Gaviota Planning Issues Summary

Dated: August 24, 2010

TEI-1 Recommend a Set of Safety Improvements to Transportation Corridor Operations

TEI-2 Recommend a Set of Improvements to Transportation Corridor Operations

REC-1b Safe access for various informal coastal uses

REC-3 Improved & Safer Highway Access for Cyclists

TEI-3 Improve Bicycle Access Along the Coast

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

REC-2a Assess need and feasibility of trails on public & private land

REC-2c Establishment of a Multi-Use Trail Between El Capitan and Gaviota State Parks

REC-2d Maintain Multi-Use Trail Between El Capitan and Refugio State Parks

REC-2b Development of a California Coastal Trail (CCT)

REC-5 Better coordination of recreational access among agencies

REC-7 Off-road recreational vehicles

TEI-4 Consider Community & Large Scaled Renewable Energy Production

TEI-7 Review & Consider the Feasibility of Alternate Off- and Onshore Oil Production Facilities

REC-4 Facilitate Re-Use of Disturbed Lands for Public Use (Texaco Tank Farm, Mariposa Reina

REC-6 Private Recreational Uses

TEI-6 Plan for the Reuse of Abandoned Energy Facilities and the decommissioning of unused pipelines

TEI-9 Consider Additional Fire Protection Services West of Winchester Canyon

VIS-4 Tailor Private Driveway & Roadway Standards; Tailor Development Design for Fire Management

RSOS-6 Protect Cultural & Historic Resources

RSOS-7 Consider Habitat Restoration Projects

TEI-5 Design Characteristics & Maintenance for Rural Roads; Prioritization of Maintenance

VIS-8 Removal of Abandoned Utilities and Undergrounding New Utilities Associated with New Large-Scale Alternative Energy Projects

VIS-10 Consider Landscaping and Vegetation Standards

LU-8 Truth in Zoning

Transportation Corridor Operations & Safety

Watershed Approach to Habitat

Recreational Access

Agricultural Land Management

Agricultural Economic Viability

Energy

Recreational Facilities

Viewshed

Discrete Issues

RSOS-8 Natural Resources Best Management Practices to be Identified to Minimize Impacts from Agricultural Operations

RSOS-1 Protect & Enhance Natural Resources Utilizing a Watershed Approach

RSOS-3 Expanded Recreational Opportunities Should be Sensitive to Natural Setting

RSOS-4 Protect & Enhance Wildlife Corridors

RSOS-5 Support Landowner Stewardship of Natural Resources

Ag-1 Consider Discussion of Agricultural Water Resources

Ag-2 Consider 'Safe Harbor Agreements' for Habitat Restoration

Ag-3 Consider Sustainable & Beneficial Agricultural Land Management Techniques and Projects

Ag-4 Consider the Utilization of Conservation Easements

Ag-5 Consider Opportunities for Alternative Revenue Streams on Agricultural Land

Ag-6 Consider Additional Permitted Uses on Agricultural Land

Ag-7 Consider Multi-Generational and Employee Housing on Agricultural Land

Ag-8 Consider Permit Requirements for Structures with Agricultural Uses

Ag-9 Consider Allowed Agricultural Support Uses on Agricultural Land and consider utilizing a development rights transfer protocol to areas with urban infrastructure

Ag-10 Consider Additional Grazing Opportunities on Public Lands

Ag-11 Consider Conversion from Williamson Act Contracts to Conservation Easements

LU-2 Consider Additional Primary Residences for Extended Farm/Ranching Families and Farm Workers

VIS-1 Defining and Sustaining Rural Character

VIS-9 Consider Official Scenic Highway Designation for Highway 101

VIS-7 Consider the Prioritization of Preservation of Properties Seaward of Highway 101

VIS-6 Consider Limitation of Development on Coastal Bluffs

VIS-3 Strong Design Review Process & Standards to Guide Optimal Scale and Siting of Development

VIS-2 Review Existing Visual Resources Policies in the Context of the Gaviota Coast

VIS-5 Appropriate Single-Family Dwelling Size

LU-1 Maintain Existing Zoning Density

LU-3 Consider Clustering of Structures Within Lots