

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>												
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	Circulation Element Policy C		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	Conservation Element Recommendation 2-4		a. Renewable energy siting study b. Ordinance amendment(s) c. Development design standards	✓	✓	✓		✗	
				Energy Element Goals 5 & 6								
				LUDC Section 35.30.160,35.57								
				Uniform Rules 2-1 & 2-9								
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:



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<i>Transportation, Energy, and Infrastructure</i>												
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	Land Use Element Land Use Development Policy 13 LCP Section 3.6.8 Article II 35-170 LUDC 35.56		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	Land Use Element Visual Resources Policy 5 LCP Policy 4-7 Article II Section 35-172.13.4 LUDC Sec. 35.57.050.M Appendix C.II.B.2.6 Grading Ordinance Section 14-669		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	Fire Department Development Standard 1		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	Fire Department Development Standard 1		a. Emergency response times survey b. Funding mechanism			✓	✓		

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Public Recreation												
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	LCP Policies 7-1:7-7-13:19 LCP Policies 7-25:7-26 Article II Sections 35-61:63, 35-81, 35-89	Civil Code 8846 Govt. Code 8831 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 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	LCP Policies 7-1:7-7, 7-13:7, 19 Article II Sections 35-61:63, 35-81, 35-89	Civil Code Section 846 Government Code Section 831 Coastal Act Sections 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) 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	Agricultural Element Policy 1A LCP Policies 7-25:7-26	Civil Code Section 846 Government Code Section 831 Coastal Act Section 30609.5(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	LCP Policies 7-25:7-26 Article II Section 35-63	Civil Code Section 846 Government Code Section 830-831.9 Coastal Act Section 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		✓	✓	✓		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	Agricultural Element Policy 1A LCP Policies 7-25:7-26 Article II Section 35-63	Civil Code Section 846 Government Code Section 831 Coastal Act Sections 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		✓	✓	✓		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:



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<u>Public Recreation</u>												
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	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	✓	✓	✓	✓	✓	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)											

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			Jurisdiction(s)/ Stakeholders	Policies/ Ordinances	Statute/Law	Planning Tools	Flexibility	Incentives	Public Improvements/ Maintenance	Jurisdictional Cooperation	Sole County Authority			
<u>Resource Stewardship & Open Space</u>														
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	Conservation Element pp. 206-209 Land Use Element Other Open Lands Policies 1-4, Visual Resource Policy 2 Article II Sections 35-66, 35-172.8, 35-174.7 LCP Policy 4-4	Government Code Section 51256	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	Land Use Element Hillside & Watershed Protection Policies 1-9, Other Open Lands Policy 2 LCP Policies 3-13:23	Coastal Act Sections 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 Coastal Commission	Conservation Element pp. 84-111 LUDC Section 35.26.020.D Article II Section 35-89	Civil Code Section 846 Government Code Section 831 Coastal Act Sections 30107.5, 30121	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		Coastal Act Section 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)	✓	✓		✓				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	Land Use Element Historical & Archaeological Sites Policies 1-5 LCP Policies 10-1:5 LUDC Section 35.60.040 Article II Section 35-65	Civil Code Section 815.3 Government Code Section 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 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

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<u>Keeping Agriculture on the Land</u>												
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	LUDC Section 35.21.030 Article II Sections 35-147	Water Code §6000	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		ESA §1539(a)(1)(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	LCP Policy 2-11, 9-35, 9-42 Agricultural Element policy I.C, I.F, I.G, I.VA, I.VB		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	Article II Sections 35-69.3:69.5 LUDC Section 35.21.030 Uniform Rule 2	Govt. Code §51238.1 of the Williamson Act	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	Article II Sections 35-69.3:69.5 LUDC Section 35.21.030 Uniform Rule 2		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	LCP Appendix B, p. 231 Article II Sections 35-69.3:69.5 LUDC Section 35.21.030 Uniform Rule 1		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	LUDC Section 35.21.030 Article II Sections 35-69.3, 35-169		a. Ordinance amendment(s)	✓				✗	a. The Agricultural Permit Streamlining LUDC amendments recently adopted by the Board of Supervisors only applies to Inland areas

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<i>Keeping Agriculture on the Land</i>													
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	Agricultural Element Policy IV.A State Parks Gaviota Resource Management Plan Policy 5 Los Padres National Forest Management Plan pp. 31, 77, 141-2		a. Range improvement program		✓	✓	✓			
Ag-11	Consider Conversion from Williamson Act Contracts to Conversation Easements												

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<u>Land Use, Zoning, and Housing</u>												
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	Land Use Element Policy 2 LCP Policy 2-12		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	LUDC Table 2-3 Article II Section 35-69.3.5 Uniform Rules 1-4		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	LUDC Table 2-3 Article II Section 35-69.3.5 Uniform Rules 1-4		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	LCP Policy 7-3, view corridor p. 226 LUDC Section 35.60.050.C Article II Section 35-61.3		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	Article II Sec. 35-67 LUDC 35.60.060 LCP policy 3-4:3-7,4-5		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	LCP policy 4-1,6 LUDC Sections 35.28.080,35.28.200,35.62., 82.070 Article II Sections 35-98,-144,-184		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	✓	✓				✓

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<u>Visual Resources</u>												
VIS-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	Conservation Element pp. 206-209 Land Use Element Other Open Lands Policies 1-4, Visual Resource Policy 2 Article II Sections 35-66, 35-172.8, 35-174.7 LCP Policy 4-4	Government Code Section 51256	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	Review Visual Resources Policies in the Context of the Gaviota Coast	a. Definition of rural character b. Design review process	Santa Barbara County Landowners	Land Use Element Visual Resources Policies 1,2,4,5; Hillside and Watershed Policies 1,2 LCP Policy 3-13:14, 4-1:8		a. Ordinance amendment(s) b. Design Overlay						
VIS-3	Strong Design Review Process & Standards to Guide Optimal Scale and Siting of Development	a. Cost of permit process	Santa Barbara County Coastal Commission	LCP policy 4-1,6 LUDC Sections 35.28.080,35.28.200,35.62,.8 2.070 Article II Sections 35-98,-144,-184		a. Ordinance amendment(s) b. Development design standards	✓	✓			✗	
VIS-4	Tailor Private Driveway & Roadway Standards; Tailor Development Design for Fire Management	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	Fire Department Development Standard 1		a. Develop wildfire protection plan b. Funding mechanism c. Work with County Fire Department to develop acceptable rural driveway/roadway standards			✓	✓		
VIS-5	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			a. Ordinance amendment(s) b. Development design standards	✓	✓			✗	

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<u>Visual Resources</u>												
VIS-6	Limit Development on Coastal Bluffs	a. Landowner resistance b. Legal lots, high land value	Santa Barbara County Coastal Commission	Article II Sec. 35-67 LUDC 35.60.060 LCP policy 3-4:3-7,4-5		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	LCP Policy 7-3, view corridor p. 226 LUDC Section 35.60.050.C Article II Section 35-61.3		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	Land Use Element Visual Resources Policy 5 LCP Policy 4-7 Article II Section 35-172.13.4 LUDC Sec. 35.57.050.M Appendix C.II.B.2.6 Grading Ordinance Section 14-669		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	Caltrans Scenic Highways Element Section IV		a. Scenic Highway nomination process b. Develop policy/guidelines which protect visual/scenic qualities of the Gaviota Coast					✓	

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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.		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, PRC Div.20 [Coastal Act] Ch.2 § 30107.5)
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)		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)
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).		Indemnification	Gives security against future damage or liability (i.e., with respect to trails on private property).
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. (Public Resources Code [PRC] Div. 9 Ch. 3 §§ 9151-9491)		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. (PRC Div.20 [Coastal Act] Ch.3 §30200)
California Land Conservation Act	See Williamson Act.		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.
CalTrans California Department of Transportation	State agency that plans for and maintains State highways in California. (21 California Administrative Code [ADC] 2)		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.
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. (PRC Div. 20 [Coastal Act] §§ 30000-30900)		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).
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. (14 ADC 5.5)		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.
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)		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.
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)		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 ESA. (ESA §1539(a)(1)(A))
Coastal-dependent development or use	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)		State Parks Department California Department of Parks and Recreation	Manages California State Parks including Gaviota State Park, Refugio State Beach, and El Capitàn State Beach. (14 ADC 3 §§ 4300-4971)
Coastal-related development	Any use that is dependent on a coastal-dependent development or use. (PRC Div. 20 [Coastal Act] §§ 30101.3)		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.
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. (PRC Div. 20 §§ 30000-30900)		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)
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). (Fish and Game Code [FGC] Div.3 Ch.1.5 §§ 2050 -2115.5)		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.
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)			

Gaviota Planning Issues Summary

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