

Gaviota Coast Policy Direction Summary

Ref.	Policy Direction Statement	Comments	Source
<u>Visual Resources</u>			
1	Visual Resources Subcommittee formed	GavPAC deliberated on visual policy preferences to be forwarded to Visual Subcommittee for further deliberation and refinement by the subcommittee	Meeting 19 Minutes
<u>Agricultural</u>			
2	Agricultural Subcommittee formed	GavPAC deliberated on agricultural policy preferences to be forwarded to Agricultural Subcommittee for further deliberation and refinement by the subcommittee	Meeting 21 Minutes
<u>Resource Stewardship & Open Space</u>			
3	Develop a mechanism to implement a countywide programmatic permit for habitat restoration projects, including the development of a safe harbor mechanism at the federal, state, and county level to protect landowners (landowners doing restoration and neighboring landowners) from the effect of restoring endangered species habitat and Environmentally Sensitive Habitat Area (ESHA)		Meeting 24 Minutes
4	The county shall apply for grants to assist landowners in removing invasive or noxious species		Meeting 24 Minutes
5	Landscape plans and palettes in the Plan Area shall not include invasive nor noxious plants		Meeting 24 Minutes
6	Develop policy for watershed management based on the following principles: 1) Create a voluntary watershed management plan policy approach to management of watersheds with lands not seeking enhanced entitlements, 2) Although it is unlikely to come into play, consider policies for using a mandatory approach to watershed management for development, such as subdivisions, and use tolls such as development agreements, in-lieu fees, master plans, etc. to implement that policy, 3) Create plan area wide best management practices for water quality protection, 4) policy should reflect the GavPAC's desire to use watersheds as a central organizing concept for policy development		Meeting 25 Minutes
7	Develop policy to support the creation of an interagency council which would function as a clearinghouse for proposed projects in the plan area and to promote interagency coordination and engagement of public agencies, particularly those with landholdings within the plan area		Meeting 25 Minutes
8	Develop policy to 1) extend ESHA mapping to inland areas , 2) look at EHA regulations in the zoning ordinance to ensure that it is consistent with the Coastal Act, 3) any buffer policies should be flexible and consider the purpose and context of the buffer as well as the use of the land next to the buffer, 4) allow for maintenance and use of existing non-conforming development located within sensitive habitat buffers, 5) use a hierarchy construct to consider additional habitat types or		Meeting 25 Minutes

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	individual species that could be protected to a similar degree as ESHA		
9	Environmental review of the plan should address wildlife movement areas and include a general identification of landforms and natural features that are likely to be potential wildlife movement areas		Meeting 26 Minutes
10	Develop policies that stress the importance of free wildlife movement within the Gaviota Planning Area. Environmental review of development proposals should evaluate and mitigate for the effects on wildlife movement caused by fencing, roads, lighting, and siting		Meeting 26 Minutes
11	Support existing development standards and policy that protects archaeological and historic resources		Meeting 26 Minutes
12	Consider opportunities to develop a community cultural center or other community cultural research and educational opportunities		Meeting 26 Minutes
<i>Transportation, Energy, & Infrastructure</i>			
13	Develop policy to: 1) reduce the impacts of the Tajiguas landfill on the Gaviota Coast, 2) not expand the landfill capacity, 3) only accept Santa Barbara County waste		Meeting 27 Minutes
14	Extend the enabling ordinance for commercial scale wind energy into the Coastal Zone, west of the Gaviota pass viewshed		Meeting 28 Minutes
15	Develop general policy language for: 1) restoration of coastal lagoons, 2) restoration of fish passage, 3) removal of barriers to fish passage on county roads, 4) improvement of coastal access, with a focus on access through public land, 5) management of invasive species		Meeting 29 Minutes
16	Use economic and environmental considerations to develop a prioritized list of specific areas (watersheds, lagoons, etc.) and specific invasive species (Arundo donax, etc.) for which to apply the above policy language. The GavPAC recognizes that this policy direction will also serve as guidance for the proposed Interagency Review Council for the Gaviota Coast		Meeting 29 Minutes
17	Encourage the county to keep Fire Station No. 18 active and viable to serve visitors, tourists, and residents on the Gaviota Coast		Meeting 29 Minutes

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18	Investigate the feasibility of developing rural volunteer fire brigade(s), and if possible, to assist or support their development		Meeting 29 Minutes
19	The county land use regulations regarding siting of improvements shall be mindful of defensible space and access requirements under the fire code. Buildings shall be at least 100 feet from environmentally sensitive habitat (ESH), unless extenuating circumstances exist (e.g., a parcel with only ESH)		Meeting 31 Minutes
20	Infrastructure improvements should be at a scale that is commensurate with the anticipated uses and kept to a rural standard to the extent feasible		Meeting 31 Minutes
21	While public safety is paramount, the Fire Department will encourage flexibility when implementing standards by use of various techniques to fit the improvements into the natural landscape		Meeting 31 Minutes
<i>Land Use, Zoning, & Housing</i>			
22	Consider a land use designation for U.S. Forest Service lands to clarify that these are not agricultural lands and that they should be considered land for watershed protection		Meeting 32 Minutes
23	Consider the ramifications of rezoning existing Ordinance 661 parcels to the Land Use & Development Code coupled with policies that would clarify that non-conforming parcels as to size have the same benefits as conforming parcels, except as it pertains to land divisions. These issues would be brought back to the GavPAC after landowners with 661-zoned property have been notified of the significance of the pending rezone		Meeting 32 Minutes
24	Consider areas that would be appropriate for an Existing Developed Rural Neighborhood (EDRN) designation and an underlying rezone, and then report back to the GavPAC		Meeting 32 Minutes
25	Develop policy approaches that follow the Gaviota Coast Residential Size Outline from May 5, 2011, with the exception of item nos. 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)		Meeting 33 Minutes
<i>Recreation & Trails</i>			
26	Modify existing policy language so that the county takes a more advisory and consultative approach in relation to state parks		Meeting 34 Minutes

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27	Modify existing policy language so that the county looks at the feasibility of implementing existing policies		Meeting 34 Minutes
28	Revise existing policies to recognize limits on trails exaction "subject to prevailing law"		Meeting 35 Minutes
29	Trails Subcommittee formed	GavPAC deliberated on trails policy preferences to be forwarded to Visual Subcommittee for further deliberation and refinement by the subcommittee	Meeting 35 Minutes
30	Update Parks, Recreation, and Trails (PRT) maps for the eastern and western portions of the Gaviota planning area and consider updating the PRT maps with appropriate trail linkages between inland and coastal trails, including linkages between Baron Ranch, Arroyo Hondo, and El Capitan Canyon		Meeting 36 Minutes
31	Consider incentives for trail dedication, including reducing the existing permit requirement for a trail from a CUP to a CDP/LUP		Meeting 36 Minutes
32	Develop thematic scheme for trail development and consider the appropriate intensity of use for a trail and the trail audience		Meeting 36 Minutes
33	Consider policy to encourage specific plans for trail development on large landholdings		Meeting 36 Minutes
34	Consider issues related to Coastal Trails planning, including the proximity of the trail to the ocean and the Coastal Commission guidelines for the Coastal Trail and coastal access		Meeting 36 Minutes
35	Consider implications for desired infrastructure (e.g. parking) associated with trails development		Meeting 36 Minutes
36	Consider potential impacts of trails development from the landowner perspective		Meeting 36 Minutes
37	Consider minimizing the use of asphalt for trails		Meeting 36 Minutes

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38	Consider County Riding and Hiking Trails Advisory Committee (CRAHTAC) adopted principles for trail development		Meeting 36 Minutes