

# 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	
<b><u>Keeping Agriculture on the Land</u></b>												
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	<a href="#">LUDC Section 35.21.030</a>  <a href="#">Article II Sections 35-147</a>	<a href="#">Water Code §6000</a>	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		<a href="#">ESA §1539(a)(1)(A)</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	<a href="#">LCP Policy 2-11, 9-35, 9-42</a>  <a href="#">Agricultural Element policy I.C, I.F, I.G, I.VA, I.VB</a>				✓			✓	
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					✓			✓	
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	<a href="#">Article II Sections 35-69.3:69.5</a> <a href="#">LUDC Section 35.21.030</a> <a href="#">Uniform Rule 2</a>	<a href="#">Govt. Code §51238.1 of the Williamson Act</a>	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	<a href="#">Article II Sections 35-69.3:69.5</a> <a href="#">LUDC Section 35.21.030</a> <a href="#">Uniform Rule 2</a>		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	<a href="#">LCP Appendix B, p. 231</a> <a href="#">Article II Sections 35-69.3:69.5</a> <a href="#">LUDC Section 35.21.030</a> <a href="#">Uniform Rule 1</a>		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		<a href="#">Federal Tax Code Title 25(a) Chapter 1 Subchapter I</a>	a. County legislative analyst						

Legend:



Planning Concept Applicable to Goal



Sole County Authority Subject to Coastal Commission Certification

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<b><i>Keeping Agriculture on the Land</i></b>													
KAL-9	Relax Permit Requirements for Structures with Agricultural Uses	a. Potential Visual and Sensitive Resources Impacts	Santa Barbara County Landowners Coastal Commission	<a href="#">LUDC Section 35.21.030</a> <a href="#">Article II Sections 35-69.3, 35-169</a>		a. Ordinance amendment(s)	✓					✓	a. The Agricultural Permit Streamlining LUDC amendments recently adopted 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			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	<a href="#">Agricultural Element Policy IV.A</a> <a href="#">State Parks Gaviota Resource Management Plan Policy 5</a> <a href="#">Los Padres National Forest Management Plan pp. 31, 77, 141-2</a>		a. Range improvement program		✓	✓	✓			

Legend:



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