

# 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.