



Planning and Development Department
Long Range Planning Division
Transmittal Memorandum

DATE: May 18, 2011

TO: GavPAC Members

FROM: David Lackie, Supervising Planner
Brian Tetley, Planner

CC: Supervisor Doreen Farr, 3rd Supervisorial District

SUBJECT: GavPAC Meeting No. 34

The items listed below have been included as part of the meeting materials for GavPAC Meeting No. 34, to be held Wednesday May 25, 2011, 6:30 p.m. in the Vista de Las Cruces School auditorium:

1. **Meeting Agenda:** Meeting No. 34 Agenda for land use, zoning, and housing deliberations (Attachment 1).
2. **Draft Meeting Minutes:** Staff has provided draft minutes for the GavPAC meeting of May 11, 2011 for review and approval (Attachment 2).
3. **Recreation, Trails, and Coastal Access Policy Compendium:** Staff has attached a compendium of policies related to recreation, trails, and coastal access (Attachment 3) as reference for deliberations on recreation and trails issues.
4. **Coastal Commission LCP Update Excerpts:** Staff has attached excerpts from the Coastal Commission LCP update document relating to public access and recreation (Attachment 4) as reference for deliberations on recreation and trails issues.
5. **Recreation & Trails Planning Issues Worksheets and Summary Chart:** Staff has attached the GavPAC planning issues worksheets and summary chart for recreation and trails (Attachment 5).
6. **Parks and Recreation Table:** Staff has attached a summary table of parks and recreation amenities on the Gaviota Coast (Attachment 6).
7. **Long-Term Schedule:** The revised long term schedule is attached (Attachment 7).
8. **Updated To-Do List:** The updated To-Do List is attached (Attachment 8).

In addition to this packet, please bring the GavPAC documents binder with you to the meeting.

All GavPAC materials are also available for download from the following webpage:
<http://longrange.sbcountyplanning.org/planareas/gaviota/gaviota.php>

Guest Speaker, Mr. Carlyle Johnston, Waste Conversion Technology Status Update (Agenda Item No. 5)

Mr. Johnston from County Public Works will update the GavPAC on progress made on technology selection for the waste conversion technology (CT) project since his presentation to the GavPAC on 02/09/11. Mr. Johnston will also discuss the anticipated schedule for CT project development and hearing by the Board of Supervisors.

Planning Issues Deliberations (Agenda Item Nos. 6-8)

This meeting continues the deliberative phase of the land use planning process for the Gaviota Coast. The deliberative phase builds upon previous GavPAC work to identify core planning issues, and will provide an opportunity to discuss these issues in greater detail, and explore different planning options and approaches. Keep in mind that the goal in the deliberative stage is not to fully write or vet policy or ordinance language, but to develop consensus or at least refinement of GavPAC policy preferences which can be used by staff to craft draft policy statements and implementing tools. The review and revision to draft policy or ordinance language will occur later in the process after all of the deliberative meetings and a period of time for staff to develop the language.

This meeting begins deliberations on the final issue area group slated for discussion: Recreation & Trails. The GavPAC previously identified key planning issues to be deliberated in these issue area that are recorded on the recreation and trails worksheets and summary chart (Attachment 5). Deliberations will start with recreation issues, and then consider trails issues in future meetings. Staff will provide a brief overview of existing policy regarding recreation contained in the Coastal Act and locally adopted policy contained in the Coastal Land Use Plan and Article II and LUDC zoning ordinances. In general terms, issues related to recreation opportunities, both public and private, arise from the level of demand on existing facilities and the resultant impacts. However, with the exception of Jalama Beach Park, the recreational facilities are managed by the State under adopted management plans or privately managed. Therefore, consideration may be given to providing guidance on appropriate uses and agency to agency relationships and coordination.

Attachments:

1. Meeting 34 Agenda
2. Meeting 33 Draft Minutes
3. Recreation, Trails, and Coastal Access Policy Compendium
4. Coastal Commission LCP Update Excerpts
5. Recreation & Trails Planning Issues Worksheets and Summary Chart
6. Parks and Recreation Table
7. Long-Term Schedule
8. Updated To-Do List



Notice of Public Meeting

Gaviota Coast Planning Advisory Committee (GavPAC) Meeting No. 34

Note: This agenda lists discussion topics for the GavPAC meetings on:

Wednesday, May 25, 2011 – 6:30 p.m.

Attendees: GavPAC Members, County Staff, and Public Participants
Please review: Meeting Materials Packet for Meeting on 05/25/11
Please bring: Meeting Materials Packet for Meeting on 05/25/11
Location: Vista de Las Cruces School - Auditorium, 9467 San Julian Rd, Gaviota, CA 93117

Agenda Item	Discussion Topics
CALL TO ORDER	
1	Pledge of Allegiance & Roll Call
2	Public Comment <i>The Public Comment period is set aside to allow public testimony on items not on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair.</i>
3	Administrative Briefings <i>Staff updates regarding local or other legislative activities, local planning decisions, or other updates of interest to the Committee.</i>
4	Meeting Minutes Review and Approval
5	Guest Speaker, Mr. Carlyle Johnston, Waste Conversion Technology Status Update
RECREATION & TRAILS PLANNING DELIBERATIONS	
6	Discussion of Existing Recreation & Trails Policy
7	Consideration of Recreation & Trails Preferences for the Gaviota Coast
8	Consideration of Recreation & Trails Planning Tools
9	Discussion of Long-Term Meeting Schedule

Questions or comments about the Gaviota Coast Plan may be directed to Brian A. Tetley at 805-884-6848 or btetley@co.santa-barbara.ca.us and further information may be obtained on the following web site: <http://longrange.sbcountyplanning.org/planareas/gaviota/gaviota.php>

Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item of a regular meeting of the Planning Advisory Committee that are distributed to a majority of all of the members of the Planning Advisory Committee less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning & Development Department, 123 E. Anapamu Street, Santa Barbara, CA, and also on the County's website at <http://longrange.sbcountyplanning.org/>

Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable accommodations.

Gaviota Coast Planning Advisory Committee

DRAFT MEETING MINUTES MEETING No. 33

***Wednesday May 11, 2011
Vista de Las Cruces School Auditorium***

Meeting Called to Order: By Chair Kim Kimbell at 6:30 p.m.

1. Roll Call

GavPAC Members Present: Baer, Boise-Cossart (arrived after roll at 6:31 p.m.), Bowman, Feeney, Kimbell, Lloyd, McGinnis(arrived after roll at 6:31 p.m.), McKenna, McNabb, Tautrim, Van Leer

GavPAC Members Absent: None

County Staff Present:

Jeff Hunt, Long Range Planning Division Director

David Lackie, Long Range Planning Division Supervising Planner

Brian A. Tetley, Long Range Planning Division Senior Planner

Katie Haldeman, Long Range Planning Division Associate Planner

2. Administrative Briefings

Chair Kimbell stated that Hollister Ranch is having a BBQ a week from Saturday to which Staff is invited. Staff suggested the GavPAC could incorporate a BBQ or some type of social function into the last GavPAC meeting prior to the summer break. McNabb inquired about the purpose of the recent postcard mailing, and Staff responded that the mailing was a general notice affording the public notice of the upcoming meetings and that a more detailed noticing effort will be done prior to further discussion regarding consistency re-zoning.

3. Public Comment:

Les Freeman: Acknowledged the GavPAC for their dedication and hard work on this planning process.

4. Meeting Minutes from April 27th, 2011

Deliberation: Regarding Item No. 4, Chair Kimbell requested that amendments to the minutes be described in a more expansive manner. In particular, clarify that the changes to the minutes include a statement that directs Staff to develop a policy that would make it clear that legal lots, despite being nonconforming in size, are conforming for all purposes under County Ordinances, except for land division manners. Van Leer requested that the GavPAC's direction to the Agriculture Subcommittee to discuss brushing on slopes 40 percent or greater and the potential application of the Resource Management Zone be reflected in the minutes.

The Committee agreed that the minutes should reflect discussion in chronological order, rather than the order listed on that meeting's agenda. McGinnis requested that the minutes reflect her request to Staff for the avigation easement language for the Cojo-Jalama Ranches.

Public Comment: None



ACTION: Boise-Cossart moved, seconded by Van Leer, and carried by a vote of 11-0 to approve the minutes with modifications.

5-7. Land Use, Zoning, and Housing Planning Deliberations

Agriculture-Residential Cluster (ARC) Overlay Zone Discussion

Staff Presentation: Staff presented a history and overview of the Agriculture-Residential (ARC) Overlay Zone. The ARC is a nearly 30-year old tool, applicable only to the Cojo-Jalama Ranches, that was adopted prior to the County developing environmental thresholds for subdivision of agricultural lands. The likelihood of widespread subdivision of this property is greatly reduced with these environmental thresholds in place. The ARC tool allows for residential development on two percent of the gross acreage of landholdings and has provisions to set aside one percent of the gross acreage for public access.

Public Comment:

Susan Petrovich: The ARC is a tool that we should keep in the tool kit, but we should be looking at it as a flexible planning tool.

Eva Turenchalk: Not sure about supporting a 30-year old overlay that only applies to one landowner. We should try to incentivise the types of development we want to see through a “carrot” approach.

Anne Coates: Believes this is an opportunity to explore and implement incentives for agricultural land preservation. The Resource Conservation District (RCD) has the ability to hold easements.

Lee Ann French: Is not sure why we want to keep this ordinance on the books. We should scale this opportunity so that it can be taken advantage of by different landowners.

Mike Lunsford: Is concerned about the age of the ARC Overlay and does not think this Overlay takes us in the direction we want to be going regarding residential density and the associated infrastructure.

Carl Steinberg: Thinks the previous comments are appropriate. A coordinated Resource Management Plan between property owners would be more difficult for agricultural areas without some sort of overlay.

Deliberation: McNabb asked for clarification regarding the “North Planning Area” as described in the ARC Overlay. Staff explained that the North Planning Area is a descriptor that refers to the Gaviota Coast north of Point Conception. Also, the ARC Overlay only applies to the Coastal Zone and is therefore not applicable to the Hansen property. Tautrim wants more clarity on the development potential for existing parcels on Cojo-Jalama. Tautrim believes an Overlay such as the ARC would not be written as it stands if it were written today. Van Leer stated that the Cojo-Jalama Ranches are a unique property and therefore deserve a specific overlay or planning tools. He supports the clustering concept. McGinnis is concerned about impacts of increased traffic on Jalama Rd. with the residential densities afforded by the ARC Overlay. McGinnis made a motion to completely eliminate the ARC Overlay. Baer’s main concern with the Overlay is the overall increase in residential development potential.

McKenna objects to Lloyd deliberating and voting on the ARC issue because he is an agent/consultant for the landowner to which the ARC applies. Lloyd did not interpret County Counsel’s opinion in the same manner as McKenna, and was under the impression that if someone had direct financial interest in a property and sat on a decision making body, then that person would have a conflict of interest. Lloyd stated that the GavPAC was only a recommending body to the Board of Supervisors. Bowman



believes the ARC could be a springboard or tool for further policy development and therefore the ARC should stay in place for now. Chair Kimbell thinks the GavPAC should come up with planning area-wide incentives, rather than something which only applies to a single landowner.

ACTION: McGinnis moved, seconded by McKenna, and carried by a vote of 10-0, with Lloyd abstaining, to table further consideration of the ARC Overlay Zone until the GavPAC has completed the discussion of land use issues and any other related incentives that would apply throughout the planning area.

House Size Discussion

Staff presentation: Staff presented information to provide context on the house size discussion. The GavPAC and the public have identified long term land use issues associated with residence size, therefore Staff put together data on existing home sizes in the planning area and on home sizes for pending residential projects which have yet to be constructed. Issues regarding visual resources have been raised, particularly in regards to compatibility with the community and existing development. Under the Williamson Act, landowners are limited to one residence per contract, however with the 2007 updates to the Uniform Rules, up to three residences are allowed per contract if each residence is located on a separate parcel of at least 100 acres. Currently the only dwelling size limits are on guest homes (800 square feet) and residential second units (RSUs) (1,200 square feet), however RSUs are not allowed in the AG-II zone. The Coastal Commission's proposed modifications to the LUDC would have required a CDP-H for homes over 5,000 square feet, however a majority of the land, including the Hollister and Cojo-Jalama Ranches, in the Coastal Zone in the planning area is also in the CCC's appeals jurisdiction, therefore this additional requirement would only apply to some areas north of Highway 101 and east of the Gaviota tunnel.

Public Comment:

Anne Coates: Spent 4 years with the Hollister Ranch design committee and they ultimately determined that numerical size limits do not work.

Susan Petrovich: Has been speaking for the agricultural community for the last 35 years. Home size rules can come back to blow up in your face. We should not be nit picking how people conduct their lifestyle or encourage people to break the law by setting up additional restrictions without permits.

Eva Trenchalk: Stay away from getting hung up on a home size number. In a similar example of size restrictions, the American Institute of Architects (AIA) did an education program demonstrating how height limits do not work in an attempt to prevent the City of Santa Barbara's Measure B (building height limit) from passing.

Andy Mills: Homes need to be subordinate to their environment.

Mike Lunsford: The Gaviota Coast Conservancy (GCC) has worked with the issue of home size for some time and has tried to come up with a decent and fair rationale for size limitations. Numerical size limits are not workable. The trend on the Gaviota Coast is for people to come in and build big homes. Perhaps some incentives or limitations could be introduced, such as foregoing the right to a guest house or allowance for additional home size if the home is blended with the environment.

Lee Ann French: Perhaps landowners could receive some benefit if they plan to build a home below the average home size.

Deliberation: McKenna proposed a cap of approximately two times the median home size, or about 5,000 square feet, which could be considered a community standard.



Feeney wants to hear from the members of the community regarding the home size issue. He supports a system of review and guidelines for development that would not allow for an additional Ballantyne-type project. McGinnis suggested a home size limit would give the Board of Architectural Review (BAR) additional strength during project review. Although Tautrim said he does not necessarily support a cap in home size, a cap may prevent land owners who are incompatible with the rural lifestyle. McNabb is worried about additional nonconforming use issues if existing homes would be larger than a home size limit. Lloyd reminded the Committee that the County now counts square footage as area under trellises, porches, decks, etc.

Public Comment:

Seymour Fletcher: Owns a 30-acre parcel on lower Refugio Road, and his home cannot be seen from the road, although it is close to the road. He believes a good design can hide the visibility and noticeability of a home.

Eva Turenchalk: Square footage is not the best metric for a tiered system.

Les Freeman: House styles are varied and diverse along the Gaviota Coast, and you should not tell people what kind of homes they can build.

Anne Coates: Inquired about limitation on agricultural structures.

Seymour Fletcher: Has solar electric system on his home which has reduced his energy bill by 90 percent.

Anne Coates: there is not much of a review at the permit counter

Deliberation: McGinnis believes the home size issue will come up again when the Plan goes for certification by the CCC. McGinnis wants to give planners the tools to be able to do an elevated level of review for some projects. Lloyd recognizes the work of the visual resources subcommittee, and believes its principles would prevent an additional Ballantyne project. Lloyd is concerned about putting applicants through a more costly review process. Feeney wants more public exposure for permitting of projects having an elevated review.

ACTION: Lloyd moved, seconded by Van Leer and carried by a vote of 11-0 to direct Staff to develop policy approaches that follows the Gaviota Coast Residential Size Outline from May 5, 2011, with the exceptions of items No. 2, 3, and 4, of the outline. Item No. 5 of the outline would be amended to read "A tiered system of enhanced standards and elevated level of review designed to reduce the impacts of a large size residence to those of a median size residence (e.g., LEED energy standards, habitat restoration, siting out of the viewshed, recording an Agricultural Conservation Easement).

8. Long-Term GavPAC Meeting Schedule

Deliberation: The Wednesday June 8th meeting has been reschedule to Tuesday June 7th, as Vista de Las Cruces School is not available on the 8th due to graduation activities. Regarding the Gaviota Marine Terminal site, Staff is continuing to work with Energy Division Staff to get more information from the property owner, and this item will likely not be on the agenda for the next meeting. Staff has scheduled back to back weeks of meetings in June to keep the Committee on schedule. Further discussion on 661 consistency rezoning will be agendized for a future GavPAC meeting and affected property owners will be noticed well in advance of the meeting. Feeney asked if Staff will be engaging the appropriate stakeholders for the upcoming deliberations on recreation and trails. Staff responded in the affirmative.

Adjournment – 8:54 p.m.





Summary – Related Park, Recreation, Trails, and Coastal Access Policies

Comprehensive Plan Policies

LAND USE ELEMENT POLICIES

1. Bikeways shall be provided where appropriate for recreational and commuting use.
2. Opportunities for commercial and sport fishing should be preserved and improved where appropriate.
3. Future development of parks should emphasize meeting the needs of the local residents.
4. Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses. Schools and other public-owned

AGRICULTURE ELEMENT POLICIES

Policy IA.

The integrity of agricultural operations shall not be violated by recreational or other non-compatible uses. Imposition of any condition requiring an offer of dedication of a recreational trail or other recreational easement shall be discretionary (determined on a case-by-case basis), and in exercising its discretion, the County shall consider the impact of such an easement upon agricultural production of all lands affected by and adjacent to said trail or other easement.

1. On lands which are in agricultural production and have a zoning or Comprehensive Plan designation for agriculture, provisions for recreational trails or other recreational easements defined in the Comprehensive Plan may be imposed by the County as a condition for a discretionary permit or land division only in the following circumstances:
 - a. The area in which the trail is proposed to be located is land which is not under cultivation or being grazed or is not part of a rotation program, or is not an integral part of the agricultural operations on the parcel; or,
 - b. The land use permit requested is not for a use which is compatible with agricultural production on the property, as defined in the County Agricultural Preserve Uniform Rules. In this instance, the recreational trail or other recreational use shall be required to be located only on the portion of the property taken out of agricultural production for the permit; or,
 - c. The land division requested requires a rezoning of the property to a more intensive zone district than that applied to the property prior to the application.
2. A recreational trail or other recreational use shall not be required as a condition for a discretionary permit (except a land division or a rezone which permits a smaller minimum parcel size than that permitted on the property at the time of the application) on lands which are in agricultural production and have a zoning or Comprehensive Plan designation for agriculture, in the following
 - a. The permit requested is for a lot line adjustment or Minor Conditional Use Permit only; or,
 - b. The discretionary permit requested is compatible with the agricultural use of the land, as defined in the County Agricultural Preserve Uniform Rules.

4. Where trails are required, they shall be sited to minimize the impacts to prime soils, agricultural operations, public safety, and environmentally sensitive areas.

California Coastal Act Policies - PUBLIC RESOURCES CODE - SECTION 30210-30214

30210. In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

30211. Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

30212. (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

Coastal Land Use Policies

Coastal Plan Policy 4-8:

The County shall request the State of California to designate that portion of Highway 101 between Winchester Canyon and Gaviota State Park as a "Scenic Highway."

Policy 6-6D:

Consolidation of Oil and Gas Processing Sites in the South Coast Consolidation Planning Area. (Added 7/14/87, B/S Resol #87-616).

The oil and gas processing sites at Gaviota (APNs 81-130-07, 81-130-52, and APN 81-130-53) and Las Flores Canyon (APNs 81-220-14 and 81-230-19) are designated as consolidated sites for processing oil and gas production from offshore reservoirs and zones. Any new oil and gas production from offshore reservoirs or zones that is processed within the SCCPA shall be processed at these two sites. (Added 7/14/87, B/S Resol #87-616). *(corrections to APNs made 9/93)*

Policy 6-23:

The piers at Goleta Beach County Park and Gaviota State Park are intended primarily for recreational use. Other uses may be allowed subject to a conditional use permit if they do not conflict with recreational use.

Coastal Plan Policy 7-13:

In order to protect natural and visual resources of the coastal zone between Ellwood and Gaviota, development of recreational facilities shall not impede views between U.S. 101 and the ocean, shall minimize grading, removal of vegetation, and paving, and be compatible with the rural character of the area. Existing natural features shall remain undisturbed to the maximum extent possible, and landscaping shall consist of drought-tolerant species.

Coastal Plan Policy 7-14:

Campgrounds and ancillary facilities sited south of U.S. 101 between Ellwood and Gaviota shall be set back as far as feasible from the beach in order to reserve near-shore areas for day use. Where feasible, new recreational facility development, particularly campgrounds and parking lots, shall be located north of U.S. 101.

Coastal Plan Policy 7-15:

The vegetation in the small canyons at the mouths of Canada San Onofre and Canada del Molino streams shall not be disturbed by recreational development or use.

Coastal Plan Policy 7-16:

All new development on State-owned lands shall be in conformance with a recreational master plan approved by the County and the Coastal Commission. The master plan shall include maps showing locations of proposed facilities and a text describing the entire scope of the State's long-range plans for the Ellwood to Gaviota area, i.e., numbers of campsites, restrooms, parking lots, kinds of recreational activities to be accommodated, etc. In addition, the master plan shall conform to the following criteria:

- a. facilities for overnight use by out-of-County visitors shall be balanced with those for day use by local residents.
- b. Intensities and kinds of recreational uses shall be controlled so as not to exceed the environmental carrying capacity of the area.
- c. Alternative transportation systems to provide access to State parks (i.e., shuttle buses) shall be used where feasible.

Coastal Plan Policy 7-17:

Since existing parks in the Ellwood to Gaviota area already provide extensive facilities for recreational vehicle camping, priority in future development shall be for campgrounds that would be accessible by bicycle and pedestrian trails only and for hostels.

Coastal Plan Policy 7-18:

Expanded opportunities for access and recreation shall be provided in the Gaviota coast planning area.

Coastal Plan Policy 7-19:

In order to protect the marine resources of Naples Reef and the adjacent beach as a hauling out area for harbor seals, intensive recreational use shall not be encouraged. Access to the site should continue to be by way of boats.

Coastal Plan Policy 7-21:

Jalama Road shall be maintained as a two-lane road with only minor realignment from the summit to the park. All improvements shall be designed and constructed to minimize adverse impacts on Jalama Creek. Improvements shall result in a minimum removal of any riparian vegetation along the creek.

Coastal Plan Policy 7-24:

In order to ensure that adequate opportunities for coastal access and recreation will be available in the future the amount of development in the North county should be correlated with a precise recreation plan for the North coast planning area. To this end, the County shall initiate studies to determine the long-range needs and goals for access and recreation in the area from Gaviota to Guadalupe. A long-range recreational plan shall be developed which includes the following elements:

- a. An integrated trails system which will connect existing County and State Parks and provide vertical access to the beach at appropriate intervals.
- b. Identification of areas which have the most recreational potential and a schedule of acquisition of such areas.

After adoption of a long-range recreation plan, all development proposals for the North coast planning area shall be reviewed for conformity with this master plan and appropriate easements, etc., shall be required at the time of development approval.

Coastal Plan Policy 8-8:

The existing and future viability of large, non-prime agricultural operations of 10,000 acres or more for which the County of Santa Barbara has not approved land divisions in the Gaviota Coast and North Coast Planning Areas shall be protected. In order to preserve non-prime agricultural operations and avoid subdivision or large ranches down to the minimum parcel sizes specified in the land use plan, residential development at a density greater than that allowed under the specified minimum parcel size may be permitted only if clustered on no more than two percent of the gross acreage with the remaining acreage to be left in agricultural production and/or open space. The maximum density allowable under a clustered residential development shall be calculated at the rate of one dwelling unit per two acres for each acre included in the two percent area. Residential development to exceed one dwelling unit (du) per two acres in the two percent area up to a maximum of one du per acre may be permitted, provided that the County can make the finding that there is no potential for significant adverse environmental effects with respect to the findings listed below. An additional one percent of the gross area shall be dedicated for public recreation and reserved for commercial visitor-serving uses. Such developments may be considered subject to the following findings which shall be based on data contained in an Environmental Impact Report on each project.

Coastal Plan Policy 9-39:

Dams or other structures that would prevent upstream migration of anadromous fish shall not be allowed in streams targeted by the California Department of Fish and Game unless other measures are used to allow fish to bypass obstacles. These streams include: San Antonio Creek (Los Alamos area), Santa Ynez River, Jalama Creek, Santa Anita Creek, Gaviota Creek, and Tecolote Creek.

Coastal Zoning Ordinance - Article II

Sec. 35-66. Gaviota Coast Planning Area.

In order to protect natural and visual resources of the Coastal Zone between Ellwood and Gaviota, development of recreational facilities shall not impede views between U. S. Highway 101 and the ocean, shall minimize grading, removal of vegetation, and paving, and be compatible with the rural character of the area. Existing natural features shall remain undisturbed to the maximum extent possible, and landscaping shall consist of drought-tolerant species.

2. Campgrounds and ancillary facilities sited south of U. S. Highway 101 between Ellwood and Gaviota shall be set back as far as feasible from the beach in order to reserve near-shore areas for day use. Where feasible, new recreational facility development, particularly campgrounds and parking lots, shall be located north of U. S. Highway 101.
3. The vegetation in the small canyons at the mouths of Canada San Onofre and Canada del Molino streams shall not be disturbed by recreational development or use.
4. Since existing parks in the Ellwood to Gaviota area already provide extensive facilities for recreational vehicle camping, priority in future development shall be for campgrounds that would be accessible by bicycle and pedestrian trails only and for hostels.

Sec. 35-97.19 Development Standards for Stream Habitats.

3. Dams or other structures that would prevent upstream migration of anadromous fish shall not be allowed in streams targeted by the California Department of Fish and Game unless other measures are used to allow fish to bypass obstacles. These streams include: San Antonio Creek (Los Alamos area), Santa Ynez River, Jalama Creek, Santa Anita Creek, Gaviota Creek, and Tecolote Creek.

Sec. 35-99.2 Affect of ARC Overlay District.

Land zoned ARC must be in large, non-prime agricultural operations of 10,000 acres or more (as described in the Coastal Land Use Plan) in the Gaviota Coast and North Coast planning areas for which the County has not approved land divisions. Within the ARC Overlay District, the permitted and conditionally permitted uses of land and the regulations of the base zone district shall apply as well as the additional permitted uses and regulations of the ARC.

Sec. 35-174.4 Processing of Preliminary Development Plan.

1. For all development within the Coastal Zone proposed between Gaviota Beach State Park and the Santa Maria River, upon receipt of the Preliminary Development Plan, the Planning and Development Department shall transmit one copy of the plan to the Air Force Missile Flight Safety Office (WSMC-SE), USAF, Vandenberg. The Air Force may submit to the Planning and Development Department available information regarding missile debris hazards for the County to consider in reviewing the Preliminary Development Plan. Such

information shall be provided to the County within 30 days of the date of transmittal and the County shall immediately send a copy to the applicant.

CALIFORNIA COASTAL COMMISSION

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Public Access

Providing maximum public access to the coast is a fundamental goal of the Coastal Act. This includes the protection of *existing* and the provision of *new* public access. The authority for this mandate partially derives from the California Constitution, which declares that “access to the navigable waters of this State shall be always attainable for the people thereof. (Article 10, Section 4 of the California Constitution.) The Coastal Act also recognizes that the provision of public access needs to take into account public safety concerns and the protection of private property, and natural resources from overuse.

Review the principal Coastal Act policies concerning public access at Sections 30210 through 30214 and 30500(a) and 30604(c). These statutes can be found at:
<http://www.coastal.ca.gov/coa/statc.pdf>

LCPs are essential to reaching the goal of maximum public access. Coastal Act Section (§) 30500 requires that each LCP contain a specific Coastal Access Component to “assure that maximum public access to the coastal and public recreation areas is provided”. In general, LCPs should provide policies and standards to assure that existing public access is protected, and that maximum public access to and along the shoreline is both planned for and provided with new development when warranted. Pursuant to Coastal Act §30531, LCPs should, to the maximum extent practicable, incorporate a public access inventory, including a map showing the specific locations of existing and proposed public access to the coast. In light of continuing population growth and demand to use California’s beaches and shoreline recreational resources, it is imperative that local governments update LCP Access Components to reflect new information and changed conditions.

➤ ***Overview: What should an updated public access component include?***

Ensure that your maps, policies and ordinances reflect new information and changed conditions, such as:

- Updated inventories and maps of existing and planned access, including the status and location of offers to dedicate easements, deed restrictions, and other sites suitable and needed for new public access;
- Current estimates of visitor and facilities use (see Recreation discussion also);
- Revised assessments of unmet demand and future demand, particularly where there is currently insufficient access, overcrowding or exclusion of the public;
- Updated assessments of any public safety concerns or fragile resources that may require additional access management measures;

- Updated measures to reduce any newly identified impediments to public access;
 - Identification of any new encroachments on public beaches or accessways (e.g. illegal no parking signs or illegal barriers, private accessory development or landscaping on beaches) and updated requirements to remove them;
 - Identification and protection of potential prescriptive rights;
 - Implementation of the California Coastal Trail (CCT) by adding new policies and ordinance provisions to provide for the trail, and maps locating existing and planned segments of the trail;
 - New mitigation for unavoidable impacts of recreational beach loss from permitted development;
 - Updated zoning ordinances to provide for access needs, including ensuring that residential zone districts allow public recreational use corridors, easements, etc.
- ***Where can I read some examples of recently updated access components?***

Some recently revised Public Access components are:

- City of San Diego La Jolla LUP segment at <http://www.sandiego.gov/planning/community/profiles/pdf/cp/cpljfullversion.pdf> (see pages 26 - 33 and Appendices/Access Inventories);
- City of Newport Beach LUP at <http://www.city.newport-beach.ca.us/Pln/LCP/LCP.htm> (Chapter 3).

- ***What are some specific issues that should be addressed in an LCP Update?***

The following highlights new information that should be considered in updating the Access Component:

◆ **Implementing the California Coastal Trail**

Completing a California Coastal Trail (CCT) has been a longstanding vision in California. In 2001 the legislature directed the State Coastal Conservancy, in consultation with the Coastal Commission and State Parks, to coordinate the development of the trail. Coastal Act §30609.5(a) provides for the protection of any public land that may have been designated as part of the CCT. An updated LCP Access Component is the appropriate vehicle for planning for and designating the CCT. For guidance in incorporating CCT provisions in the LCP, review the report *Completing the California Coastal Trail*, January 2003, at: <http://www.coastal.ca.gov/access/coastal-trail-report.pdf>.

Definition of the California Coastal Trail

A continuous public right-of-way along the California coastline; a trail designed to foster appreciation and stewardship of the scenic and natural resources of the coast through hiking and other complementary modes of non-motorized transportation.

The Malibu LCP provides a good example of standards by which the CCT should be designed and implemented. Each LCP should contain comparable standards to designate the CCT and ensure that it is developed.

- City Of Malibu LUP policies pages 27-29 LUP at <http://www.coastal.ca.gov/ventura/malibu-lup-final.pdf>, and;
- City of Malibu Zoning Ordinance provisions pages 191-208 at <http://www.coastal.ca.gov/ventura/malibu-lip-final.pdf>.

◆ **Temporary events that can affect public access**

Certain temporary events have the potential to impact public coastal access (and other resources) and require coastal permits. Your LCP should address such topics as the type, location, and intensity of such events, including scheduling, transportation to the event, how the location of the event will affect public use, signage, mitigation measures, and clean-up. The Commission has adopted guidelines addressing the potential regulation of temporary events:

- Regulation of Temporary Events, Letter from P.Douglas to Planning Directors, January 23, 1998 with Guidelines for the Exclusion of Temporary Events, May12, 1993 as attachment to letter.

The Commission also has responded through individual permit actions and LCP amendments to the growing number of special and annual summer events that would commit large areas of public beaches to special, commercial events on most summer weekends.

Check out a couple of recent Commission decision concerning beach volleyball and other events:

- <http://documents.coastal.ca.gov/reports/2006/4/T8f-4-2006.pdf>;
- <http://www.coastal.ca.gov/lb/A-5-MNB-03-075-6mm3.pdf>;
- <http://www.coastal.ca.gov/sc/3-03-034.pdf>.

The City of Carmel by the Sea LCP includes an ordinance regarding temporary events. See the Carmel Implementation Plan §17.52.10 (I) at: <http://ci.carmel.ca.us/indexplanning.html>.

◆ **Protecting and managing public parking**

The Commission has reviewed an increasing number of proposals to implement residential preferred parking restrictions that can adversely impact public access. Generally, the Commission has not favored such proposals if they impact access by the general beach-going public, including beach use and access during non-peak times such as evening/overnight use, or where the parking area in question involves any beach parking. LCPs should be amended to include updated parking inventories, including identification of existing restrictions, supply and

demand analyses, and standards to address potential conflicts between various parking user groups.

◆ **Including Provisions to Expand Alternative Transportation**

Access Components should include provisions to maximize public access through expanded transit as called for in Coastal Act §30252. Such alternatives are increasingly needed to address roadway congestion as well as climate change due to greenhouse gases.

You might also consider including bicycling. Read Chapter 1000 of the Highway Design Manual *Bikeway Planning and Design*.
<http://www.dot.ca.gov/hq/oppd/hdm/pdf/chp1000.pdf>.

◆ **Managing Time Restrictions and User Fees on Public Use**

Many local governments are exploring ways to manage public access through measures such as beach and parking lot nighttime curfews and increasing fees. These measures can adversely affect public access and in most cases require issuance of a coastal development permit because they constitute “development” as defined in Coastal Act §30106 (“...change in the intensity of use of water, or of access thereto;...”). The majority of restrictions allowed by the Commission have been limitations on vehicles entering beach parking lots, not on actual use of the beach. Access Components should be updated to clarify which measures will be applied and under what conditions, in order to protect maximum public access. For example see:

- A-6-COR-06-86 (Coronado curfews at Bay View Park) at <http://documents.coastal.ca.gov/reports/2006/11/T11e-11-2006.pdf>.

◆ **Avoiding and Mitigating Beach Encroachments**

Your updated Access Components should include measures to ensure that development avoids or minimizes and mitigates encroachment on beaches or accessways. Updating inventories of beach ownership is important. In areas where public use is allowed on private land, you might include programs to maintain that access. Your LCP should limit structural development on public beaches to development that is essential for public access or safety, such as lifeguard towers. In general, your LCP should not allow private development to encroach onto public beaches.

◆ **Avoiding Private Impediments to Beach Access**

Public access may be adversely affected by such development as installation of “private beach” and “private parking” signs, and landscaping and painting red curbs in the public street right-of-way. LCP access components should prohibit installation of such development.

◆ **Valuing Recreational Beaches and Developing Mitigation**

Development that encroaches on sandy beaches or other accessible shorelines may adversely impact public access. Updated Access Components should include revised policies and ordinances to ensure that new development avoids such impacts or if avoidance is not possible, that the impacts are fully mitigated. Mitigation needs to address the potential impacts to public recreation, including through evaluation of losses to recreational value where appropriate. For examples of Commission decisions involving recreational beach impacts from shoreline structures, see the following reports:

- Commission action on Ocean Harbor House at <http://www.coastal.ca.gov/sc/Th13a-1-2005.pdf>.
- Commission action on Las Brisas seawall at <http://www.coastal.ca.gov/sd/7-2005-F6b.pdf>.

Several coastal cities have been undertaking studies on this topic that could provide guidance. For more information see:

- Philip G. King, *Economic and Fiscal Impact of Carlsbad Beaches*, 2005.
- Philip G. King, *Economic Analysis of Beach Spending and the Recreational Benefits of Beaches in the City of San Clemente*, 2001 at <http://userwww.sfsu.edu/~pgking/sanclemente%20final%20report.pdf>.
- Philip G. King, *Economic Analysis of Beach Spending and the Recreational Benefits of Beaches in the City of Carpinteria*, 2001 at <http://userwww.sfsu.edu/~pgking/carpinteria.pdf>.
- Daniel Lew and Douglas Larson, *Valuing Recreation and Amenities at San Diego County Beaches*. 2005.
- Philip King and Douglas Symes *The Potential Loss in GNP and GSP from a Failure to Maintain California's Beaches at* <http://userwww.sfsu.edu/~pgking/Econ%20Impact%20of%20Out%20of%20State%20and%20For%20tourism%20v7.pdf>.

◆ **Addressing Locked Gates and Roads**

The Commission has seen an increase in requests to install gates to prevent public access to private roads or subdivisions. Such development can impact public access and recreation by blocking access to adjacent public trails and recreational areas. LCP designations and ordinances should discourage private roads and gates in new subdivisions and include standards to protect public access, including criteria for when gates may be considered. For example, gates should only be considered:

- If the private road has not been subject to any public use and does not provide a linkage between any existing or future public recreational area;

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Public Access

- If the area has no substantial evidence of prescriptive rights that would be affected;
- If the road has not been used historically and could not provide a critical trail link in the future;
- If the road does not provide an essential escape route during time of high fire hazard.

◆ **Considering Public Access in Road Abandonments**

The coastal development permitting process can help ensure coastal access and resources are protected along abandoned roads. Some abandoned roads have the potential to provide public access opportunities, like parking or pedestrian access, or protection of a sensitive resource, like habitat. Your LCP should clarify that coastal development permits are required for abandonment of public rights of ways, such as street ends, that may affect public access. For some discussion see:

- City of Los Angeles Street, vacation of a public right-of-way:
<http://documents.coastal.ca.gov/reports/2006/4/T10b-4-2006.pdf>.

Other techniques you could employ include permitting only partial abandonment of the road, creating public access easements, or deeding part of the road to a public recreational agency. An example of the Commission addressing road abandonment in an LCP is found on page 48 at: <http://www.coastal.ca.gov/sc/CML-LUP-SUB-R3.pdf>.

◆ **Comprehensive Beach Management**

Management measures can help address many issues concerning the beach, including access, recreation and wildlife preservation. These might include temporary closures for snowy plovers, events, beach grooming, and sandbar breaching, all of which are defined as development under the Coastal Act and require coastal permits. To avoid the need for multiple permits and to address sometimes competing policy guidance (e.g. providing public access while protecting resources), you could prepare beach management plans and incorporate them into your local coastal programs.

The Commission staff has provided some information on preparing beach management plans in *Beach Management: Issues and Solutions*, December 1996.

For a recent Commission action on the City of Santa Cruz beach management plan, see:

- <http://documents.coastal.ca.gov/reports/2006/8/Th12a-8-2006.pdf>.

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Recreation and Visitor Serving Facilities

The Coastal Act places high priority on the protection and maximization of recreation and visitor serving land uses, including lower cost facilities. LCPs certified almost 20 years ago will have outdated information on visitor use and demand. As a result, your LCP may not reserve adequate areas and infrastructure capacity to meet current and projected recreation and visitor facility needs.

➤ **Overview: What should an updated LCP include?**

LCP policies should maximize access to recreation and visitor facilities as a priority use under the Coastal Act. There may be obvious areas of overlap with your Public Access component.

Review the principal Coastal Act policies concerning recreation and visitor serving uses at Sections 30212.5, 30213, 30220 through 30224 and 30250 and 30250. These statutes can be found at:
<http://www.coastal.ca.gov/coa/act.pdf>

- ❑ Update the inventory and map of existing shoreline and near-shore recreational areas and facilities and support facilities (ex, beaches, harbors, parking lots/spaces, visitor commercial).
- ❑ Evaluate current information on the use of, and demand for, recreation areas and facilities. Has development authorized since certification adequately met the demand? Update estimates of future demand.
- ❑ Review existing areas designated for recreation and visitor facilities, especially oceanfront lands. Review patterns of development. Do visitor serving commercial uses remain a priority use over private residential, or general industrial and commercial land uses? Are there new measures available to ensure that such visitor uses will remain a priority use?
- ❑ Consider the need to designate and zone additional areas for recreation and visitor facilities to meet new estimates for population growth and projected demand.
- ❑ Are more areas for upland facilities needed to support expanded recreational water use?
- ❑ Update the inventory and map of existing visitor accommodations (campground, RV parks, motels, inns), by type, capacity, ownership and price range. Consider expanding designated areas to ensure a range of affordable facilities.
- ❑ Update circulation/transportation facilities policies to increase alternative transportation and parking to serve recreational developments. If new development of affordable overnight accommodations is not occurring, means to travel to and/or park at the coast in order to recreate will become more critical.

CCC LCP Update Guide
Recreation & Visitor
Serving Facilities

- Update the LCP to identify future public agency acquisitions, development or redevelopment, and management of public recreation and visitor-serving facilities.

➤ ***What are some new issues in recreation and visitor serving planning and regulation?***

◆ **Condominium Hotels/Timeshares**

New development of overnight facilities that are owned as private residential units but managed as part of a hotel rental pool are a more recent development trend in the California coastal zone. This type of overnight accommodation has an untested track record in ensuring protection of public visitor-serving facilities as a priority use. The Commission has addressed this emerging trend for “condo hotels” (or other types of fractional ownership of overnight units) in a special workshop and several recent permits and LCP Amendments. The Executive Director has also issued interim guidance to local governments for addressing this trend: <http://www.coastal.ca.gov/legal/condo-hotels.pdf>

In updating the LCP if such uses are to be considered, it is critical to include adequate protections for visitor overnight uses in such developments, as well as mitigation of impacts to these priorities uses and prohibitions against converting existing hotel units to such residential uses. You can view workshop materials at <http://documents.coastal.ca.gov/reports/2006/8/W3-8-2006.pdf>



As this issue develops, new projects will be evaluated with whatever new information is available.

◆ **Recreational Facility Upgrades and Conversions**

A current trend along the coast is for property owners to propose upgrades or conversions of their overnight facilities. Such changes can result in narrower ranges in price and type of overnight accommodations including the loss of lower-coast visitor-serving facilities in the coastal zone. This problem is compounded by the fact that new development proposals are often for high-end hotels. As you update your LCP, go beyond designating appropriate areas for overnight accommodations. Include policies and standards to ensure an appropriate mix of accommodations over time. Mitigations for allowing luxury or higher priced accommodations could include construction or retention of lower cost facilities such as cabins, a tent campground or hostel, and more affordable hotel/motel developments.



Gaviota Coast Planning Worksheets

Ref.	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>Public Recreation</u>											
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	Civil Code §846 Govt. Code §831 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, 7-13:19 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:
 Planning Concept Applicable to Goal
 Sole County Authority Subject to Coastal Commission Certification

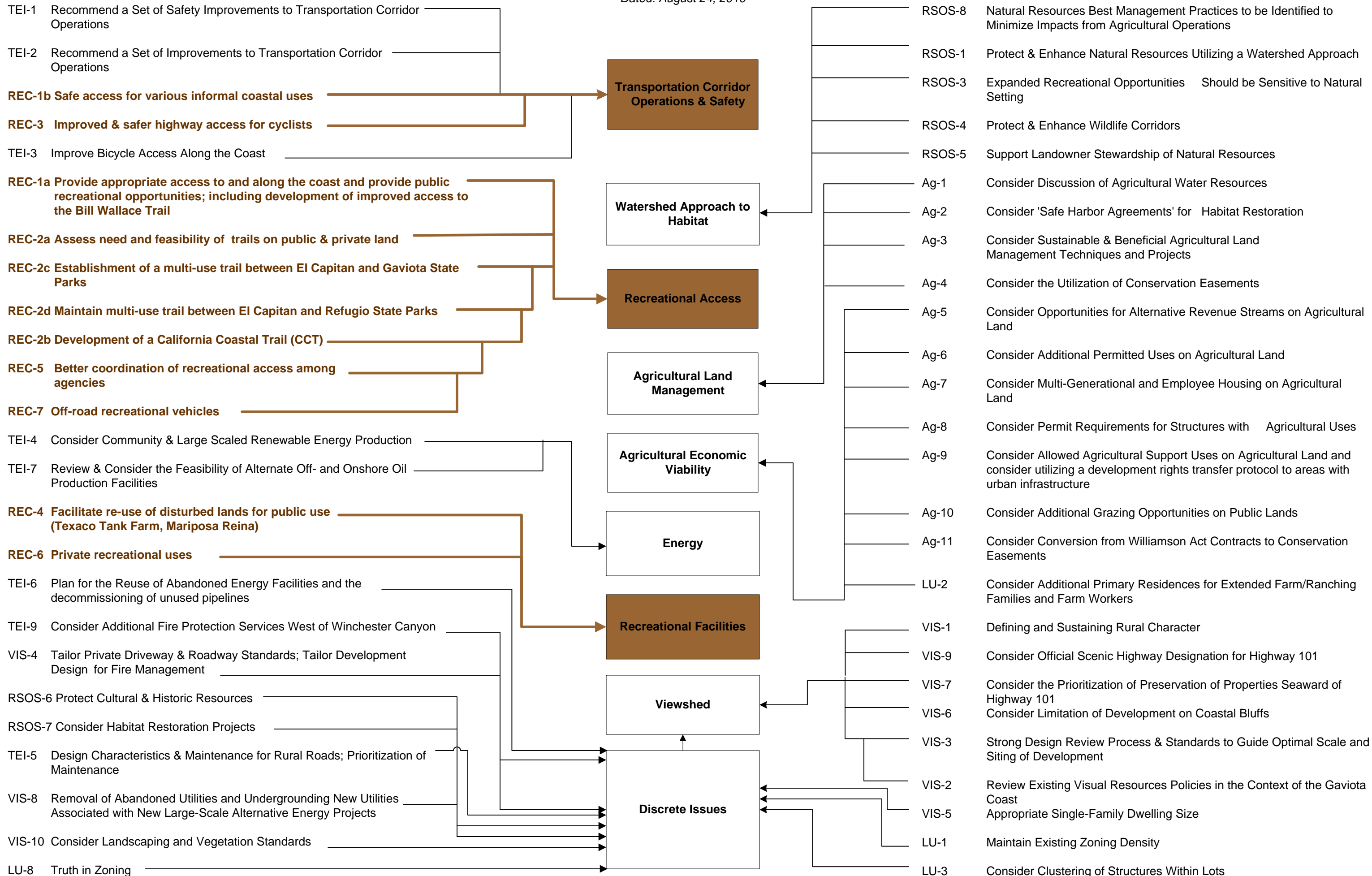
Gaviota Coast Planning Worksheets

Ref.	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>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)											

Legend:
 Planning Concept Applicable to Goal
 Sole County Authority Subject to Coastal Commission Certification

Gaviota Planning Issues Summary

Dated: August 24, 2010



Gaviota Coast - Parks and Recreation Amenities

Name	Operating Agency	Coastal Access	Park Features	Number of Campsites	Acres	Park Trails	Hours
El Capitan State Beach	CA Dept. of Parks	Yes	Horseback trails, fishing, hiking and bike trails, beach wheelchair, camping, swimming, food service, supplies, trailers, showers, picnic tables	142 Campground Sites	2258 Acres	Yes	Year Round: 8:00 to Sunset
Arroyo Hondo Preserve	Land Trust of Santa Barbara County	No	hiking, picnic areas, group sites, (dogs, moutain bikes, hunting, fishing, and campfires are not allowed)	0 Campsites	782 acres	Yes	1st, 3rd weekend of the month; call for details
Baron Ranch*	County Parks Dept.	No	No established public access	0 Campsites	723 Acres	TDB	TBD
Jalama Beach	County Parks Dept.	Yes	fishing, hiking/walking trails, beach wheelchair, camping, swimming, food service, showers, picnic tables	97 Campground Sites	23 Acres	Yes	Vehicle Entry: \$8.00, Nightly camping: \$20.00
Refugio State Beach	CA Dept. of Parks	Yes	Guided tours, fishing, hiking and bike trails, trailers, campers, beach wheelchair, camping, swimming, food service, showers, picnic tables	61 Campground Sites	67 Acres	Yes, bike trails only	Year round: 8 am to Sunset
Gaviota State Park	CA Dept. of Parks	Yes	Horseback trails, fishing, hiking trails, beach wheelchair, camping, swimming, food service, showers, picnic tables, public access pier, boat launch	39 Campground Sites	2261 Acres	Yes	7am to Sunset
Phillips Tajiguas Beach ¹	CA Dept. of Parks	Yes	Walking/hiking trails, swimming	NA	8 Acres	Yes	Year round
Gaviota Rest Area	CA Dept. of Transportation	No	Pinic Tables, restrooms	NA	551 Acres	No	Year round
El Capitan Canyon Resort	El Capitan Canyon (Private)	No	beach transportation, hiking, swimming, showers, food service, camping, picnic tables	150 Campground Sites	447 Acres	Yes	year round: Call for details

* Baron Ranch has been recently purchased by the County and is currently under review by the County's Park and Recreation Department.

¹: Source: Gaviota Coast Draft Feasibility Study and Environmental Assessment, National Park Service, April 2003



Gaviota Coast Plan GavPAC Meeting Schedule

Meeting Dates and Discussion Topics

[Meeting dates, times, and locations are subject to change]

May 5, 2011

Meeting/ Workshop Type	Date and Time	Location	Discussion Topics
GavPAC Meeting #38	Wednesday, July 6, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Final Topics/Agricultural Subcommittee Report
GavPAC Meeting #37	Wednesday, June 29, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Recreation & Trails IV
GavPAC Meeting #36	Tuesday, June 15, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Recreation & Trails III
GavPAC Meeting #35	Tuesday, June 7, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Recreation & Trails II
GavPAC Meeting #34	Wednesday, May 25, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Land Use Continued/Recreation & Trails I
GavPAC Meeting #33	Wednesday, May 11, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Land Use IV
GavPAC Meeting #32 ***COMPLETED***	Wednesday, April 27, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Land Use III/Visual Subcommittee Report
GavPAC Meeting #31 ***COMPLETED***	Wednesday, April 6, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Land Use II
GavPAC Meeting #30 ***COMPLETED***	Wednesday, March 30, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Land Use I
GavPAC Meeting #29 ***COMPLETED***	Wednesday, March 9, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Transportation, Energy, & Infrastructure IV/Visual Subcommittee Report

To Do List

GavPAC

Items for Staff to Provide the GavPAC:		Completed	Notes
Meeting 2			
1	Comprehensive Plan excerpts pertaining to Gaviota	07/21/10	Presented by issue area
2	Any available updated habitat mapping	01/06/10	Latest publicly-available biological mapping presented at GavPAC Mtg.
3	Breakdown of acreage, and maps where applicable, for the following: <ul style="list-style-type: none"> • Ownership (i.e., federal, state, local or private, for purposes of understanding GavPAC purview) • Areas within and outside of the coastal zone (including breakout of acreage in productive agriculture) 	12/02/09	Presented at GavPAC meeting
4	Map of existing uses vs. land use or zoning designations		Pending
5	Depict Agricultural Preserve lands	01/20/10	Map presented at GavPAC meeting
6	Verification of acreage in Recreation category; numbers look too small	12/02/09	Presented at GavPAC meeting
7	Re-format of website so that PAC information and materials are easier to find	12/03/09	Website revised
Meetings 3&4			
8	Describe the Ordinance 661 consistency rezone process	01/06/10	Presented at GavPAC meeting
9	Provide status update on NRCS permit coordination/ag. permit streamlining project	01/20/10	Status update available at GavPAC meeting
10	Provide data/maps depicting lands actually farmed or grazed in comparison to ag. designated land		Pending
11	Determine if the County owns beachfront on Tajiguas or Baron Ranch	01/20/10	The County does not own beach front in these areas
Meeting 5			
12	Provide a list of policy challenges in processing DevRev projects on the Gaviota coast	Ongoing	Ongoing in Visual Resources Subcommittee
Meeting 8			
13	Request Counsel Opinion on Trails Liability & Indemnity Issues	05/19/10	Counsel opinion received by staff. Issues to be discussed during GavPAC Mtg. 12
14	Draft "White Paper" on Trails & Indemnity Issues	11/09/10	These issues to be addressed in the transmittal memo. and attachments currently planned for Mtg. 24

To Do List

GavPAC

Meeting 10			
15	Prepare a reasonable estimate of existing house sizes on the Gaviota Coast	11/10/10	Requested by McKenna. Attached to Visual Resources Subcommittee packet for Mtg. 1
Meeting 11			
16	Include existing policy and ordinance references with issue area worksheets	05/26/10	Requested by Feeney Incorporated into issue area worksheets
17	Include specific policy and ordinance citations with issue area worksheets	05/26/10	Requested by Tautrim Incorporated into issue area worksheets
18	Define community-scale energy and distinguish from industrial scale	Ongoing	Requested by Tautrim. Addressing scalability in agriculture subcommittee.
19	Provide summary of existing energy facility abandonment policies	Pending	Requested by Tautrim Will be provided prior to deliberative meeting on energy issues
20	Check into any existing Fire Dept. standards for agricultural lands	05/26/10	Requested by McNabb No such standards found
Meetings 14 & 15			
21	Provide a list of the NRCS permit coordination program 18 practices	8/2/10	Requested by Van Leer Provided in Mtg. 16 packet
Meeting 16			
22	Provide the original boundary principles accompanied by a detailed aerial map for 'split' parcels	9/23/10	Requested by McGinnis Maps provided in Mtg. 19 packet
Meetings 17 & 18			
23	Provide a summary of the County's rural area policy approach and the CBAR's methodology for project review	9/01/10	Requested by Kimbell. Provided by Staff and CBAR Chair Bethany Clough during mtg
Meeting 22			
24	Investigate what Ventura County is doing regarding the wildlife corridor issue	11/24/10	Requested by Boise-Cossart Excerpt of Ventura County Document provided as part of Mtg. 23 packet
25	Coordinate with County Counsel when updating the LCP to ensure consistency with the Bolsa Chica Decision. Determine whether or not that Case results in a landowner taking. The Case reaffirms that you cannot intrude on ESHA	Pending	Requested by Kimbell/Lloyd

To Do List

GavPAC

	buffers in the coastal zone, even if offsetting impacts with mitigation. Local policy allows for intrusion and mitigation in inland areas.		
26	Include the "To Do List", as it relates to Resource Stewardship and Open Space (RSOS), in the packet for Meeting 23 and on an ongoing basis	11/24/10	Requested by Baer Provided as part of the Mtg. 23 packet
Meeting 23			
27	Research ordinances, and document Monterey inter-agency advisory committee outcomes in support of a potential similar process for Gaviota	11/15/10	Requested by Kimbell.
28	Research Elkhorn Slough watershed mitigation and restoration process	11/15/10	MOU provided for Mtg. 24 packet
Meeting 24			
29	Present GavPAC with County's Draft Cultural Resources Guidelines when the draft becomes available (Spring '11)	Pending Spring '11	Requested by Lloyd
Meeting 25			
30	Staff identify any inadequacies in current water quality regulations, as the GavPAC believes there are already considerable regulations to water quality	Pending	Requested by Kimbell
Meeting 27			
31	Provide the GavPAC with the Notice of Preparation (NOP) for the Tajiguas Conversion Technology (CT) project for gather scoping comments. NOP scheduled to be released in June 2011.	Pending	Requested by the GavPAC.
Meeting 28			
32	Consult County Counsel (Energy Division) regarding legality of prohibiting on-shore oil and gas development in the plan area.	Pending	Requested by Tautrim
Meeting 30			
33	Draft maps showing areas that could be re-zoned to Resource Protection Zones (mountainous or resource management zones)	Pending	Requested by the GavPAC
Meeting 31			
34	Consult County Counsel regarding policy language that would explicitly state legal non-conforming parcel sizes, excluding fraction lots, have the same rights as conforming parcels	Pending	Requested by Lloyd
Meeting 32			
35	Language of the Vandenburg Air Force Base avigation easement on the Cojo-Jalama Ranches	Pending	Requested by McGinnis
Ideas/Issues/Concepts to Discuss:		Completed	Notes
Meeting 2			
1	Possibility of re-designating National Forest to something other than Agriculture (perhaps	Address in Land Use discussion	

To Do List

GavPAC

	Recreation or Mountainous Area)		
Meetings 3&4			
2	Reduction of permit processing barriers to restoration projects	Discussed 11/10/10 through 1/12/11	See RSOS-5 <i>Support Landowner Stewardship of Natural Resources</i> ; RSOS-7 <i>Encourage Habitat Restoration Projects</i>
3	Camino Cielo fire safety and trespassing issues	Ongoing	See TEI-11 <i>Consider Additional Fire Protection Services West of Winchester Canyon</i> ; REC-2a <i>Assess Need and Feasibility of Trails on Public & Private Land</i>
4	Possibility of reinstatement of USFS fire station at the top of Refugio Road		See TEI-11 <i>Consider Additional Fire Protection Services West of Winchester Canyon</i>
5	Baron Ranch and trail opportunities	Address during REC deliberation	See REC-2a <i>Assess Need and Feasibility of Trails on Public & Private Land</i>
6	Methods to mitigate off-trail trespass: Poison Oak/Elderberry buffers, chain link fencing no good	Address during REC deliberation	See REC-1b <i>Safe access for various informal coastal uses</i> ; REC-2a <i>Assess Need and Feasibility of Trails on Public & Private Land</i>
7	Methods to orchestrate trail exactions vs. piecemeal assemblage	Address during REC deliberation	REC-2a <i>Assess Need and Feasibility of Trails on Public & Private Land</i>
8	Potential for redesignation of El Cap to State Park rather than State Beach	Address during REC deliberation	See REC-5 <i>Better coordination of recreational access among agencies</i>
9	Scenic designation for U.S. 101	3/03/10	See Packet from GavPAC Meeting No. 8
10	Potential climate change issues and adaptation measures for U.S. 101	Ongoing	See TEI-1 <i>Recommend a Set of Safety Improvements to Transportation Corridor Operations</i>
11	Surface water volume and quality impacts from U.S. 101		
12	U.S. 101 and UP trespass and parking safety concerns	Address during REC deliberation	See REC-1b <i>Safe access for various informal coastal uses</i>
13	Methods to reduce barriers to individual renewable energy projects on ag. land (solar, wind)		See TEI-4 <i>Consider Community & Large Scaled Renewable Energy Production</i>
14	Ways to provide trail connectivity as part of the CalTrans Arroyo Quemada bridge replacement project	Address during REC deliberation	See REC-2b <i>Development of a California Coastal Trail (CCT)</i>
15	Repairs to El Cap-Refugio Bike Trail?	Address during REC deliberation	See REC-2d <i>Maintain Multi-Use Trail Between El Capitan and</i>

To Do List**GavPAC**

			<i>Refugio State Parks</i>
Meeting 5			
16	Investigate ways to incentivize ecologically beneficial land management practices, including 'safe harbor' agreements	Discussed 11/10/10 through 1/12/11	See RSOS-7 <i>Consider Habitat Restoration Projects</i>
Meeting 11			
17	Look at possibility of partial abandonment of an energy facility and conversion to renewable energy generation		