

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	
<u>Visual Resources</u>												
VIS-1	Defining and Sustaining 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 and variability of rural character g. Preservation of rural character in relation to agricultural buildings	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 Existing 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 b. Visual protection and minimizing grading as a tension c. Stakeholder buy-in	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 CalFire	Fire Department Development Standard 1		a. Develop wildfire protection plan b. Funding mechanism c. Work with County Fire Department to develop accetable 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 c. Logical determination of visual resource policies	Santa Barbara County Coastal Commission			a. Ordinance amendment(s) b. Development design standards	✓	✓			✗	

Legend:



Planning Concept Applicable to Goal



Sole County Authority Subject to Coastal Commission Certification

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<u>Visual Resources</u>												
VIS-6	Consider Limitation of 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	Consider the Prioritization of 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 UPRR	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	Consider 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					✓	
VIS-10	Consider Landscaping and Vegetation Standards	a. Vegetation screening b. Screening vs. invisibility c. Native vs. Invasive species d. Building materials	Landowners State Parks Caltrans landscape architects			a. Design guidelines	✓				✓	

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