

**Gaviota Plan Goals & Principles**  
**Subcommittee Report – August 5, 2010**  
**(GavPAC members Baer, Feeney, Lloyd, McKenna)**

**I. Goals of the Coastal Act (1977)**

1.2 GOALS, PRIORITIES, AND POLICIES

In enacting the Coastal Act, the legislature established the following goals for future activity in the coastal zone:

- (a) Protect, maintain and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and man-made resources.
- (b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- (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.
- (d) Assure priority for coastal-dependent development over other development on the coast.
- (e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

**II. Gaviota Coast Study Group Report**  
**September 2005**

**Goals:**

- 1. To provide a local vision for lasting protection of rural agricultural, recreational, residential, cultural, spiritual, ecosystem, viewshed and open space values while respecting the rights and needs of property owners and the community as a whole.

2. To maximize local determination of land use and protection of the environment.
3. To facilitate the continuation and viability of agriculture.
4. To provide alternatives to land speculation through fair economic mechanisms as a way for landowners to maintain and/or realize the value of their land.
5. To develop economic incentives that, to the greatest degree possible, encourage private voluntary protection of agricultural, environmental and open space land values.
6. To promote increased public and private resources for protection of habitat and open space land values.
7. To develop recommendations to minimize adverse human impacts on public and private lands.

**III. GavPAC Subcommittee  
August 5, 2010**

**DRAFT GOALS**

**Goal 1. Maintain the rural character of the Gaviota Coast**

Examples of potential policies

- a. Maintain the existing urban limit line of Goleta.
- b. Maintain a very low residential overall density in the plan area.
- c. Develop Gaviota-specific design standards that address siting, scale and protection of public views for new residential and agricultural development

**Goal 2. Maintain and enhance the ecological integrity of the Gaviota Coast.**

Examples of potential policies

- a. Promote the use of environmentally sustainable building materials, energy and water efficient design and locally-scaled renewable energy.
- b. Understand and minimize human impacts from current and future agriculture, transportation, recreation and residential development.
- c. Mountainous area or resource management land use designations should be applied to land not suitable for agricultural production.

**Goal 3. Promote the continuation, economic viability, and environmental sustainability of agricultural land use.**

Examples of potential policies

- a. Agricultural production should be the priority on agriculturally zoned land.
- b. Agricultural operations should not be unduly restricted in their choice of crops/livestock or methods of production.
- c. Support the continued use of Agricultural Preserve contracts, agricultural conservation easements, estate tax reform and other financial incentives to keep land in agriculture.

**Goal 4. Support the development of public recreational resources at appropriate locations and scale.**

Examples of potential policies

- a. Establish a process to set priorities for implementing portions of the coastal trail, beach access and upland trails.

- b. Trails, coastal access and public recreation facilities should be sited and designed to avoid impacts to private property, agricultural operations and environmentally sensitive habitat.

**Goal 5 Recognize the broad community stake in watershed and habitat integrity, cultural heritage, and open space in formulating policies.**

Examples of potential policies

- a. Public resources including streamline permitting, technical assistance and existing or new grant funds should be used to support voluntary watershed management planning and enhanced resource stewardship.
- b. Form an organization to improve interagency coordination of planning for the Highway 101 transportation corridor, including representation from the general public.

**Goal 6. Develop productive, flexible land use policies and tools that integrate the interests and values of property owners with the ecological and agricultural integrity of the land.**

Examples of potential policies

- a. Reward sustainable design of structures and agricultural practices through streamlined permitting and other tangible incentives (e.g. additional residential allowances, secondary land uses, clustering of development rights, variable setbacks, mitigation credits).
- b. Allow for clustering and intra-property transfers to site development advantageously where the ultimate density is not increased.

**DRAFT GUIDING PRINCIPLES**

- A. Policy should be locally determination whenever possible.
- B. Respect landowner perspective in formulating policy.
- C. Respect native people's sensibilities in formulating policy.
- D. Utilize a watershed perspective in formulating policy.
- E. Incentives are preferred to regulation where feasible and effective.