether or not the CCC would consider this a change of use.



Noel Langle: Replied that the CCC usually operates on the timeframe of 10 years, so a change after 40 years would likely be considered a change of use. He also stated that it is not clear whether the proposed modifications to the LUDC in Toro Canyon would one day extend to the rest of the coastal zone.

Deliberation: McGinnis stated that the CCC published a letter in 2001 prioritizing Local Coastal Plan (LCP) review and that the County was ranked third on that list due in part to the date the County's LCP was first adopted. Lloyd stated that the CCC's 2001 letter was not entirely accurate because it does not take into account the numerous amendments to the County's LCP that have been made since the LCP was first adopted. Tautrim asked if there is a list of what the CCC considers "incompatible uses". Mr. Langle said the County has a webpage dedicated just for this project. McNabb asked if the CCC applies the same regulations to all counties, or did the County somehow put itself in a difficult position with the CCC which has resulted in difficulty with the LUDC certification. Mr. Langle said that over time, the CCC has tried to ensure that all LCPs are consistent between counties. Feeney thinks it would be worthwhile for the Chair and Vice Chair to draft a Memo to the Board of Supervisors and Planning Commission regarding the LUDC certification process; Chair Kimbell agreed with Feeney's statement. Staff responded that they will work with Noel Langle to develop such a memo.

8. Discussion of Long-Term Meeting Schedule.

Staff explained how they revised the plan for how to approach prioritizing planning efforts and that at the next meeting the GavPAC will address which goals they want to focus on. Staff recognizes that the GavPAC is ready to move forward with the deliberative phase and staff will provide the GavPAC with worksheets for the five other issue areas in the packet for the next meeting on May 12th. Staff will let the GavPAC know which issue area they will begin deliberation on in the transmittal memo for the packet. Meetings will be held every two weeks while goal prioritization is done, and then meetings will move to three week intervals to accommodate subcommittee meetings. The long-term strategy and meeting schedule will be determined at the next few meetings. Chair Kimbell clarified that the GavPAC is using the public's goals, discussed at the workshop, as a starting point, but that the GavPAC can add goals to the worksheets if they feel something is missing. Feeney directed staff to look at the worksheets and give input regarding the practicality of the different goals.

9. Meeting Adjournment – 9:13 p.m.



Gaviota Coast Planning Worksheets

Ref.	Planning Issues	Tensions/Impacts/Constraints	Relevant:				Applicability to:					Comments
			Jurisdiction(s)/ Stakeholders	Policies/ Ordinances	Statute/Law	Planning Tools	Flexibility	Incentives	Public Improvements/ Maintenance	Jurisdictional Cooperation	Sole County Authority	
<i>Transportation, Energy, and Infrastructure</i>												
TEA-1	Recommend a Set of Improvements to Highway 101 Operations	a. Need for highway safety improvements and potential negative affect upon rural coastal character and existing circulation and access b. Informal use of CalTrans right of way	Santa Barbara County CalTrans State Parks Department Coastal Commission	Circulation Element Scenic Highways Element Land Use Element Local Coastal Plan LUDC Article II		a. New policies b. Collaboration with CalTrans		✓	✓	✓		
TEA-2	Recommend a Set of Improvements to Railroad Operations	a. Railroad can be an impediment to achieving safe coastal access b. Local jurisdictions have limited influence regarding railroad operations	Santa Barbara County Union Pacific Railroad Coastal Commission	Land Use Element LCP LUDC Article II		a. At-grade crossing inventory b. Ordinance amendment(s)		✓	✓	✓		
TEA-3	Increase the Number of Bike Paths	a. Implied need for additional staging/parking areas	Santa Barbara County CalTrans State Parks Department Coastal Commission	Circulation Element Land Use Element LCP LUDC Article II		a. Bicycle Master Plan b. Ordinance amendment(s)			✓	✓		
TEA-4	Support Community Scaled Renewable Energy Production	a. Impacts to sensitive resources b. Impacts to visual resources	Santa Barbara County Landowners Coastal Commission	Conservation Element Energy Element Land Use Element LCP LUDC Article II Uniform Rules		a. Ordinance amendment(s) b. Development design standards	✓	✓	✓		✗	
TEA-5	Support Large Scale Renewable Energy Production	a. Impacts to sensitive resources b. Impacts to visual resources c. Potential impacts to agriculture d. Unknown powergrid capacity	Santa Barbara County Coastal Commission Southern California Edison Pacific Gas & Electric Uniform Rules	Conservation Element Energy Element Land Use Element LCP LUDC Article II Uniform Rules		a. Renewable energy siting study b. Ordinance amendment(s) c. Development design standards		✓	✓		✗	
TEA-6	Enhance Maintenance of Rural Roads, Parking Facilities, & Bike Paths	a. Public works level of use and warrant planning process b. Competition for funding c. Maintenance schedule	Santa Barbara County CalTrans Landowners Coastal Commission US Forest Service	Land Use Element LCP Article II LUDC		a. Public Works roadway Annual Maintenance Plan (RoadMap) b. Capital Improvement Plan c. Work with US Forest Service to establish maintenance agreement for upper Refugio Road			✓	✓		
TEA-7	Plan for the Reuse of Abandoned Energy Facilities	a. Commercial/industrial uses versus recreational opportunities b. Potential costs related to brownfield sites	Santa Barbara County State Parks Department Coastal Commission Oil & Gas Industry	Open Space Element Land Use Element LCP Article II LUDC Abandonment Policies		a. Site specific land use plans b. Ordinance amendment(s)	✓	✓	✓	✓		
TEA-8	Encourage the Decommissioning of Unused Pipelines		Santa Barbara County Landowners Coastal Commission Department of Oil & Gas	Land Use Element LCP Article II LUDC Abandonment Policies		a. Pipeline inventory b. Ordinance amendment(s)				✓	✗	
TEA-9	Study the Feasibility of Alternate Off- and Onshore Oil Production Facilities	a. Existing resources versus transition to renewable energy b. Local revenue increases	Santa Barbara County Landowners Oil & Gas Industry Coastal Commission Department of Oil & Gas	Energy Element Land Use Element LCP LUDC Article II		a. Energy facilities siting study				✓	✗	

Gaviota Coast Planning Worksheets

Ref.	Planning Issues	Tensions/Impacts/Constraints	Relevant:				Applicability to:					Comments
			Jurisdiction(s)/ Stakeholders	Policies/ Ordinances	Statute/Law	Planning Tools	Flexibility	Incentives	Public Improvements/ Maintenance	Jurisdictional Cooperation	Sole County Authority	
<i>Transportation, Energy, and Infrastructure</i>												
TEA-10	Encourage the Undergrounding of Utilities	a. Increased cost b. Needs programmatic solution	Santa Barbara County Landowners Southern California Edison Coastal Commission	Land Use Element LCP Article II LUDC Grading Ordinance		a. Undergrounding plan	✓	✓	✓			✓
TEA-11	Encourage Additional Fire Protection Services West of Winchester Canyon	a. Lack of funds	Santa Barbara County Landowners US Forest Service County Fire Dept. Office of Emergency Services	Seismic Safety & Safety Element Capital Improvement Plan		a. Emergency response times survey b. Funding mechanism			✓		✓	
TEA-12	Tailor Private Driveway & Roadway Standards	a. Conservative safety requirements versus other design goals b. Urban standards may not be appropriate for rural agricultural areas	Santa Barbara County Landowners Coastal Commission County Fire Dept.	Land Use Element LCP Article II LUDC Fire Department Development Standards		a. Development design guidelines	✓	✓			✓	Recommend move to Land Use, Zoning, & Housing goals
TEA-13	Tailor Development Design for Fire Management	a. Conservative safety requirements versus other design goals b. Increased development and population within High Fire Hazard area. c. Stringent fire insurance requirements	Santa Barbara County Landowners Coastal Commission	Land Use Element LCP Article II LUDC Fire Department Development Standards Building Code		a. Wildfire Management Plan b. Development design guidelines	✓	✓			✓	Recommend move to Land Use, Zoning, & Housing goals

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Legend:



Planning Concept Applicable to Goal



Sole County Authority Subject to Coastal Commission Certification

Gaviota Coast Planning Worksheets

Ref.	Planning Issues	Tensions/Impacts/Constraints	Relevant:				Applicability to:					Comments
			Jurisdiction(s)/ Stakeholders	Policies/ Ordinances	Statute/Law	Planning Tools	Flexibility	Incentives	Public Improvements/ Maintenance	Jurisdictional Cooperation	Sole County Authority	
<u>Public Recreation</u>												
PR-1a	Maximize Access to and Along the Coast and Maximize Public Recreational Opportunities	a. Potential for overuse and resultant degradation of sensitive coastal resources b. Liability concerns of landowners and easement holders	Santa Barbara County CalTrans Southern Pacific Railroad Coastal Commission	LCP Article II	Civil Code §846 Govt. Code §831 Coastal Act § 30212.5, 30213, 30220-30224, 30250	a. Update public access component of LCP b. Analysis of long-term visitation and usage trends c. Adaptive policies for sea level rise/coastal bluff erosion		✓	✓	✓		a. In adopting the Coastal Act, the State Legislature established four basic goals of the State for the Coastal zone (Coastal Act §30001.5) including: (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners
PR-1b	Formalized & Safe Access for Various Coastal Uses	a. Public safety concerns and the protection of private property rights, and potential for overuse and resultant degradation of natural coastal resources b. Liability concerns of landowners and easement holders c. Cost	Santa Barbara County CalTrans Union Pacific Railroad Coastal Commission State Parks	LCP Article II	Civil Code §846 Govt. Code §831 Coastal Act § 30212.5, 30213, 30220-30224, 30250	a. Develop Coastal Access Implementation Plan b. Liability indemnification		✓	✓	✓		a. California Civil Code §846 immunizes landowners who allow public recreational use of their land b. The County is also immune from liability for unimproved trails/property (Gov't Code § 831.4)
PR-2a	Increase the Number of Trails on Public & Private Land	a. Landowner concerns related to: i) liability, ii) trash, iii) trespassing, iv) livestock conflicts, v) habitat impacts b. Need support from willing property owners c. Costs d. Network of trails and linkages e. California Coastal Trail planning	Santa Barbara County State Parks Department US Forest Service Landowners Coastal Commission	Agricultural Element LCP	Civil Code §846 Govt. Code §831	a. Parks, Recreation, & Trails (PRT) Map b. Trails Implementation Plan c. Trails Siting Guidelines d. Liability indemnification e. Long-term funding source f. Adaptive policies for sea level rise/coastal bluff erosion		✓	✓	✓		
PR-2b	Development of a California Coastal Trail (CCT)	a. Many private landholdings b. Physical/financial constraints	Santa Barbara County State Parks Department Landowners Coastal Commission State Coastal Conservancy	LCP Article II	Civil Code §846 Govt. Code §831 Coastal Act § 30609.5 (a)	a. Develop Coastal Access Implementation Plan b. Policy & standards for the design and implementation of the CCT c. Liability indemnification d. Adaptive policies for sea level rise/coastal bluff erosion		✓	✓	✓		
PR-2c	Establishment of a Multi-Use Trail Between El Capitan and Gaviota State Parks (See No. 6 above)	a. Intervening private landholdings, see item 3a above.	Santa Barbara County State Parks Department Landowners Coastal Commission	Agricultural Element LCP Article II	Civil Code §846 Govt. Code §831 Coastal Act § 30212.5, 30213, 30220-30224, 30250	a. Develop Coastal Access Implementation Plan b. Liability indemnification c. Adaptive policies for sea level rise/coastal bluff erosion		✓	✓	✓		
PR-2d	Maintain Multi-Use Trail Between El Capitan and Refugio State Parks	a. Entirely within State Parks jurisdiction/ ownership b. Maintenance/Fiscal c. Physical Constraints	State Parks Department			a. Adaptive easement b. Adaptive policies for sea level rise/coastal bluff erosion			✓			
PR-3	Improved & Safer Highway Access for Cyclists	a. CalTrans long-term plans for Hwy 101	CalTrans	LCP Article II		a. Coordination with CalTrans			✓	✓		
PR-4	Develop Improved Access to the Bill Wallace Trail	a. Relationship between State Parks & El Capitan Canyon Campground b. Fiscal	Santa Barbara County State Parks Department El Capitan Canyon Campground Coastal Commission	LCP Article II		a. Update State Parks plan b. Conditional Use Permit conditions of approval	✓	✓	✓	✓		
PR-5	Maintain Multi-Use Trail Between El Capitan and Refugio State Parks	a. Entirely within State Parks jurisdiction/ ownership b. Maintenance/Fiscal c. Physical Constraints	State Parks Department			a. Adaptive easement b. Adaptive policies for sea level rise/coastal bluff erosion			✓			

Gaviota Coast Planning Worksheets

Ref.	Planning Issues	Tensions/Impacts/Constraints	Relevant:				Applicability to:					Comments
			Jurisdiction(s)/ Stakeholders	Policies/ Ordinances	Statute/Law	Planning Tools	Flexibility	Incentives	Public Improvements/ Maintenance	Jurisdictional Cooperation	Sole County Authority	
<u>Public Recreation</u>												
PR-6	Facilitate Re-Use of Disturbed Lands for Public Use (Texaco Tank Farm, Mariposa Reina, Naples)	a. Potential re-use as coastal dependent/related industrial or other revenue-generating use b. Recreational use	Santa Barbara County State Parks Department Landowners Coastal Commission	LCP Article II Abandonment Policies		a. New policies b. Specific Plan c. Energy Division conditions of approval d. TDR receiver site	✓	✓	✓	✓	✓	
PR-7	Enhance Operations and Maintenance of State Parks	a. State Parks internal funding issue	State Parks Department						✓			

Legend:



Planning Concept Applicable to Goal





Sole County Authority Subject to Coastal Commission Certification

Gaviota Coast Planning Worksheets

Ref.	Planning Issues	Tensions/Impacts/Constraints	Relevant:				Applicability to:					Comments
			Jurisdiction(s)/ Stakeholders	Policies/ Ordinances	Statute/Law	Planning Tools	Flexibility	Incentives	Public Improvements/ Maintenance	Jurisdictional Cooperation	Sole County Authority	
<i>Resource Stewardship & Open Space</i>												
RSOS-1	Maintain & Enhance Rural Character	a. Potential restrictions on agricultural intensification b. Potential restrictions on development c. Legal parcels/development rights d. High land value versus agricultural value e. Estate taxes/fragmentation of larger agricultural holdings	Santa Barbara County Landowners State Parks Department US Forest Service Coastal Commission	Conservation Element Open Space Element Land Use Element Local Coastal Plan LUDC Article II		a. Agricultural/conservation easements b. Cluster development c. Design guidelines d. Ordinance amendment(s) e. View corridor overlay f. TDR tailored to Gaviota needs/opportunities g. Establish open space/agriculture conservation district(s) to purchase easements		✓			✓	
RSOS-2	Protect & Enhance Natural Resources Utilizing a Watershed Approach	a. Inconsistent watershed and individual parcel boundaries b. Multiple landowners/agencies c. Available funding & expertise	Santa Barbara County Landowners State Parks Department US Forest Service RCD NRCS Coastal Commission	LUDC Article II	Coastal Act § 30107.5, 30121, 30230, 30231, 30233	a. Incentives/regulatory relief for implementation of watershed mgmt. plans and habitat conservation & enhancement practices b. Watershed scientific advisory panel and info. exchange for watershed planning efforts c. Ordinance amendment(s) d. Watershed characterization inventory e. Mountainous Area or Resource Management designations to appropriate upper watershed parcels f. Updated ESH policies & habitat mapping	✓	✓		✓		
RSOS-3	Expanded Recreational Opportunities Should be Sensitive to Natural Setting	a. Impacts to sensitive resources	Santa Barbara County Landowners El Capitan Canyon Campground Fish & Wildlife Service Dept. of Fish & Game	Conservation Element Open Space Element LUDC Article II	Civil Code §846 Govt. Code §831 Coastal Act § 30107.5, 30121	a. Trails Implementation Plan b. Conditional Use Permit conditions of approval c. Ordinance amendment(s)			✓		✓	
RSOS-4	Protect & Enhance Wildlife Corridors	a. Highway 101 is a perpendicular barrier to many likely wildlife corridors b. Unknown affect from climate change on species diversity/habitat/migration needs	Santa Barbara County CalTrans Fish & Wildlife Service Department of Fish & Game Landowners Coastal Commission	Land Use Element LCP Article II LUDC	Coastal Act § 30107.5	a. Wildlife corridor study b. Ordinance amendment(s)		✓	✓	✓		
RSOS-5	Support Landowner Stewardship of Natural Resources	a. Differing approaches by landowners	Santa Barbara County Landowners	Agricultural Element Conservation Element		a. Incentives/regulatory relief for implementation of watershed mgmt. plans and habitat conservation & enhancement practices b. Stewardship principles & agreements c. Ordinance amendment(s)	✓	✓		✓		

Gaviota Coast Planning Worksheets

Ref.	Planning Issues	Tensions/Impacts/Constraints	Relevant:				Applicability to:					Comments
			Jurisdiction(s)/ Stakeholders	Policies/ Ordinances	Statute/Law	Planning Tools	Flexibility	Incentives	Public Improvements/ Maintenance	Jurisdictional Cooperation	Sole County Authority	
<i>Resource Stewardship & Open Space</i>												
RSOS-6	Protect Cultural & Historic Resources	a. Landowner resistance to historic designation(s)	Santa Barbara County Landowners Coastal Commission Local Tribes	Land Use Element LCP Article II LUDC	SB18	a. Historical structures inventory b. Cultural resources predictive model c. Ordinance amendment(s) d. Organization to highlight the Chumash and the agricultural culture of Gaviota e. Gaviota cultural center as a possible use in the Gaviota Marine Terminal re-use plan						✓
RSOS-7	Encourage Habitat Restoration Projects	a. Multiple permitting agencies b. Voluntary restoration needs to provide benefit to landowner c. Adjacent Landowners Concerns with Safe-Harbor Agreements	Santa Barbara County US Fish & Wildlife Service Department of Fish & Game Landowners Coastal Commission	Land Use Element LCP Article II LUDC Grading Ordinance		a. "Safe Harbor"-like agreements that voluntarily enhance habitat for sensitive species b. NRCS Practices Manual	✓	✓		✓		
RSOS-8	Natural Resources Best Management Practices to be Identified to Minimize Impacts from Agricultural Operations	a. Landowner Resistance b. Multiple Permitting Agencies c. Voluntary/enforceability	Santa Barbara County Landowners Coastal Commission	Agricultural Element Land Use Element LCP Article II LUDC Grading Ordinance		a. NRCS Practices Manual b. Management plans	✓	✓		✓		

Legend:
 Planning Concept Applicable to Goal
 Sole County Authority Subject to Coastal Commission Certification



Gaviota Coast Planning Worksheets

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			Jurisdiction(s)/ Stakeholders	Policies/ Ordinances	Statute/Law	Planning Tools	Flexibility	Incentives	Public Improvements/ Maintenance	Jurisdictional Cooperation	Sole County Authority	
<u>Keeping Agriculture on the Land</u>												
KAL-1	Encourage Agricultural Water Impoundments	a. Potential Liability Due to the Creation of Habitat b. Potential Impacts to Sensitive Resources c. Existing Permit Requirements for Reservoirs	Santa Barbara County Department of Fish & Game Fish & Wildlife Service Coastal Commission	LUDC §35.21.030 Article II §35-147	Water Code §6000	a. Ordinance amendment(s)	✓				✓	
KAL-2	Encourage 'Safe Harbor Agreements' for Habitat Restoration	a. Neighboring Landowner Resistance b. Potential Impacts to Sensitive Resources	Landowners Fish & Wildlife Service Department of Fish & Game Coastal Commission	LUDC Article II	ESA §1539(a)(1)(A)						✓	
KAL-3	Encourage Sustainable & Beneficial Agricultural Land Management Techniques and Projects	a. Multiple Permitting Agencies (FWS, DFG, ACOE, etc.)	Santa Barbara County Landowners Coastal Commission	LCP Article II LUDC Grading Ordinance				✓			✓	
KAL-4	Expand the Utilization of Conservation Easements	a. Negotiations for Many Private Landholdings b. Uncertainties in the continuation of the Williamson Act program	Santa Barbara County Landowners SB Land Trust County Surveyor	Chapter 21				✓			✓	
KAL-5	Expand Opportunities for Alternative Revenue Streams on Agricultural Land	a. Potential "Commercialization" of Rural Areas b. Potential Incompatibility with Surrounding Areas	Santa Barbara County Landowners Dept. of Conservation Coastal Commission	LCP Article II LUDC Uniform Rules	Govt. Code §51238.1 of the Williamson Act	a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	
KAL-6	Expand Allowed Uses by Right on Agricultural Land	a. Potential Incompatibility with Surrounding Areas	Santa Barbara County Landowners Coastal Commission	LCP Article II LUDC Uniform Rules		a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	
KAL-7	Allow for Multi-Generational Housing on Agricultural Land	a. Potential Visual and Sensitive Resources Impacts b. Cumulative Development Impacts	Santa Barbara County Landowners Dept. of Conservation Coastal Commission	LCP Article II LUDC Uniform Rules		a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	
KAL-8	Promote the Alleviation of Estate Taxes on Agricultural Lands	a. Federal issue w/ limited local control	Santa Barbara County Landowners State of California Internal Revenue Service		Federal Tax Code	a. County legislative analyst						
KAL-9	Relax Permit Requirements for Structures with Agricultural Uses	a. Potential Visual and Sensitive Resources Impacts	Santa Barbara County Landowners Coastal Commission	LUDC Article II		a. Ordinance amendment(s)	✓				✓	a. The Agricultural Permit Streamlining LUDC amendments being considered by the Board of Supervisors only applies to Inland areas
KAL-10	Expand Allowed Agricultural Support Uses on Agricultural Land	a. Potential Incompatibility with Surrounding Areas	Santa Barbara County Landowners Coastal Commission	LCP Article II LUDC Uniform Rules		a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	a. Recent (September 2007) Uniform Rules update was unsuccessful in expanding allowable "compatible" uses
KAL-11	Consider Utilizing a Development Rights Transfer Protocol to Areas With Urban Infrastructure	a. Land value disparities/limited sender sites	County of Santa Barbara Landowners City of Goleta City of Santa Barbara			a. TDR policy/ordinance(s)	✓	✓	✓	✓		
KAL-12	Encourage Additional Grazing Opportunities on Public Lands	a. Existing Management Practices on Federal and State Lands b. Potential Impacts to Sensitive Resources	Santa Barbara County State Parks Department US Forest Service	Agricultural Element State & Federal Management Plans		a. Range improvement program		✓	✓	✓		

Legend:

Gaviota Coast Planning Worksheets

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			Jurisdiction(s)/ Stakeholders	Policies/ Ordinances	Statute/Law	Planning Tools	Flexibility	Incentives	Public Improvements/ Maintenance	Jurisdictional Cooperation	Sole County Authority	
	<u>Keeping Agriculture on the Land</u>											

 Planning Concept Applicable to Goal
 Sole County Authority Subject to Coastal Commission Certification

Gaviota Coast Planning Worksheets

Ref.	Planning Issues	Tensions/Impacts/Constraints	Relevant:				Applicability to:					Comments
			Jurisdiction(s)/ Stakeholders	Policies/ Ordinances	Statute/Law	Planning Tools	Flexibility	Incentives	Public Improvements/ Maintenance	Jurisdictional Cooperation	Sole County Authority	
<i>Land Use, Zoning, and Housing</i>												
LUZH-1	Maintain Existing Zoning Density	a. Strict adherence would conflict with potential clustering or TDR concepts b. Misperception about "Truth in Zoning"	Santa Barbara County Coastal Commission	Land Use Element Land Use Development Policy 2 Local Coastal Plan LUDC Article II		a. Ordinance 661 consistency rezone						✓
LUZH-2	Allow for Additional Primary Residences for Extended Farm/Ranching Families	a. Potential visual and sensitive resources impacts b. Cumulative development impacts c. How to achieve w/o creating separate parcels for financing? d. Concern that ownership interests will be sold over time	Santa Barbara County Landowners Dept. of Conservation Coastal Commission	Land Use Element LCP LUDC Article II Uniform Rules	Civil Code §51238.1 Subdivision Map Act	a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	
LUZH-3	Encourage Clustering of Structures Within Lots	a. Potential visual resources impacts	Santa Barbara County Coastal Commission	Land Use Element LCP LUDC Article II Uniform Rules		a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	
LUZH-4	Prioritize Preservation of Properties Seaward of Highway 101	a. Reduced priority for the preservation of inland parcels	Santa Barbara County Coastal Commission	Land Use Element LCP LUDC Article II		a. Ordinance amendment(s) b. Development design standards	✓					✓
LUZH-5	Limit Development on Coastal Bluffs	a. Landowner resistance b. Legal lots, high land value	Santa Barbara County Coastal Commission	Land Use Element LCP LUDC Article II		a. Ordinance amendment(s) b. Development design standards	✓					✓
LUZH-6	Strong Design Review Process & Standards to Guide Optimal Scale and Siting of Development	a. Cost of permit process	Santa Barbara County Coastal Commission	Land Use Element LCP Article II LUDC		a. Ordinance amendment(s) b. Development design standards	✓	✓				✓
LUZH-7	Appropriate Single-Family Dwelling Size	a. Landowner resistance b. Location has an equal, if not greater, impact than parcel size	Santa Barbara County Coastal Commission	Land Use Element LCP Article II LUDC		a. Ordinance amendment(s) b. Development design standards	✓	✓				✓

Legend:



✓ Planning Concept Applicable to Goal

✓/ Sole County Authority Subject to Coastal Commission Certification

Gaviota Coast Planning Worksheets

Glossary and Definitions

Agricultural Element	An Element of the County's Comprehensive General Plan that serves as a guide for addressing the future use of agricultural lands and resources. It includes goals and policies applicable to projects that affect agricultural resources.	DFG California Department of Fish and Game	State agency that manages California's native fish, wildlife, and plant resources, and natural communities for their intrinsic and ecological value. DFG issues permits for activities that could impact natural resources, such as streambed alterations. (14 ADC 1 §§ 1.04-886.6) DFG also enforces the California Endangered Species Act (ESA). (3 Fish and Game Code [FGC] 1.5 §§ 2050 -2115.5)	Safe Harbor Agreement	An agreement with the USFWS and DFG that is designed to protect participating landowners who conduct land management activities beneficial to sensitive species from liability under the Federal and State ESA.
ACOE Army Corps of Engineers	Federal agency that regulates construction activities in wetlands and aquatic areas (Rivers & Harbors Act 1899 - 33 United States Code [USC] §§ 401,403, 407 and Clean Water Act 1972 - 40 Code of Federal Regulations [CFR] §§ 100-149)	DOC California Department of Conservation	State agency whose Division of Land Resource Protection regulates the administration of the Williamson Act. (14 ADC 2 §§ 1670-39650)	State Parks Department California Department of Parks and Recreation	Manages California State Parks including Gaviota State Park, Refugio State Beach, and El Capitán State Beach. (14 ADC 3 §§ 4300-4971)
Article II Coastal Zoning Ordinance	Applicable to unincorporated areas in the coastal zone, this ordinance implements the County's LCP by classifying and regulating the uses of land, buildings, and structures (Santa Barbara County Code [SBCC] §§ 35-50 through 35-215).	ESH Environmentally Sensitive Habitat	Areas that are specially protected because they could be easily disturbed or degraded by human activities and because of their unique role in the ecosystem. (SBCC § 35.28.090, 20 PRC 2 § 30107.5)	TDR Transfer of Development Rights Program	A market-based approach to allow landowners to sever development rights in low-density areas and sell them to purchasers who want to increase densities in selected areas.
Cachuma RCD Cachuma Resource Conservation District	Local agency that promotes land stewardship and conservation by working in cooperation with the NRCS to provide assistance to landowners, schools, groups, and organizations. RCDs are managed by non-salaried directors and derive funding from the local tax base and/or fund raising activities. (9 Public Resources Code [PRC] 3 §§ 9151-9491)	Federal Management Plan	U.S. Forest Service's Land and Resource Management Plan for the southern California national forests. The Plan describes a program-level strategic direction for managing the land and its resources over 10 to 15 years. Plan strategies that are consistent with the concept of adaptive management and sustainable resource use. (36 CFR 219)	USFWS U.S. Fish and Wildlife Service	Federal Bureau in the Department of Interior that works to conserve, protect and enhance fish, wildlife, and plants and their habitats for the continuing benefit of the American people. The USFWS also implements provisions of the ESA. (50 CFR 1)
California Land Conservation Act	See Williamson Act.	Indemnification	Gives security against future damage or liability (i.e., with respect to trails on private property).	Williamson Act	Enables local governments in California to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use in exchange for reduced property tax assessments. Local governments receive an annual subvention of forgone property tax revenues from the State.
CalTrans California Department of Transportation	State agency that plans for and maintains State highways in California. (21 California Administrative Code [ADC] 2)	LCP Local Coastal Program	The County's guide to development in the coastal zone and protection of coastal resources. The LCP must receive final certification from the CCC before becoming effective. (20 PRC 3 §30200)		
CCA California Coastal Act	Adopted by the Legislature in 1976, the mission of the CCA is to protect, conserve, restore, and enhance environmental and human-based resources of the California coast and ocean for environmentally sustainable and prudent use by current and future generations. The CCC is charged with implementation of the CCA. (20 PRC §§ 30000-30900)	LUDC County Land Use and Development Code.	Combined and reformatted four separate zoning Articles of the County Code into one document. Effective January 2007 for the inland area, excluding Montecito. As of May 2010, the LUDC has not received final certification from the CCC.		
CCC California Coastal Commission	Plans and regulates the use of land and water in the coastal zone of California. Before an LCP amendment can become effective the CCC must certify that it is consistent with the CCA. Development activities in the coastal zone generally require a permit from the CCC. (20 PRC §30000-§30900)	LUE Land Use Element	A mandatory Element of the County's Comprehensive General Plan that designates the general location and types of housing, business, industry, agriculture, open space, recreational facilities, public and educational facilities in the unincorporated County. The LUE has an Air Quality Supplement that includes strategies and measures that incorporate air quality planning techniques into the County's land use planning program.		
Chapter 21 Subdivision Regulations	The County ordinance that regulates the division of land in compliance with the requirements of the Subdivision Map Act. It also includes regulations for lot line adjustments. (SBCC §§ 21-1 through 21-393)	NRCS	Federal agency that works in partnership with private rural landowners to conserve and sustain natural resources. Formerly known as the Soil Conservation Service. The NRCS has entered into mutual agreements with RCDs to provide technical assistance landowners and others with conservation needs. (<i>Technical Assistance</i> 7 CFR 610 and <i>Wildlife Habitat Incentive Programs</i> 7 CFR 636-651).		
CIP Capital Improvement Plan	The County's five-year plan that identifies and prioritizes capital improvement projects (i.e., infrastructure and roads repairs) and equipment purchases. (SBCC § 2-34.)	Ordinance Amendment	Changes to an adopted ordinance. Amendments must be evaluated by the Planning Commission and Board of Supervisors at public hearings. In the coastal zone, amendments must also be approved by the CCC.		
Coastal Zone	Area along the California coast extending varying distances inland from the mean high tide line. Zone boundaries were determined by the CCA. The CCC, in partnership with coastal agencies, plans and regulates the use of land and water in the coastal zone. (20 PRC §§ 30000-30900)	PRT Maps Parks, Recreation and Trails Maps	Located in the Recreation section of the LUE, these maps show existing and proposed parks, recreation, and trails in the County.		



Gaviota Coast Plan GavPAC Meeting Schedule

Meeting Dates and Discussion Topics

[Meeting dates, times, and locations are subject to change]

April 21, 2010

Meeting/ Workshop Type	Date and Time	Location	Discussion Topics
GavPAC Meeting #17 (tentative)	Wednesday, September 1, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	TBD
GavPAC Meeting #16 (tentative)	Wednesday, August 11, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	TBD
GavPAC Meeting #15 (tentative)	Wednesday, July 21, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	TBD
GavPAC Meeting #14 (tentative)	Wednesday, June 30, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	TBD
GavPAC Meeting #13 (tentative)	Wednesday, June 16, 2010 6:30 p.m.	Brandon School Auditorium	Discussion of Issue Area Priorities for Planning Goal Development
GavPAC Meeting #12 (tentative)	Wednesday, May 26, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Discussion of Issue Area Priorities for Planning Goal Development
GavPAC Meeting #11	Wednesday, May 12, 2010 6:30 p.m.	Brandon School Auditorium	Discussion of Issue Area Priorities for Planning Goal Development
GavPAC Meeting #10 ***COMPLETED***	Wednesday, April 21, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Requested Topic Presentations Natural Resource Conservation Service (NRCS) Coordination and Beneficial Projects Process Agricultural Permit Process Streamlining Project Coastal Commission Land Use and Development Code (LUDC) Certification Process
GavPAC Meeting #9 ***COMPLETED***	Wednesday, April 7, 2010 6:30 p.m.	Brandon School Auditorium	Post-Workshop Strategy Session Summary of Information Gathered from Workshop Identification of Issue Area Priorities for Planning Goal Development Long Term Meeting Schedule


GavPAC Workshop #1 ***COMPLETED***	Saturday, March 20, 2010 9:00 a.m.	Goleta School District Board Hearing Room	Public Workshop Saturday Public Workshop (Round table format with topic area discussions hosted and facilitated by GavPAC members)
GavPAC Meeting #8 ***COMPLETED***	Wednesday, March 3, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Visual Resources Visual Resources Policies Development & Project Review Challenges County Riding and Hiking Trails Advisory Committee Presentation Public Workshop Format & Topics Discussion, Public Workshop Format (GavPAC roles and responsibilities, table topic questions, public workshop objectives)
GavPAC Meeting #7 ***COMPLETED***	Wednesday Feb. 17, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Plan Area Boundary Discussion Public Workshop Format & Topics Discussion, Public Workshop Format (GavPAC roles and responsibilities, table topic questions, public workshop objectives)
GavPAC Meeting #6 ***COMPLETED***	Wednesday, Feb. 10, 2010 6:30p.m.	Vista de Las Cruces School Auditorium	Agricultural Resources and Heritage Land Use Policies Supporting Agriculture Agricultural Statistics for Plan Area Agricultural Preserve Program Panel Discussion: Challenges and Opportunities for Gaviota's Rural Agricultural Heritage
GavPAC Meeting #5 ***COMPLETED***	Wednesday, Jan. 6, 2010 6:30p.m.	Vista de Las Cruces School Auditorium	Overview of Watershed Planning, Ecology & Biological Diversity of Gaviota Coast Watershed (planning, floodplains, riparian corridors, Coastal Zone planning) Ecological/Biological Resources (Gaviota coast diversity, Environmentally Sensitive Habitat areas, endangered and indicator species) Applicable Zoning Ordinances – Relationship To Comprehensive Plan
GavPAC Meeting #4 ***COMPLETED***	Monday, Dec. 7, 2009 6:32 p.m.- 9:05 p.m.	Vista de Las Cruces School Auditorium	Overview of Zoning Ordinances, Current Projects, and Energy Facilities (cont.) Summary of Land Use and Plan Area Statistics Overview of Public Recreation and Access Recreation, Trails and Public Access (State Parks Department Presentation)
GavPAC Meeting #3 ***COMPLETED***	Wednesday, Dec. 2, 2009 6:33 p.m.- 9:07 p.m.	Vista de Las Cruces School Auditorium	Overview of Zoning Ordinances, Current Projects, and Energy Facilities Energy Facilities and Applicable Policies (Energy Division presentation) Current Development Projects and Trends (Development Review Division – South Presentation)
GavPAC Meeting #2 ***COMPLETED***	Wednesday, Nov. 18, 2009 6:37 p.m.- 8:58 p.m.	Vista de Las Cruces School Auditorium	Overview of the Comprehensive Plan and LCP Election of Vice-Chair & Recording Secretary Role, Function and Structure of County Comprehensive Plan and Local Coastal Plan Review of Land Use Designations and Overlays within Plan Area

GavPAC Meeting #1
*****COMPLETED*****

Wednesday,
Nov. 4,
2009
6:42 p.m.-
9:05 p.m.

Vista de Las
Cruces School
Auditorium

GavPAC Kickoff Meeting
GavPAC Empaneled and Oath of Office Administered
Open Meeting Law Discussion
GavPac Acceptance of GPAC Guidelines and GavPAC Ground Rules
Future Meetings Scheduled



Attachment 3

Possible Visual and Biological Resources Development Standards

If recommended by the County Planning Commission these development standards would be included in the sections of the proposed ordinance regarding agricultural accessory structures (SECTION 5), agricultural employee dwellings (SECTION 6), residential second units (SECTION 7), and increased thresholds for development plans (SECTION 3). In order to take advantage of the proposed permit downshift the development would be required to meet these standards. Development that could not comply with these standards could still be allowed under the existing permit requirements.

1. Biological. The following development standard is proposed to protect biological resources:

The proposed development shall be located no less than 100 feet from the following environmental sensitive habitat areas that are determined by a qualified professional to be intact and of high quality. This setback may be adjusted upward or downward on a case-by-case basis depending upon site specific conditions such as slopes, biological resources and erosion potential. If these requirements are in conflict with other provisions of the Comprehensive Plan and any applicable community or area plan, this Development Code, and any permit conditions established by the County, the more restrictive requirements shall control.

- (1) *Native plant communities recognized as rare by California Department of Fish and Game (2003 or as amended). Examples include Native Grasslands, Maritime chaparral, Bishop Pine Forests, and Coastal Dune Scrub.*
- (2) *Native Woodlands and Forests.*
- (3) *Nesting, roosting, and/or breeding areas for Rare, Endangered or Threatened animal species.*
 - (a) *Rare, Endangered, or Threatened species are defined as those listed by State or Federal wildlife agencies under the State or Federal Endangered Species Acts, candidates for listing, species of special concern, and species that meet the definition of "rare" in Section 15380 of California Environmental Quality Act.*
 - (b) *A separation of greater than 100 feet may be required in order to fully protect formally listed Endangered Species (e.g., a 100 foot separation may not fully protect known breeding ponds for California Tiger Salamander).*
- (4) *Plant communities known to contain Rare, Endangered, or Threatened species.*
- (5) *Streams, riparian areas, vernal pools, and wetlands.*
- (6) *Any designated Environmental Sensitive Habitat Areas.*

Visual. The following development standard is proposed to protect visual resources. It is based on existing language from other sections of the County Land Use and Development Code.

The proposed development shall be compatible with the character of the surrounding natural environment, subordinate in appearance to natural landforms, and sited so that it does not intrude into the skyline as seen from public viewing places. At a minimum, the proposed development shall comply with the following design standards. If these requirements are in conflict with other provisions of the Comprehensive Plan and any applicable community or area plan, this Development Code, and any permit conditions established by the County, the more restrictive requirements shall control.

- (1) *Exterior lighting shall be for safety purposes only and shall comply with the following requirements:*
 - (a) *Light fixtures shall be fully shielded (full cutoff) and shall be directed downward to minimize impacts to the rural nighttime character.*
 - (b) *To the extent feasible, light fixtures, shall be directed away from habitat areas, nearby residences, and public roads or other areas of public use.*
- (2) *Building materials and colors (earth tones and non-reflective paints) compatible with the surrounding natural environment shall be used to maximize the visual compatibility of the proposed development with surrounding areas.*