



# Planning and Development Department

## Long Range Planning Division

### Transmittal Memorandum

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**DATE:** July 14, 2010

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**TO:** GavPAC Members

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**FROM:** David Lackie, Supervising Planner  
Brian Tetley, Planner

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**CC:** Supervisor Doreen Farr, 3<sup>rd</sup> Supervisorial District  
Vicki Parker, Deputy Director, Long Range Planning

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**SUBJECT:** GavPAC Meeting No. 15

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The items listed below have been included as part of the meeting materials for GavPAC Meeting No. 15, to be held Wednesday July 21, 2010, 6:30 p.m. at the Vista de Las Cruces School auditorium:

- 1. Meeting Agenda:** Please see the attached agenda for the July 21, 2010 GavPAC meeting (Attachment 1). For details, please see discussion of agenda items below.
- 2. Draft Meeting Minutes:** Staff has provided draft meeting minutes from the June 21 & 30, 2010 GavPAC meetings for review and approval (Attachments 2 & 3).
- 3. Consideration of Planning Issues:** Staff has provided a complete revised worksheet packet (Attachment 4). The packet includes all the issue areas including Land Use, Zoning, & Housing, a new Visual Resources worksheet, a glossary sheet, and a planning issues summary diagram. The worksheets include citations to ordinance and/or policy documents related to each proposed planning issue.
- 4. Strategy Discussion for Policy Issue Area Deliberations:** As discussed in greater detail below, this meeting will include a strategy discussion for the next phase of meetings starting in August. Staff will bring a set of "playbook" sheets to the meeting that has been prepared to facilitate this discussion.
- 5. Long Term GavPAC Meeting Schedule:** The revised GavPAC long term meeting schedule (Attachment 4) is attached for your review.

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. 5)**

This is the fourth meeting dedicated to identification of Issues to be undertaken by the GavPAC during this planning process. Staff is expecting that the GavPAC will be able to complete consideration of the Land Use, Zoning, & Housing issues and Visual Resources issues during this meeting. As mentioned in the past, Staff has prepared another planning issues sheet for Visual Resources issues. This sheet includes a number of issues that were previously located on other sheet, but have been relocated to the Visual Resources sheet given the item's expression of a visual issue. Staff has also added some new items that seem relevant once deliberations on Visual Resources issue commences.

In addition, there are two new sheets appended to the rear of the worksheets. The first is a glossary and definitions page that defines terms mentioned on the worksheets. Lastly, staff has prepared a diagram showing planning relationships which may be helpful when the deliberations on planning goals and tools commence during the next phase of the planning process.

In addition to reviewing the issue worksheets, please read the *Gaviota Study Group Report* (September 2005) pp. 22-27, and *LCP Update Guide* (April 2007) – Section 6 – Planning and Locating New Development. The LCP Update Guide was included in the meeting no. 2 packet.

### **Strategy Discussion for Policy Issue Area Deliberations (Agenda Item No. 6)**

This discussion is intended to set the ground work for the deliberative stage of the planning process slated to begin in August. Over the past several meetings, the GavPAC has considered and revised a range of planning issues for the Gaviota coast. The upcoming deliberative phase of the planning process will delve into each of the grouped planning issue areas with sufficient detail to emerge with a set of prioritized planning goals to be accomplished by the Gaviota Coast Land Use Plan. Staff is currently working with the Chair and Vice-Chair to identify an optimal schedule to maximize the effectiveness of this upcoming phase of the planning process and these recommendations will be considered at the GavPAC meeting on July 21<sup>st</sup>. Staff will bring a set of “playbook” sheets to the meeting that has been prepared to facilitate this discussion.

Issue area deliberation meetings will require two to three consecutive meetings per issue area. This will allow for adequate staff support in the form of written reports, interim research and issue area expert testimony, as well as thoughtful development of planning goals and tools in a systematic way. Staff proposes that the GavPAC deliberate first on Visual Resources from mid August to early September, followed by Keeping Agriculture on the Land through mid October. There are substantial existing visual resources policies and a history of the application of these policies and the inherent tensions between the policies that lends itself to an initial discussion of tailored changes to these policies and the potential application of additional overlays. In addition, the potential development of design guidelines for the Gaviota Coast may be suited to work by a subcommittee, which could free up time for the full committee to maintain momentum in deliberating on other issues. Formation of a subcommittee may be an effective way to have more detailed consideration of policy options and planning tools resolved and brought back to the full committee for review.

The upcoming deliberative phase will likely extend through February-March 2011. These meetings in the upcoming phase will be supported by Staff research into existing policies and ordinances in Santa Barbara County and other jurisdictions, past experience, and other supporting data to help facilitate the deliberations leading to planning goals. Once the GavPAC establishes draft planning goals and preferred planning tools, Staff will then spend between approximately 60-90 days writing a draft plan for consideration and revisions by the GavPAC in the spring of 2011.

### **Attachments:**

1. July 21, 2010 Meeting Agenda
2. June 21, 2010 Meeting Minutes
3. June 30, 2010 Meeting Minutes
4. Revised Planning Worksheets Packet
5. Long-Term Meeting Schedule



# Notice of Public Meeting

## Gaviota Coast Planning Advisory Committee (GavPAC) Meeting No. 15

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

**Wednesday, July 21, 2010  
6:30PM**

**Attendees:** GavPAC Members, County Staff, and Public Participants

**Please review:** Meeting Materials Packet for 07/21/10 Meeting, Gaviota Study Group Report (September 2005) pp. 22-27, and LCP Update Guide (April 2007) – Section 6 – Planning and Locating New Development (distributed as part of meeting no. 2 packet)

**Please bring:** Meeting Materials Packet for 07/21/10 Meeting

**Location:** Vista de Las Cruces School - Auditorium, 9467 San Julian Rd, Gaviota, CA 93117

Agenda Item	Discussion Topics
<b>CALL TO ORDER</b>	
1	<b>Pledge of Allegiance &amp; Roll Call</b>
2	<b>Public Comment</b> <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	<b>Administrative Briefings</b> <i>Staff updates regarding local or other legislative activities, local planning decisions, or other updates of interest to the Committee.</i>
4	<b>Meeting Minutes from June 21 &amp; 30, 2010</b>
5	<b>Discuss Conceptual Planning Goals for: 1) Land Use, Zoning, &amp; Housing; and 2) Visual Resources</b>
6	<b>Strategy Discussion for Policy Issue Area Deliberations</b>
7	<b>Discussion of Long-Term Meeting Schedule</b>
<b>Adjourn</b>	

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](mailto: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.*

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# Gaviota Coast Planning Advisory Committee

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## ***DRAFT MEETING MINUTES MEETING No. 13***

***Monday June 21, 2010***

***Goleta Union School District Board Hearing Room***

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

### **1. Roll Call**

**GavPAC Members Present:** Baer, Boise-Cossart, Feeney, Kimbell, Lloyd, McGinnis, McKenna, McNabb, Tautrim, Van Leer

**GavPAC Members Absent:** Bowman

**County Staff Present:**

Dianne Black, Director Development Services, Planning & Development

Noel Langle, Senior Planner, Planning & Development

Derek Johnson, Long Range Planning Director

Vicki Parker, Long Range Planning Division Deputy Director

David Lackie, Long Range Planning Division Supervising Planner

Brian A. Tetley, Long Range Planning Division Senior Planner

### **2. Public Comment for Items not on the Agenda:**

**Tam Hunt:** The statewide Renewable Energy Transmission Initiative recently finished its Phase 2B report. The wind resource region around Lompoc, Bixby and Hollister Ranch was found to have over 400 megawatts of potential and to be the fifth most cost-effective zone in the entire study area considered.

### **3. Administrative Briefings**

**Staff:** On May 25, 2010, P&D received an application by the El Capitan Canyon Campground for an amended Conditional Use Permit to allow the construction of campsites in a previously undeveloped area. The project is in the initial 30-day review period.

**Committee:** McKenna requested that a dialog be established with the Central County Board of Architectural Review (CBAR) to cultivate early suggestions regarding visual and community design issues. Chair Kimbell directed staff to agendize this request for deliberation at the next meeting.

### **4. Meeting Minutes from Meeting #12 on May 26, 2010**

**Public Comment:** None

**Deliberations:** None

**ACTION:** Lloyd moved, seconded by Feeney, and carried by a vote of 9-0-1, Chair Kimbell abstaining, to approve the minutes as presented.



## 5. Discussion of Coastal Commission (CCC) Suggested Modifications to County Land Use and Development Code (LUDC)

### Public Comment:

**Darlene Chirman representing the Santa Barbara Audubon Society:** Concerns about new hindrances for smaller restoration projects.

**Bonnie Freeman:** Stated that homes greater than 3,000 square feet would still be appealable to the CCC under the proposed modifications.

**Leslie Freeman:** I was told the Toro Canyon standards would not apply to Gaviota. Now that looks like it is. You should not include any comments on steep slopes for grazing except to say that the proposed modifications are not appropriate.

**Nathan Alley representing the Environmental Defense Center (EDC):** By and large we support the CCC recommendations. The age of the Local Coastal Plan is a problem and needs to be updated. There are valid concerns including beneficial restoration projects and agricultural intensification. The GavPAC should simply ask for clarification rather than suggest policy changes at this stage.

The definition of development is key. It seems like the County could ease permitting burdens with local process improvements.

**Eva Turenchalk:** Define restoration to include no long-term impacts to ESH and as an accessory use to all PPUs. A proposed modification would disallow non-profits and schools. There is a waived hearing process, but it is still expensive. There is a need for an ag. educational facility. Valuation of ag. activities should be in dollars per acre.

The Coastal Act does exempt ag. harvesting. There should be a way to exempt ag. intensification that does not negatively impact the land.

**Loren Luyendyk:** Consider water harvesting as a Primary Permitted Use (PPU) in the ag. zones. Need better definitions of ag. intensification and quantify by area not profit. Clarify whether harvesting would be restricted. Restorative agriculture is a benefit to the environment.

**Suzanne Perkins:** Employee and multi-generational housing is critical to local agriculturalists. Farmers and ranchers cannot afford to go through even more rigorous permitting processes. We should add to allowed uses on ag. land, including schools, recreation, and equestrian, not restrict them.

**Deliberation:** The GavPAC discussed which issues to be included in a comment letter to the Board of Supervisors regarding the CCC staff's recommended modifications to the LUDC prior to certification by the CCC. The discussion focused on the two key issues of Principal Permitted Uses (PPU) and agricultural intensification. The committee deliberated on a list of items to include in the letter. Tautrim spoke in support of allowing multi-generational housing in the coastal zone and he also stated that agricultural intensity should be allowed provided it does not create additional negative impacts to the environment. Van Leer stated that the same development envelope standard should be applied in the coastal zone as what is allowed under the County Uniform Rules for the Williamson Act. Boise-Cossart suggested that small farmers be exempt from permitting requirements and that schools and non-profit operations be allowed uses in the coastal zone. McNabb stated that residential thresholds should be acknowledged, even if the committee is not ready to decide on a threshold size. Van Leer stated that the committee should say they are not prepared to comment on residential thresholds. McGinnis stated that she supports a 3,000 square foot threshold.



**ACTION:** Lloyd moved, seconded by VanLeer, and failed by a vote of 4-6, to finalize the comment letter incorporating the items discussed.

The committee revised the list of items to incorporate into the letter as follows:

1. Allow restoration projects, defined as projects enhancing the natural condition of the land with no net long term negative effect on ESHA, as accessory uses to all PPU's
2. Remove operator occupancy restriction for primary residence
3. Add allowance for multi-generational housing
4. Utilize the same development envelope standard as the County Uniform Rules for the Williamson Act
5. Describe that the committee is not prepared to comment on residential thresholds, but may adopt such a threshold in the natural course of the local planning process for Gaviota
6. Exempt small farmers from permitting requirements
7. Clarify equestrian allowances as an ag. use
8. Add schools and non-profit operations to allowed uses
9. Add sports and recreational facilities to allowed uses

**ACTION:** McKenna moved, seconded by Baer, and carried by a vote of 10-0, to nominate a subcommittee consisting of Kimbell, Lloyd, and McGinnis to finalize the comment letter incorporating the revised items discussed.

**8. Meeting Adjournment – 9:37 p.m.**



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# Gaviota Coast Planning Advisory Committee

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## ***DRAFT MEETING MINUTES MEETING No. 14***

***Wednesday June 30, 2010  
Vista de Las Cruces School Auditorium***

**Meeting Called to Order:** By Chair Kimbell at 6:34 p.m.

### **1. Roll Call**

**GavPAC Members Present:** Boise-Cossart, Bowman, Kimbell, Lloyd, McGinnis, McKenna, McNabb, Tautrim (arrived after roll at 6:45pm), Van Leer

**GavPAC Members Absent:** Baer, Feeney

#### **County Staff Present:**

David Lackie, Long Range Planning Division Supervising Planner

Brian A. Tetley, Long Range Planning Division Senior Planner

Katie London, Long Range Planning Division Planner

### **2. Public Comment for Items not on the Agenda:** None

### **3. Administrative Briefings**

**Staff:** Staff submitted the letter from the GavPAC regarding Coastal Commission proposed modifications to the LUDC with the Board Letter Packet in preparation for the Tuesday July 6<sup>th</sup>, 2010 hearing.

**Committee:** Chair Kimbell reiterated that further discussion on LUDC modifications has not been agendized for this meeting since there is not adequate time to forward additional comments to the Board of Supervisors (BOS). However, the Chair will represent the GavPAC and provide testimony at the upcoming BOS hearing on July 6, 2010 regarding the Coastal Commission's proposed modifications to the LUDC.

### **4. Meeting Minutes from Meeting No. 13 on June 21, 2010**

**Deliberations:** Minutes from Meeting No. 13 were transmitted via email, separately from the Meeting Packet. Therefore the GavPAC requested more time to review the minutes. The GavPAC will consider the Meeting No. 13 Minutes at its next meeting on July 21<sup>st</sup>.

### **5. Discussion of Coordination with the Central County Board of Architectural Review (CBAR)**

**Public Comment:** None

**Deliberation:** The GavPAC expressed its desire to coordinate with the CBAR on visual and design issues as the Gaviota land use plan progresses. The committee feels that the technical and design expertise of the CBAR would bring value to the planning process, especially in the development of residential and community design standards for the Gaviota Coast. Ideally, CBAR members could be part of a future sub-committee focusing on visual resource issues. The committee asked the CBAR representatives what County policies have been the most difficult to interpret and what policies may be deficient and could benefit from review. Bethany Clough, CBAR Chair, responded that an example is the County's policy of minimizing grading requires balancing the



topography of a site with optimum design. As a general rule, Ms. Clough stated that the CBAR prefers more flexible, open-ended policies than more prescribed guidelines.

Bethany Clough offered to begin dialog on coordination efforts between the CBAR and GavPAC with Chair Kimbell. Ms. Clough also suggested giving a presentation on the CBAR's project review process to the GavPAC at a future meeting.

## 6. Presentation on Streamlining the Permitting Process by Eva Turenchalk

### Public Comment:

**Brian Trautwein representing the Environmental Defense Center (EDC):** Stated that he has extensive experience with habitat restoration. He encouraged the GavPAC to think 'outside of the box' with respect to what types of projects should be considered beneficial restoration projects, as he is concerned about non-beneficial projects being exempt from permitting. The EDC believes only 7 or 8 of the 18 practices that the NRCS considers beneficial and which are exempt from County permits in the inland area, are truly beneficial to habitat.

**Deliberation:** Eva Turenchalk of Turenchalk Planning Services, representing the non-profit Coastal Ranches Conservancy (CRC), presented the current work efforts on permit streamlining for beneficial restoration projects countywide. Ms. Turenchalk described the status of the goal of attempting to mirror the NRCS permit coordination process within the Coastal Zone in Santa Barbara County. The goal of this project is to streamline the permit process, remove disincentives, and create incentives for beneficial restoration projects. She stated that difficulties related to implementing restoration projects in the County results in lost grant revenue opportunities and prevents job creation. Barriers within the County's planning process deter granting agencies from awarding funding to proposed projects in the County. The project involves a proposed zoning ordinance amendment to explicitly allow for beneficial project exemptions, to mirror §15333 of the CEQA guidelines which allows for exemptions of Class IV, beneficial projects. Ms. Turenchalk will try to engage in direction communication with Coastal Commission Staff after the July 6<sup>th</sup> Board hearing regarding permit streamlining.

Chair Kimbell disclosed that he is on the Board of Directors of the CRC. The GavPAC requested the list of those 18 practices that are eligible for NRCS permit streamlining and exemptions from County permits. The committee also emphasized that good management practices should be encouraged over bad ones when conducting streamlining efforts. In addition, they recognized that safe harbor agreements would be instrumental for incentivizing beneficial projects in the County.

## 7. Discussion of Conceptual Planning Goals

**Deliberation:** The GavPAC modified, added, and deleted items from the list of planning issues for Resource Stewardship and Open Space (RSOS) and Keeping Agriculture on the Land (KAL). Staff recorded modifications to planning issues in real-time, while projecting those modifications onto a large screen visible to all meeting attendees.

A summary of the combination, addition, or removal of planning issues from the planning worksheet is listed below. Other minor changes and comments were made that are not reflected in the minutes.

- RSOS-1 *Maintain & Enhance Rural Character*. Add 'definition of rural character' to tensions. Add 'integration of wind power and energy sustainability' under tensions.
- RSOS-3 *Expanded Recreational Opportunities Should be Sensitive to Natural Setting* was changed to reflect encouraging passive recreation over active recreation. State Parks added as a stakeholder. Add 'safe harbor agreements' as a tension.



- RSOS-4 *Protect & Enhance Wildlife Corridors*. Add 'interpretation of corridors' as a tension. Stake Parks added as a stakeholder.
- RSOS-6 *Protect Cultural & Historic Resources*. Stake Parks and State Historic Preservation Office (SHPO) added as stakeholders.
- RSOS-8 *Natural Resources Best Management Practices to be Identified to Minimize Impacts from Agricultural Operations*. Change the tension of 'landowner resistance' to 'landowner costs and restrictions'
- KAL-1 *Encourage Agricultural Water Impoundments* was changed to *Consider Discussion of Agricultural Water Resources*.
- KAL-2 *Encourage 'Safe Harbor Agreements' for Habitat Restoration* was changed to *Consider 'Safe Harbor Agreements' for Habitat Restoration*. A planning tool added was to develop safe harbor agreements at the County level.
- KAL-3 *Encourage Sustainable & Beneficial Agricultural Land Management Techniques and Projects* was changed to *Consider Sustainable & Beneficial Agricultural Land Management Techniques and Projects*. Add permit streamlining to planning tools. NRCS and RCD were added as stakeholders.
- KAL-4 *Expand the Utilization of Conservation Easements* was changed to *Consider the Utilization of Conservation Easements*. Add conservation easement considerations to tensions. Other Land Trusts were added as stakeholders.
- KAL-5 *Expand Opportunities for Alternative Revenue Streams on Agricultural Land* was changed to *Consider Opportunities for Alternative Revenue Streams on Agricultural Land*. Add Department of Conservation (DOC) as a stakeholder.
- KAL-6 *Expand Allowed Uses by Right on Agricultural Land* was changed to *Consider Additional Permitted Uses on Agricultural Land*. Add land use conflicts as a tension.
- KAL-7 *Allow for Multi-Generational Housing on Agricultural Land* was changed to *Consider Multi-Generational and Employee Housing on Agricultural Land*. Add estate tax as a tension. Add definition of 'multi-generational housing' and ingress and egress from Highway 101 with at-grade crossings as tensions.
- KAL-8 *Promote the Alleviation of Estate Taxes on Agricultural Lands* was removed, and will be addressed as a recommendation to the Board of Supervisors for non land use issues.
- KAL-9 *Relax Permit Requirements for Structures with Agricultural Uses* was changed to *Consider Permit Requirements for Structures with Agricultural Uses*
- KAL-10 *Expand Allowed Agricultural Support Uses on Agricultural Land* was changed to *Consider Allowed Agricultural Support Uses on Agricultural Land and Consider Utilizing a Development Rights Transfer Protocol to Areas With Urban Infrastructure*
- KAL-11 *Consider Utilizing a Development Rights Transfer Protocol to Areas With Urban Infrastructure* was combined with KAL-10.
- An additional planning issue, a new KAL-11, was added: *Consider Conversion from Williamson Act Contracts to Conversation Easements*

## 8. Discussion of Long Term Meeting Schedule

**Public Comment:** None

**Deliberation:** None

**Meeting Adjournment** – 9:22 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	
<b><i>Transportation, Energy, and Infrastructure</i></b>												
TEI-1	Recommend a Set of Safety Improvements to Transportation Corridor 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			a. New policies b. Collaboration with CalTrans		✓	✓	✓		
TEI-2	Recommend a Set of Improvements to Transportation Corridor 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			a. At-grade crossing inventory b. Ordinance amendment(s)		✓	✓	✓		
TEI-3	Improve Bicycle Access Along the Coast	a. Implied need for additional staging/parking areas	Santa Barbara County CalTrans State Parks Department Coastal Commission	<a href="#">Circulation Element Policy C</a>		a. Bicycle Master Plan b. Ordinance amendment(s)			✓	✓		
TEI-4	Consider Community & Large Scaled Renewable Energy Production	a. Impacts to sensitive resources b. Impacts to visual resources c. Potential impacts to agricultural viability d. Potential conflicts with Williamson Act program e. Unknown powergrid capacity	Santa Barbara County Landowners Coastal Commission Southern California Edison Pacific Gas & Electric Uniform Rules State Legislature	<a href="#">Conservation Element Recommendation 2-4</a>		a. Renewable energy siting study b. Ordinance amendment(s) c. Development design standards	✓	✓	✓		✗	
				<a href="#">Energy Element Goals 5 &amp; 6</a>								
				<a href="#">LUDC Section 35.30.160,35.57</a>								
				<a href="#">Uniform Rules 2-1 &amp; 2-9</a>								
TEI-5	Design Characteristics & Maintenance for Rural Roads; Prioritization of Maintenance	a. Public works planning process b. Competition for funding c. Maintenance schedule	Santa Barbara County CalTrans Landowners Coastal Commission US Forest Service			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			✓	✓	✗	

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	
<b><i>Transportation, Energy, and Infrastructure</i></b>												
TEI-6	Plan for the Reuse of Abandoned Energy Facilities and the decommissioning of unused pipelines	a. Commercial/industrial uses versus recreational opportunities b. Potential costs related to brownfield sites	Santa Barbara County Landowners State Parks Department Coastal Commission Oil & Gas Industry Department of Oil & Gas	<a href="#">Land Use Element Land Use Development Policy 13</a> <a href="#">LCP Section 3.6.8</a> <a href="#">Article II 35-170</a> <a href="#">LUDC 35.56</a>		a. Site specific land use plans b. Pipeline inventory c. Ordinance amendment(s)	✓	✓	✓	✓	✓	
TEI-7	Review & Consider the Feasibility of Alternate Off- and Onshore Oil Production Facilities	a. Existing resources versus transition to renewable energy b. Local revenue increases c. Rigs to reefs legislation	Santa Barbara County Landowners Oil & Gas Industry Coastal Commission Department of Oil & Gas			a. Energy facilities siting study				✓	✓	
TEI-8	Removal of Abandoned Utilities and Undergrounding New Utilities Associated with New Large-Scale Alternative Energy Projects	a. Increased cost b. Needs programmatic solution	Santa Barbara County Landowners Southern California Edison Coastal Commission	<a href="#">Land Use Element Visual Resources Policy 5</a> <a href="#">LCP Policy 4-7</a> <a href="#">Article II Section 35-172.13.4</a> <a href="#">LUDC Sec. 35.57.050.M Appendix C.II.B.2.6</a> <a href="#">Grading Ordinance Section 14-669</a>		a. Undergrounding plan	✓	✓	✓			✓
TEI-9	Consider 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	<a href="#">Fire Department Development Standard 1</a>		a. Emergency response times survey b. Funding mechanism			✓	✓		
TEI-10	Tailor Private Driveway & Roadway Standards; Tailor Development Design for Fire Management	a. Lack of funds	Santa Barbara County Landowners US Forest Service County Fire Dept. Office of Emergency Services	<a href="#">Fire Department Development Standard 1</a>		a. Emergency response times survey b. Funding mechanism			✓	✓		

Legend:



Planning Concept Applicable to Goal



Sole County Authority Subject to Coastal Commission Certification

# Gaviota Coast Planning Worksheets

Ref.		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>Public Recreation</b>												
REC-1a	Provide appropriate access to and along the coast and provide public recreational opportunities; including development of improved access to the Bill Wallace Trail	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 State Parks El Capitan Canyon Campground	<a href="#">LCP Policies 7-1:7-7-13:19</a> <a href="#">LCP Policies 7-25:7-26</a> <a href="#">Article II Sections 35-61:63, 35-81, 35-89</a>	<a href="#">Civil Code 8846</a> <a href="#">Govt. Code 8831</a> <a href="#">Coastal Act § 30212.5, 30213, 30220-30224, 30250</a>	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 e. Update State Parks plan f. Conditional Use Permit conditions of approval	✓	✓	✓	✓		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. Include Baron Ranch as well, access through private campground
REC-1b	Safe access for various informal 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	State Parks Department	<a href="#">LCP Policies 7-1:7-7, 7-13:7, 19</a> <a href="#">Article II Sections 35-61:63, 35-81, 35-89</a>	<a href="#">Civil Code Section 846</a> <a href="#">Government Code Section 831</a> <a href="#">Coastal Act Sections 30212.5, 30213, 30220-30224, 30250</a>	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) c. Things to consider: existing informal access, capacity to properly maintain access, access at Naples.
REC-2a	Assess need and feasibility 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	<a href="#">Agricultural Element Policy 1A</a> <a href="#">LCP Policies 7-25:7-26</a>	<a href="#">Civil Code Section 846</a> <a href="#">Government Code Section 831</a> <a href="#">Coastal Act Section 30609.5(a)</a>	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		✓	✓	✓		a. Things to consider: liability, risks for adjacent land, use CRAHTAC map as a resource to review trail opportunities, public access in sensitive areas (riparian)
REC-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	<a href="#">LCP Policies 7-25:7-26</a> <a href="#">Article II Section 35-63</a>	<a href="#">Civil Code Section 846</a> <a href="#">Government Code Section 830-831.9</a> <a href="#">Coastal Act Section 30609.5(a)</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		✓	✓	✓		a. Should any portion of the CCT be paved, even if it is multi-use?
REC-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	<a href="#">Agricultural Element Policy 1A</a> <a href="#">LCP Policies 7-25:7-26</a> <a href="#">Article II Section 35-63</a>	<a href="#">Civil Code Section 846</a> <a href="#">Government Code Section 831</a> <a href="#">Coastal Act Sections 30212.5, 30213, 30220-30224, 30250</a>	a. Develop Coastal Access Implementation Plan b. Liability indemnification c. Adaptive policies for sea level rise/ coastal bluff erosion		✓	✓	✓		a. Things to consider: trail feasibility considering existing rail line's proximity to the coastline; the current trail btwn El Cap and Refugio is falling into ocean. b. Development of this trail would require cooperation with Union Pacific Railroad and Caltrans.
REC-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			✓			
REC-3	Improved & Safer Highway Access for Cyclists	a. CalTrans long-term plans for Hwy 101	CalTrans			a. Coordination with CalTrans			✓	✓		a. Caltrans has no specific improvement plans along the Hwy 101 shoulder. This type of improvement could be folded into a larger program. This issue is also a TE issue

Legend:



Planning Concept Applicable to Goal



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# Gaviota Coast Planning Worksheets



Ref.		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>Public Recreation</u></b>												
REC-4	Facilitate Re-Use of Disturbed Lands for Public Use (Texaco Tank Farm, Mariposa Reina)	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	<a href="#">LCP Policy 6-30</a>  <a href="#">Article II Sections 35-154-159</a>		a. New policies b. Specific Plan c. Energy Division conditions of approval d. TDR receiver site	✓	✓	✓	✓	✓	a. What roles does County Parks play in this process? (i.e. as related to relocation of the Gaviota Rest Stop, etc)
REC-5	Better coordination of recreational access among agencies	a. State Parks internal funding issue	State Parks Department						✓			a. To facilitate communication, an advisory board could make recommendations to decision making bodies, coordinate efforts with schools, etc
REC-6	Private Recreational Uses (i.e., Equestrian Uses)											a. Although facilities for equestrian uses are typically provided by the private sector, the GavPAC can help for such development.
REC-7	Off-road recreational vehicles (i.e. motos)											

Legend:

- ✓ Planning Concept Applicable to Goal
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# 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			
<b><u>Resource Stewardship &amp; Open Space</u></b>														
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 f. Definition of rural character	Santa Barbara County Landowners State Parks Department US Forest Service Coastal Commission	<a href="#">Conservation Element pp. 206-209</a>  <a href="#">Land Use Element Other Open Lands Policies 1-4, Visual Resource Policy 2</a>  <a href="#">Article II Sections 35-66, 35-172.8, 35-174.7</a>  <a href="#">LCP Policy 4-4</a>	<a href="#">Government Code Section 51256</a>	a. Agricultural/conservation easements/ Agricultural Preserves 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 h. Urban Boundary i. Existing Developed Rural Neighborhood (EDRN) j. Williamson Act Easement Exchange Program	✓	✓				✗	a. "Rural Character" needs to be defined. Include 'rural character' as a visual resources planning issues. b. Sustainability goals, including promoting alternative energy projects (wind, solar, etc), should be integrated into the goal of 'maintain rural character'	
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 d. Highway 101 e. Railroad	Santa Barbara County Landowners State Parks Department US Forest Service RCD NRCS Coastal Commission	<a href="#">Land Use Element Hillside &amp; Watershed Protection Policies 1-9, Other Open Lands Policy 2</a>  <a href="#">LCP Policies 3-13:23</a>	<a href="#">Coastal Act Sections 30107.5, 30121, 30230, 30231, 30233</a>	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 Coastal Commission	<a href="#">Conservation Element pp. 84-111</a>  <a href="#">LUDC Section 35.26.020.D</a>  <a href="#">Article II Section 35-89</a>	<a href="#">Civil Code Section 846</a>  <a href="#">Government Code Section 831</a>  <a href="#">Coastal Act Sections 30107.5, 30121</a>	a. Trails Implementation Plan b. Trail siting guidelines c. Conditional Use Permit conditions of approval d. Ordinance amendment(s)				✓			✗	a. Encourage passive recreation over active recreation (i.e. trails vs. paving, lighting, etc).
RSOS-4	Protect & Enhance Wildlife Corridors	a. Highway 101 is a perpendicular barrier to many likely wildlife corridors b. Unknown effect from climate change on species diversity/habitat/migration needs c. Interpretation of corridors and their location with respect to fluctuations with wildland fires	Santa Barbara County CalTrans Fish & Wildlife Service Department of Fish & Game Landowners Coastal Commission Stake Park		<a href="#">Coastal Act Section 30107.5</a>	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	<a href="#">Agricultural Element Policies I,B,I,G,IV,A,IV,B</a>		a. Incentives/regulatory relief for implementation of watershed mgmt. plans and habitat conservation & enhancement practices b. Stewardship principles & agreements c. Ordinance amendment(s)	✓	✓		✓				a. This planning issue is also relevant to LU
RSOS-6	Protect Cultural & Historic Resources	a. Landowner resistance to official historic designation(s)	Santa Barbara County Landowners Coastal Commission Local Tribes State Parks County Parks	<a href="#">Land Use Element Historical &amp; Archaeological Sites Policies 1-5</a>  <a href="#">LCP Policies 10-1:5</a>  <a href="#">LUDC Section 35.60.040</a>  <a href="#">Article II Section 35-65</a>	<a href="#">Civil Code Section 815.3</a>  <a href="#">Government Code Section 65040.2,65092,65351,65352,65560,65562</a>	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 f. SB 18 consultation							✗	a. Without a Chumash cultural center in the County, cultural artifacts are not accessible to the public
RSOS-7	Consider 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	✓	✓		✓				
RSOS-8	Natural Resources Best Management Practices to be Identified to Minimize Impacts from Agricultural Operations	a. Landowner Costs and Restrictions b. Multiple Permitting Agencies c. Voluntary/enforceability	Santa Barbara County Landowners Coastal Commission			a. NRCS Practices Manual b. Management plans	✓	✓		✓				a. Include this issue under Ag as well. The Agricultural waiver program with the RWQCB requires implementation of some BMPs

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	
<b><u>Keeping Agriculture on the Land</u></b>												
Ag-1	Consider Discussion of Agricultural Water Resources	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)	✓			✓		
Ag-2	Consider '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>					✓		a. Consider development of "Safe Harbor Agreements" at the County
Ag-3	Consider Sustainable & Beneficial Agricultural Land Management Techniques and Projects	a. Multiple Permitting Agencies (FWS, DFG, ACOE, etc.)	Santa Barbara County Landowners Coastal Commission NRCS RCD	<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>		a. Permit streamlining		✓		✓		
Ag-4	Consider the Utilization of Conservation Easements	a. Negotiations for Many Private Landholdings b. Uncertainties in the continuation of the Williamson Act program c. Conservation easement considerations	Santa Barbara County Landowners SB Land Trust County Surveyor Other Land Trusts					✓		✓		
Ag-5	Consider Opportunities for Alternative Revenue Streams on Agricultural Land	a. Potential "Commercialization" of Rural Areas b. Potential Incompatibility with Surrounding Areas c. Neighboring landowner resistance	Santa Barbara County Landowners Dept. of Conservation Coastal Commission Department of Conservation	<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)	✓			✓		
Ag-6	Consider Additional Permitted Uses on Agricultural Land	a. Potential Incompatibility with Surrounding Areas b. Potential conversion of prime agricultural land and land use conflicts	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)	✓			✓		
Ag-7	Consider Multi-Generational and Employee Housing on Agricultural Land	a. Potential Visual and Sensitive Resources Impacts b. Cumulative Development Impacts c. Potential conversion of prime agricultural land and land use conflicts d. Estate Tax e. Ingress and Egress from Highway 101 when adding additional housing	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)	✓			✓		a. "Multi-generational" housing has yet to be defined.
Ag-8	Consider 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

Legend:



Planning Concept Applicable to Goal



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# 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><i>Keeping Agriculture on the Land</i></b>													
Ag-9	Consider Allowed Agricultural Support Uses on Agricultural Land and consider utilizing a development rights transfer protocol to areas with urban infrastructure	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
Ag-10	Consider Additional Grazing Opportunities on Public Lands	a. Existing Management Practices on Federal and State Lands b. Potential Impacts to Sensitive Resources c. Land management	Santa Barbara County State Parks Department US Forest Service Coastal Commission	<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		✓	✓	✓			
Ag-11	Consider Conversion from Williamson Act Contracts to Conversation Easements												

Legend:



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# 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	
<b><u>Land Use, Zoning, and Housing</u></b>												
LU-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	<a href="#">Land Use Element Policy 2</a> <a href="#">LCP Policy 2-12</a>		a. Ordinance 661 consistency rezone						✓
LU-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	<a href="#">LUDC Table 2-3</a> <a href="#">Article II Section 35-69.3.5</a> <a href="#">Uniform Rules 1-4</a>		a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	
LU-3	Consider Clustering of Structures Within Lots	a. Potential visual resources impacts	Santa Barbara County Coastal Commission	<a href="#">LUDC Table 2-3</a> <a href="#">Article II Section 35-69.3.5</a> <a href="#">Uniform Rules 1-4</a>		a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	
LU-4	Prioritize Preservation of Properties Seaward of Highway 101	a. Reduced priority for the preservation of inland parcels b. Legal lots, high land value	Santa Barbara County Coastal Commission	<a href="#">LCP Policy 7-3, view corridor p. 226</a> <a href="#">LUDC Section 35.60.050.C</a> <a href="#">Article II Section 35-61.3</a>		a. Ordinance amendment(s) b. Development design standards	✓					✓
LU-5	Limit Development on Coastal Bluffs	a. Landowner resistance b. Legal lots, high land value c. Coastal access/recreations with resource protection	Santa Barbara County Coastal Commission State/ County Parks	<a href="#">Article II Sec. 35-67</a> <a href="#">LUDC 35.60.060</a> <a href="#">LCP policy 3-4:3-7,4-5</a>		a. Ordinance amendment(s) b. Development design standards	✓					✓
LU-6	Strong Design Review Process & Standards to Guide Optimal Scale and Siting of Development	a. Cost of permit process	Santa Barbara County Coastal Commission	<a href="#">LCP policy 4-1,6</a> <a href="#">LUDC Sections 35.28.080,35.28.200,35.62., 82.070</a> <a href="#">Article II Sections 35-98,-144,-184</a>		a. Ordinance amendment(s) b. Development design standards	✓	✓				✓
LU-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 Landowners			a. Ordinance amendment(s) b. Development design standards	✓	✓				✓

Legend:



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# 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	
<b><u>Visual Resources</u></b>												
VIS-1	<b>Maintain &amp; Enhance Rural Character</b>	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 f. Definition of rural character	Santa Barbara County Landowners State Parks Department US Forest Service Coastal Commission	<a href="#">Conservation Element pp. 206-209</a> <a href="#">Land Use Element Other Open Lands Policies 1-4, Visual Resource Policy 2</a> <a href="#">Article II Sections 35-66, 35-172.8, 35-174.7</a> <a href="#">LCP Policy 4-4</a>	<a href="#">Government Code Section 51256</a>	a. Agricultural/ conservation easements/ Agricultural Preserves 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 h. Urban Boundary i. Existing Developed Rural Neighborhood (EDRN) j. Williamson Act Easement Exchange Program	✓	✓				Need to define 'rural character'. Include 'rural character' under visual resources planning issues. Integration of sustainability goals, including alternative energy generation (wind, solar, etc), and rural character
VIS-2	<b>Review Visual Resources Policies in the Context of the Gaviota Coast</b>	a. Definition of rural character b. Design review process	Santa Barbara County Landowners	<a href="#">Land Use Element Visual Resources Policies 1,2,4,5; Hillside and Watershed Policies 1,2</a> <a href="#">LCP Policy 3-13:14, 4-1:8</a>		a. Ordinance amendment(s) b. Design Overlay						
VIS-3	<b>Strong Design Review Process &amp; Standards to Guide Optimal Scale and Siting of Development</b>	a. Cost of permit process	Santa Barbara County Coastal Commission	<a href="#">LCP policy 4-1,6</a> <a href="#">LUDC Sections 35.28.080,35.28.200,35.62,.8 2.070</a> <a href="#">Article II Sections 35-98,-144,-184</a>		a. Ordinance amendment(s) b. Development design standards	✓	✓			✗	
VIS-4	<b>Tailor Private Driveway &amp; Roadway Standards; Tailor Development Design for Fire Management</b>	a. State/County Fire Code requires same standard for urban and rural areas b. Development in highfire hazard areas and requisite fuel management and access requirements	Santa Barbara County Landowners US Forest Service County Fire Dept. Office of Emergency Services	<a href="#">Fire Department Development Standard 1</a>		a. Develop wildfire protection plan b. Funding mechanism c. Work with County Fire Department to develop acceptable rural driveway/roadway standards			✓	✓		
VIS-5	<b>Appropriate Single-Family Dwelling Size</b>	a. Landowner resistance b. Location has an equal, if not greater, impact than parcel size	Santa Barbara County Coastal Commission			a. Ordinance amendment(s) b. Development design standards	✓	✓			✗	

Legend:



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# Gaviota Coast Planning Worksheets

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<b><u>Visual Resources</u></b>												
VIS-6	Limit Development on Coastal Bluffs	a. Landowner resistance b. Legal lots, high land value	Santa Barbara County Coastal Commission	<a href="#">Article II Sec. 35-67</a> <a href="#">LUDC 35.60.060</a> <a href="#">LCP policy 3-4:3-7,4-5</a>		a. Ordinance amendment(s) b. Development design standards	✓					✓
VIS-7	Prioritize Preservation of Properties Seaward of Highway 101	a. Reduced priority for the preservation of inland parcels	Santa Barbara County Coastal Commission	<a href="#">LCP Policy 7-3, view corridor p. 226</a> <a href="#">LUDC Section 35.60.050.C</a> <a href="#">Article II Section 35-61.3</a>		a. Ordinance amendment(s) b. Development design standards	✓					✓
VIS-8	Removal of Abandoned Utilities. Undergrounding New Utilities Associated with New Large-Scale Alternative Energy Projects	a. Increased cost b. Needs programmatic solution	Santa Barbara County Landowners Southern California Edison Coastal Commission	<a href="#">Land Use Element Visual Resources Policy 5</a> <a href="#">LCP Policy 4-7</a> <a href="#">Article II Section 35-172.13.4</a> <a href="#">LUDC Sec. 35.57.050.M Appendix C.II.B.2.6</a> <a href="#">Grading Ordinance Section 14-669</a>		a. Undergrounding plan	✓	✓	✓			✓
VIS-9	Official Scenic Highway Designation for Highway 101	a. Need landowner/political support b. Designation process can occur independently of Gaviota Plan	Santa Barbara County Landowners Caltrans	<a href="#">Caltrans</a> <a href="#">Scenic Highways Element Section IV</a>		a. Scenic Highway nomination process b. Develop policy/guidelines which protect visual/scenic qualities of the Gaviota Coast					✓	

Legend:



Planning Concept Applicable to Goal



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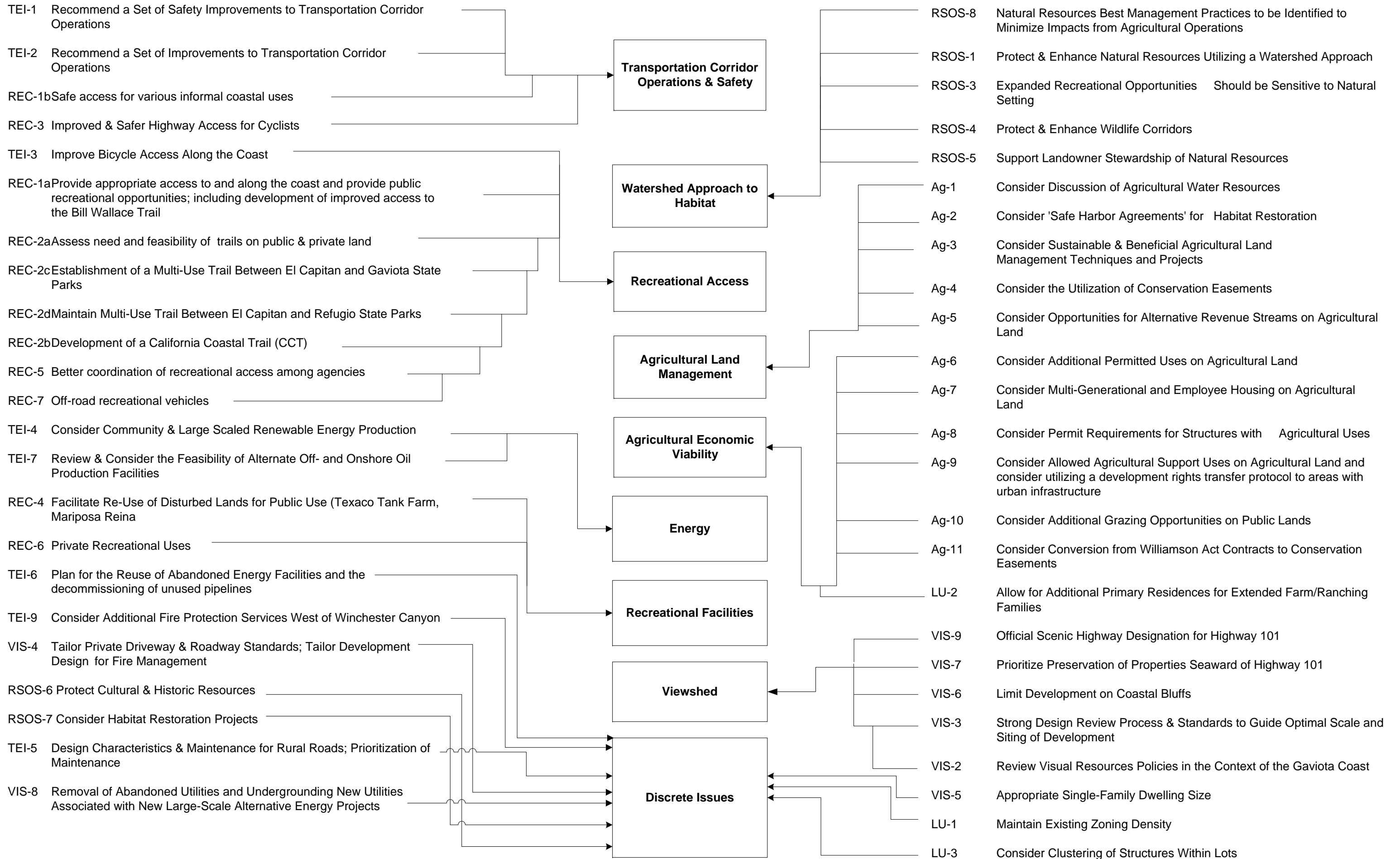
**Gaviota Coast Planning Worksheets**

**Glossary and Definitions**

<b>Agricultural Element</b>	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.		<b>ESH Environmentally Sensitive Habitat</b>	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, PRC Div.20 [Coastal Act] Ch.2 § 30107.5)
<b>ACOE Army Corps of Engineers</b>	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)		<b>Federal Management Plan</b>	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)
<b>Article II Coastal Zoning Ordinance</b>	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).		<b>Indemnification</b>	Gives security against future damage or liability (i.e., with respect to trails on private property).
<b>Cachuma RCD Cachuma Resource Conservation District</b>	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. (Public Resources Code [PRC] Div. 9 Ch. 3 §§ 9151-9491)		<b>LCP Local Coastal Program</b>	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. (PRC Div.20 [Coastal Act] Ch.3 §30200)
<b>California Land Conservation Act</b>	See Williamson Act.		<b>LUDC County Land Use and Development Code.</b>	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.
<b>CalTrans California Department of Transportation</b>	State agency that plans for and maintains State highways in California. (21 California Administrative Code [ADC] 2)		<b>LUE Land Use Element</b>	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.
<b>CCA California Coastal Act</b>	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. (PRC Div. 20 [Coastal Act] §§ 30000-30900)		<b>NRCS</b>	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).
<b>CCC California Coastal Commission</b>	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. (14 ADC 5.5)		<b>Ordinance Amendment</b>	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.
<b>Chapter 21 Subdivision Regulations</b>	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)		<b>PRT Maps Parks, Recreation and Trails Maps</b>	Located in the Recreation section of the LUE, these maps show existing and proposed parks, recreation, and trails in the County.
<b>CIP Capital Improvement Plan</b>	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)		<b>Safe Harbor Agreement</b>	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 ESA. (ESA §1539(a)(1)(A))
<b>Coastal-dependent development or use</b>	Any development or use which requires a site on, or adjacent to, the sea to be able to function at all. (PRC Div. 20 [Coastal Act] §30101 )		<b>State Parks Department California Department of Parks and Recreation</b>	Manages California State Parks including Gaviota State Park, Refugio State Beach, and El Capitàn State Beach. (14 ADC 3 §§ 4300-4971)
<b>Coastal-related development</b>	Any use that is dependent on a coastal-dependent development or use. (PRC Div. 20 [Coastal Act] §§ 30101.3)		<b>TDR Transfer of Development Rights Program</b>	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.
<b>Coastal Zone</b>	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. (PRC Div. 20 §§ 30000-30900)		<b>USFWS U.S. Fish and Wildlife Service</b>	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)
<b>DFG California Department of Fish and Game</b>	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). (Fish and Game Code [FGC] Div.3 Ch.1.5 §§ 2050 -2115.5)		<b>Williamson Act</b>	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.
<b>DOC California Department of Conservation</b>	State agency whose Division of Land Resource Protection regulates the administration of the Williamson Act. (14 ADC 2 §§ 1670-39650 )			

# Gaviota Planning Issues Summary

*Dated: July 13, 2010*





# Gaviota Coast Plan GavPAC Meeting Schedule

Meeting Dates and Discussion Topics

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

July 14, 2010

Meeting/ Workshop Type	Date and Time	Location	Discussion Topics
GavPAC Meeting #17	Wednesday, September 1, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	<b>Planning Goals Development: Visual Resources II</b>
GavPAC Meeting #16	Thursday, August 12, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	<b>Plan Boundary Discussion Planning Goals Development: Visual Resources I</b>
GavPAC Meeting #15	Wednesday, July 21, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	<b>Discussion of Issue Area Priorities for Planning Goal Development Strategy Discussion for Policy Issue Area Deliberations</b>
GavPAC Meeting #14 <b>***COMPLETED***</b>	Wednesday, June 30, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	<b>Presentation of Potential Options to Facilitate Restoration Projects: Ms. Turenchalk Discussion of Issue Area Priorities for Planning Goal Development</b>
GavPAC Meeting #13 <b>***COMPLETED***</b>	Monday, June 21, 2010 6:30 p.m.	Goleta Union School District Board Hearing Room	<b>Discussion of Coastal Commission Suggested Modifications to County Land Use and Development Code</b>
GavPAC Meeting #12 <b>***COMPLETED***</b>	Wednesday, May 26, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	<b>Presentation &amp; Discussion of Coastal Commission Suggested Modifications to County Land Use and Development Code Discussion of Issue Area Priorities for Planning Goal Development</b>
GavPAC Meeting #11 <b>***COMPLETED***</b>	Wednesday, May 12, 2010 6:30 p.m.	Brandon School Auditorium	<b>Discussion of Issue Area Priorities for Planning Goal Development</b>
GavPAC Meeting #10 <b>***COMPLETED***</b>	Wednesday, April 21, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	<b>Requested Topic Presentations</b> 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 <b>***COMPLETED***</b>	Wednesday, April 7, 2010 6:30 p.m.	Brandon School Auditorium	<b>Post-Workshop Strategy Session</b> Summary of Information Gathered from Workshop Identification of Issue Area Priorities for Planning Goal Development Long Term Meeting Schedule

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

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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

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