

Gaviota Coast Plan Area Boundary

Background. The criteria Staff used to establish the initial Plan Area Boundary included the following:

1. *Northern Plan Area boundary generally follows the crest of the Santa Ynez Mountains.*
 - a. Approximates the watershed study area defined in the Gaviota Resource Study (2002).
 - b. Includes south & west facing sub-watershed and creeks flowing through the Plan Area to the Pacific Ocean.
2. *Land Ownership.* The northwest Plan Area Boundary was expanded slightly to include contiguous land holdings (e.g. Jalama Ranch).
 - a. With Jalama Ranch, only minor boundary changes were needed to include the entire landholdings within the Plan Boundary.
 - b. A majority of other private landholdings split by the watershed boundary have approximately 50% of their area outside the watershed (i.e. Young America's Foundation, Vista Encinitas, Lloyds Bank). No major boundary adjustments from the watershed were made. Some minor adjustments were made to align the Plan Boundary with existing parcel boundaries.
 - c. At time boundary was delineated, the contents of the Gaviota Coast Plan had not been developed, therefore it was premature to decide on inclusion/exclusion of landholdings with approximately 50% of their area either inside or outside the northern boundary.

Other Considerations. Several planning principles the GavPAC should consider when evaluating minor adjustments to the Plan Area Boundary include:

1. *Stable Boundaries.* Boundaries should seek to follow logical, stable boundaries (highway, roads, creeks, etc).
2. *Physical and Geographic Boundaries* (i.e. creeks, roadways, etc).
3. *Avoid splitting land use and zoning designations*
4. *Jurisdictional Boundaries (in descending order of importance with respect to County Land Use Policies)*
 - a. Urban Boundary, City Limits
 - b. Coastal Zone Boundary
 - c. Water District Boundary
 - d. School District Boundary
 - e. National Forest (In terms of public land, such as the Los Padres National Forest, the need to make boundary adjustments is of less concern, as lands are managed by the Federal government and are not under the land use purview of the County).