

Gaviota Coast Policy Direction Summary

| Ref. | Policy Direction Statement | Source |
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| <u>Visual Resources</u> | | |
| 1 | Visual Resources Subcommittee formed | Meeting 19 Minutes |
| <u>Agricultural</u> | | |
| 2 | Agricultural Subcommittee formed | 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 <u>voluntary</u> 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 & 40 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) Consider policies for using a mandatory approach to watershed management for discretionary development, such as subdivisions, and use tools 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 and 39 Minutes |
| 7 | Develop policy to support the creation of an interagency council which would function as a clearinghouse for proposed public agency 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 and 39 Minutes |
| 8 | Develop policy to: 1) extend existing ESHA coastal corridor mapping to inland areas, 2) look at ESHA 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, <u>ecological benefit</u> , 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. | Meeting 25, 39 & 40 Minutes |
| 9 | Develop policies that stress the importance of free wildlife movement and identify landforms and natural features that are likely to be potential wildlife movement areas 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 and 39 Minutes |

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| 10 | Support existing development standards and policy that protects archaeological and historic resources | Meeting 26 Minutes |
| 11 | Consider opportunities to develop a community cultural center or other community cultural research and educational opportunities | Meeting 26 Minutes |
| 12 | Support the Cachuma Resource Conservation District (CRCD) and Natural Resources Conservation Service's (NRCS) Partners in Restoration inland and coastal permit practices to the extent feasible in the Gaviota Coast Plan area. | Meeting 38 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 watershed | Meeting 28 Minutes |
| 15 | Develop policies that encourage small scale alternative energy systems | Meeting 40 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 |
| 18 | Investigate the feasibility of developing rural volunteer fire brigade(s), and if possible, to assist or support their development | Meeting 29 Minutes |

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| 19 | <p>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)</p> <p><i>Note: The policy direction above shall apply to proposed development. Staff shall seek to reconcile county fire dept. policies for defensible space and access with environmental protection policies for existing development. In addition, the county shall also consider visual impacts with regard to site selection criteria and fire dept. clearance requirements.</i></p> | Meeting 31 & 40 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 |
| <u>Land Use, Zoning, & Housing</u> | | |
| 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 | <p>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</p> <p><i>Note: Substandard legal parcels should be considered conforming for all purposes other than land divisions</i></p> | Meeting 32 & 40 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 |
| 26 | <p>Develop Non-Conforming Uses Policy Language <u>Consider grandfathering in all existing legal non-conforming uses and structures so as they are treated as conforming</u></p> <p><i>Note: Consider what to do with outdated oil & gas facilities</i></p> | Meeting 30, 38, and 40 Minutes |

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| <i>Recreation & Trails</i> | | |
| 27 | Modify existing policy language so that the county takes a more advisory and consultative approach in relation to state parks | Meeting 34 Minutes |
| 28 | Modify existing policy language so that the county looks at the feasibility of implementing existing policies | Meeting 34 Minutes |
| 29 | Revise existing policies to recognize limits on trails exaction "subject to prevailing law" | Meeting 35 Minutes |
| 30 | Trails Subcommittee formed | Meeting 35 Minutes |
| 31 | Trails Subcommittee to consider 1) Incentives for trail dedication 2) Development of a thematic scheme for trail development 3) Encouraging specific plans for trail development on large landholdings 4) Issues related to Coastal Trail planning. | Meeting 35 Minutes |
| 32 | 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 |
| 33 | Consider incentives for trail dedication, including reducing the existing permit requirement for a trail from a CUP to a CDP/LUP | Meeting 36 Minutes |
| 34 | Develop thematic scheme for trail development and consider the appropriate intensity of use for a trail and the trail audience | Meeting 36 Minutes |
| 35 | Consider policy to encourage specific plans for trail development on large landholdings | Meeting 36 Minutes |
| 36 | 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 |
| 37 | Consider implications for desired infrastructure (e.g. parking) associated with trails development | Meeting 36 Minutes |
| 38 | Consider potential impacts of trails development from the landowner perspective | Meeting 36 Minutes |
| 39 | Consider minimizing the use of asphalt for trails | Meeting 36 Minutes |
| 40 | Consider County Riding and Hiking Trails Advisory Committee (CRAHTAC) adopted principles for trail development | Meeting 36 Minutes |