



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	
Public Recreation												
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 Policies 7-1:7.7-13:19 Article II Sections 35-61:63, 35-81, 35-89	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 d. Managed access programs		✓	✓	✓		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 Policies 7-1:7.7-13:19 Article II Sections 35-61:63, 35-81, 35-89	Civil Code §846 Govt. Code §831 Coastal Act § 30212.5, 30213, 30220-30224, 30250	a. Develop Coastal Access Implementation Plan b. Liability indemnification		✓	✓	✓		a. The State Recreational Use Statute (Civil Code § 846) immunizes private landowners who allow public recreational use of their land from liability b. The State also grants immunity to public entities for recreational use of public lands (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 Policy I.A LCP Policies 7-25:26	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 Policies 7-25:26 Article II Section 35-63	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	a. Intervening private landholdings, see item 3a above.	Santa Barbara County State Parks Department Landowners Coastal Commission	Agricultural Element Policy I.A LCP Policies 7-25:26 Article II Section 35-63	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			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 Policies 7-25:26 Article II Section 35-63		a. Update State Parks plan b. Conditional Use Permit conditions of approval	✓	✓	✓	✓		
PR-5	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 Policy 6-30 Article II Sections 35-154:159		a. New policies b. Specific Plan c. Energy Division conditions of approval d. TDR receiver site	✓	✓	✓	✓	✓	
PR-6	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

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<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 pp. 206-209 Land Use Element Other Open Lands Policies 1-4, Visual Resource Policy 2 Local Coastal Plan Policy 4-4 Article II Sections 35-66, 35-172.8, 35-174.7		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	Land Use Element Hillside & Watershed Protection Policies 1-9, Other Open Lands Policy 2 Local Coastal Plan Policies 3-13:23	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 g. Invasive plant eradication	✓	✓		✓			
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 pp. 84-111 LUDC Section 35.26.020.D Article II Section 35-89	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		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 Policies I,B,I,G,IV,A,IV,B		a. Incentives/regulatory relief for implementation of watershed mgmt. plans and habitat conservation & enhancement practices b. Stewardship principles & agreements c. Ordinance amendment(s)	✓	✓		✓			
RSOS-6	Protect Cultural & Historic Resources	a. Landowner resistance to historic designation(s)	Santa Barbara County Landowners Coastal Commission Local Tribes	Land Use Element Historical & Archaeological Sites Policies 1-5 LCP Policies 10-1:5 Article II Section 35-65 LUDC Section 35.60.040	Civil Code §815.3 Govt. Code §65040.2, 65092, 65351, 65352, 65560, 65562	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			a. "Safe Harbor"-like agreements that voluntarily enhance habitat for sensitive species b. NRCS Practices Manual	✓	✓		✓			

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<i>Resource Stewardship & Open Space</i>												
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			a. NRCS Practices Manual b. Management plans	✓	✓			✓	

Legend:



Planning Concept Applicable to Goal



Sole County Authority Subject to Coastal Commission Certification