

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>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

Legend:



✓ Planning Concept Applicable to Goal

✗ Sole County Authority Subject to Coastal Commission Certification