

Public Comment - Priorities Identified in Gaviota Coast Plan Public Workshop No. 1

Public Recreation

Terri Bowman and Phil McKenna

Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
1	PubRec	Coastal Access	Access and parking for fishing off the coast	
2	PubRec	Easements	Active grazing acreage is difficult to assess, however this is something which should be done.	Ag issues with trail easements: Fire, trespassing, liability, illegal marijuana activities, avocado disease, theft/vandalism/trash, dogs and cattle, wildlife damage, environmental damage, monitoring use
3	PubRec	Resource Protection	Challenge of balancing access vs. the beauty of a remote environment	
4	PubRec	Incentivizing Trails	Incentives for owners to create trails on their property and/or to establish agri-tourism activities Tax breaks, Estate tax relief, zoning concessions, voluntary donation of access could result in planning concessions for landowners	
5	PubRec	Cycling	There was a lot of interest in keeping the path from El Cap to Refugio; subject was brought up at almost every roundtable.	
6	PubRec	Cycling	There is a need for better highway access and safety for cyclists.	
7	PubRec	Coastal Trail	There was a lot of interest in the establishment of a Coastal Trail. The discussion included floating easements, the risk of endangerment to sensitive bluff areas, interest in taking a 50-100 year long term view of the trail in relation to climate issues and erosion, and to make a coastal trail family accessible (recreational bike path and walking path). Concerns that entry points should be spaced out and limited to restrict access.	

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9	PubRec	Easements		Delays due to private ownership of smaller land parcels on the proposed trails
10	PubRec	Easements		Possibility of prescriptive easements on larger parcels (Naples)
11	PubRec	Maintenance		Maintenance costs of new trails
12	PubRec	Resource Protection		Fragmented trails lead to habitat destruction from people and dogs
13	PubRec	Resource Protection		There was a lot of interest in maintaining existing trails and NOT developing new trails with the intention of maintaining the integrity of the open space.
14	PubRec	Cycling	Explore the potential to develop more cycling opportunities and trails from El Capitan to Gaviota State Beach on public lands	
15	PubRec	Trail Planning	Establish trails at Baron Ranch	
16	PubRec	Trail Access	Landowners' options for Agritourism is currently limited	
17	PubRec	Resource Protection		Base the trail routes on their proximity to sensitive habitats
18	PubRec	Trail Access	Focus on keeping State Parks open and maintain them	
20	PubRec	Trail Siting	other previously disturbed land that could be rehabilitated for public use? Texaco Tank Farm, Naples, Mariposa Reina	

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21	PubRec	Resource Protection		There were a few participants that wanted to see more restrictions to public access
22	PubRec	Federal	Establish Gaviota as a National Seashore	
23	PubRec	Resource Protection	Grazing benefits the land	
24	PubRec	Resource Protection	Public access should be secondary to protection	
25	PubRec	Safety	In response, several participants stated that more access could increase security, fire management and may also discourage illegal use (marijuana)	
26	PubRec	Resource Protection	Gaviota topography lends itself to limited public access, thereby protecting the land	
27	PubRec	Safety	We discussed concerns about safety and resources at access trails that are not currently designated as such (Naples access to beach).	
28	PubRec	Safety		Gaviota State Park is currently dangerous due to its entrance and exit at Hwy 101, Discussed reconfiguration of Gaviota State Park public areas and access
29	PubRec	Transportation	There should be a plan to promote alternative transportation to recreational areas. Encourage hike in, bike in opportunities	
30	PubRec	Access	Before we can make recommendations for Public Recreation on the Gaviota Coast, we need to monitor current access and discover/develop trends to help us evaluate traffic issues, safety, conflicts, carrying capacities, etc.	

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31	PubRec		Trail standards: Establishment of multi-use trails vs. singular uses, Assess trail conditions (grade, treads, etc.), Prioritize trail uses (Ellwood was cited as a good example), Mouths of trails are always the dirtiest, What type of restroom facilities should be established?, Should we have hiker registration for Gaviota trails?, Should we cluster recreational opportunities?	

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Resource Stewardship & Open Space

Christina McGinnis and Jose Baer

Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
1	RSOS	Urbanization	Keep things the way they are with not too much development-don't want to look like Orange County.	
2	RSOS	Biology, Ecology and Habitats	Active grazing acreage is difficult to assess, however this is something which should be done.	
3	RSOS	Private Property Rights		Upzoning
4	RSOS	Biology, Ecology and Habitats	Need to consider enhancement, not just protection.	
5	RSOS	Biology, Ecology and Habitats	Need to respect other species and local community values: Gaviota resources must be protected in perpetuity.	
6	RSOS	Passive Areas with trails, habitat areas, and open spaces	Recreational expansion should only be done with resource protection in mind.	
7	RSOS	Public View Corridors	Maintain aesthetic corridor; aesthetics are a shared resource, need incentives for view protection.	
8	RSOS	Wildlife Corridors	Need to maintain wildlife corridors.	

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9	RSOS	Private Property Rights	Maintain balance, and don't tell landowners what to do (incentivize instead).	
10	RSOS	Private Property Rights	Consider past stewardship as the example of what should occur moving forward "ownership is stewardship".	
11	RSOS	Private Property Rights	Current land uses should generally be kept as is (except Naples and other specific areas).	
12	RSOS	Private Property Rights	Need to consider safe harbor agreements or indemnification if a property is restored voluntarily. (Some participants voiced concern with traditional safe harbor agreements, but supported an incentive-based program for resource protection and enhancement (e.g., tax breaks).	
13	RSOS	Watersheds	Need to identify how we will preserve resources, and what species need to survive, such as healthy creeks. Need watershed planning.	
14	RSOS	Cultural Resources	Need to protect Chumash resources, and other resources on the ocean and land.	
15	RSOS	Biology, Ecology and Habitats	Landowners' options for Agritourism is currently limited	
16	RSOS	Biology, Ecology and Habitats	Need to foster a symbiotic relationship between ecosystems and humans.	
17	RSOS		Stewardship is being aware of a sense of place.	
18	RSOS	Restoration	Focus on publicly owned land early as potential pilot projects for restoration.	

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19	RSOS	Watersheds	Use examples from other jurisdictions for watershed enhancement and management, like Muir Creek. Look at the Marin Agricultural Land Trust (MALT) as an example for conservation easements.	
20	RSOS	Restoration	Need to update policies, and ID what the County needs to do to streamline beneficial projects. Permit fees should be exempted for restoration projects or other beneficial uses.	
21	RSOS	Restoration	Grazing benefits the land	
22	RSOS	Compatible Uses	Allow compatible uses to exist (e.g., residences and ag on the Hollister Ranch). A definition of what compatible uses are should be formulated.	
23	RSOS	Restoration	Create incentives to complete restoration projects, key areas should be identified.	
24	RSOS		Partnerships should be created with landowners and agencies.	
25	RSOS	Private Property Rights	Be sensitive to landowners and create flexibility with buffers and boundaries.	
26	RSOS	Agriculture	Agriculture has a role to play (e.g., fire buffers).	
27	RSOS	Agriculture	Local food production is an important factor.	

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28	RSOS	Watersheds	Agricultural practices and resource management can conflict (e.g., water quality and erosion), thus management practices need to be identified.	
29	RSOS	Ag Preserves	Ag preserves are too restrictive and changeable, and should have incentives, not restrictions	
30	RSOS	Private Property rights	Need to come up with ways to alleviate property owners' fears of working with government.	
31	RSOS	Agriculture	Need to help agriculture thrive, while still protecting biological resources and aesthetics.	
32	RSOS	Private Property Rights	Landowners should have the major say about this Plan, even though the "larger community" is involved and interested.	
33	RSOS	Incentivization	Need economic incentives.	
34	RSOS	Intensifying Ag	Need to look at other methods for making additional money on the land (e.g., farmstays, etc.)	
35	RSOS	Private Property Rights	Need second family units to be allowed without having to be a farm employee.	
36	RSOS	Transportation	Review fossil fuel use relationship of urban to rural area, less travel better for environment, and reduces need for petroleum development.	
37	RSOS	Agency Coordination	Use UCSB to assist (e.g., expert panel).	
38	RSOS	Private Property Rights	Look at what has worked, keep some of those regulations and permit requirements. Some requirements too stringent (e.g., to obtain permits for restoration projects).	

Resource Stewardship & Open Space

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Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
40	RSOS	View Corridor		Don't want to see large, industrial structures in the viewshed (e.g., greenhouses), even if they are related to agriculture. No industrialization. Greenhouses are ugly and should be hidden.
41	RSOS	Intensifying Ag	Potentially allow for intensive agriculture to open up other areas for open space (e.g., if greenhouses are hidden, then OK).	
42	RSOS	Private Property Rights	Need to protect families on the land. A careful integration of property rights and public resources should be considered, promoting vibrant rural communities.	
43	RSOS	Private Property Rights	Consider the possibility of a Gaviota landowners association.	
44	RSOS	Urbanization	Consider TDR, and review all potential for keeping urbanization out of the Gaviota area.	
45	RSOS	Ag Preserves	Need a Williamson Act that runs longer than 20 years.	

Public Comment - Priorities Identified in Gaviota Coast Plan Public Workshop No. 1

Transportation, Energy & Infrastructure

Jenifer McNabb and Kim Kimbell

Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
1	TEI	Transportation		Widening of Hwy 101
2	TEI	Transportation	Active grazing acreage is difficult to assess, however this is something which should be done.	
3	TEI	Transportation		Access to Gaviota State Park via the turnoff on Hwy 101 and access to nearby rest stops is dangerous
4	TEI	Transportation	Hwy 101 Corridor (beach access parking, freeway)	
5	TEI	Transportation	Comprehensive set of recommendations regarding Hwy 101	
6	TEI	Transportation		Union Pacific Railroad (UPRR) and the future, seawalls? Avoid more coastal armoring. Gaviota (State Park) stop(s) for RR?
7	TEI	Transportation	Railroad (relocate, don't armor; add capacity for light rail)	
8	TEI	Transportation	Commuter Rail	
9	TEI	Transportation	Public Transportation	
10	TEI	Transportation	UPRR - Bike trail?	
11	TEI	Transportation	Bike Path(s), siting new paths, fixign exisiting ones	

Transportation, Energy & Infrastructure

Jenifer McNabb and Kim Kimbell

Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
12	TEI	Transportation	Wildlife corridors (impacts of highway & RR traversing north-south oriented watersheds (connecting Mountains to Pacific Ocean)	
13	TEI	Transportation	Use Measure A funds to repair/improve rural roads, parking facilities, bike trail; identify specific projects	
14	TEI	Energy	Renewable Energy (transmission lines, biological impacts, visibility, incentivize distributing energy)	
15	TEI	Energy	Landowners' options for Agritourism is currently limited	
16	TEI	Energy	Oil facilities removal (turn over to public or slant drilling? Consider the loss of revenue for schools)	
17	TEI	Energy		Wind farms not allowed in Coastal Zone - should that be changed?
18	TEI	Energy	Gaviota Oil & Gas Facility (move rest area and campground here)	
19	TEI	Energy	Potential new oil development (revenue for schools, potential off Gaviota, need data on the prospect i.e., reserves, feasibility, etc)	
20	TEI	Energy		Transmission Lines - negative visual impacts, fire danger; undergrounding utilities (special services district)

Transportation, Energy & Infrastructure

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Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
21	TEI	Energy	Grazing benefits the land	
22	TEI	Fire	Fire Stations (Station #18, Refugio Station, private volunteer Fire Departments/stations)	
23	TEI	Fire	Fire Department road standards vs. environmental/visibility issues (brush trucks vs. urban standards)	
24	TEI	Fire	Fire management regime must change (insurance conflicts, clearance required)	

Public Comment - Priorities Identified in Gaviota Coast Plan Public Workshop No. 1

Keeping Agriculture on the Land

Guner Tautrim and Paul Van Leer

Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
1	AG	Water	Water availability= possibility of intensive agriculture	
2	AG	Grazing	Active grazing acreage is difficult to assess, however this is something which should be done.	
3	AG	Grazing	Grazing as it relates to fire management/fuel loads	
4	AG	Grazing	Public lands opening up for responsible grazing- \$ to state and county and land health	
5	AG	Water	Streamline needed in regard to permits for water impoundment	
6	AG	Safe Harbor	Protection to land owner in regard to creating habitat. Also need for incentivizing the creation of habitat	
7	AG	Boundary		Boundary in regard to bi-furcating active agriculture or parcels
8	AG	Stewardship	Openness to new sustainable land use practices that take into account values of natural resources	
9	AG	Stewardship	Incentivizing good stewardship practices	
10	AG	Education	Education needed for better practices	
11	AG	Stewardship	What are the incentives for better stewardship practices	

Keeping Agriculture on the Land

Guner Tautrim and Paul Van Leer

Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
12	AG	Ag Preserves		Ag preserve losing it's tax protection viability
13	AG		Ag protection through new wealthy landowners buying and subsidizing agriculture	
14	AG	Ag Preserves	Conservation easements could be successful avenue or tool to protect agriculture.	
15	AG	Intesifying Ag	Landowners' options for Agritourism is currently limited	
16	AG	Permitting	Allow more uses with out a CUP	
17	AG	Intesifying Ag		Ag intensity for viability but running into conservation issues
18	AG	Permitting		Agencies say "we want to protect agriculture" but impose un-realistic regulations
19	AG	Permitting		County policy pushes the small rancher/farmer out
20	AG	Housing		Next generation can't live on the land unless employee (hinders multi-generation)

Keeping Agriculture on the Land

Guner Tautrim and Paul Van Leer

Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
21	AG	Grazing	Grazing benefits the land	
22	AG	Permitting		County policy hampers viable agriculture (barn example)
23	AG	Stewardship	Federal \$ available for some enviro work (fence creek)	
24	AG	Permitting		No flexibility in country regs- change in the world require flexibility
25	AG	Education	Education through agritourism and relaxing the regs to do it	
26	AG	Estate Tax		Estate taxes will kill the family farm
27	AG	Permitting	Simplify the certificate of compliance as well as other processes that lead to a conservation easement	
28	AG	Permitting	County to have common sense in regard to supporting agriculture- relax rules to support	
29	AG	Permitting	Ag support structures should be exempt	
30	AG	Compatible Uses	Allow compatible uses on agriculture land (community scale alt. energy example0	
31	AG	Compatible Uses	Incentivize compatible uses on agriculture land (community scale alt. energy example0	

Keeping Agriculture on the Land

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Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
32	AG	Stewardship	Develop (how you do this) streamline for environmentally beneficial projects	
33	AG	Coastal Zone		Coastal zone exemptions are hamstringing beneficial projects
34	AG	Stewardship	Gavpac to push for permit streamlining and other beneficial projects should be same as inland	
35	AG	Coastal Zone		Coastal zone line is a detriment to agriculture viability
36	AG	Ag Preserves		Williamson act is now faltering at the state level as well as county assessor level
37	AG	Ag Preserves	Agland trusts marin example- aglandtrust.org	
38	AG	Stewardship	County commitment to agriculture viability- beneficial projects	
40	AG	Estate Tax	County incentives for estate tax burdens	
41	AG	Infrastructure	Local infrastructure-guidelines for definition of "community scale"	
42	AG		Marketing campaign for local Gaviota products	
43	AG	Energy	Support local energy production (community scale)	

Keeping Agriculture on the Land

Guner Tautrim and Paul Van Leer

Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
44	AG	Mapping		Ag commissioners office uses pesticide applications for mapping
45	AG	Mapping	County to map rangeland and non traditional agriculture uses (organic)	
46	AG	Housing	Allow next generation to live on land with less regulation.	
47	AG	Design	Relax regs out of view corridor	
48	AG	Design	Maintain rural and agricultural heritage in regard to new homes and agriculture infrastructure- no hot houses or white fences	
49	AG	Growth		If agriculture falls by way side- growth will follow
50	AG	Stewardship	Incentives for good stewardship practices	
51	AG	NRCS	Expand NRCS programs to Gaviota and coastal zone	
52	AG	Clustered Development	Clustered development on large tracks of land	
53	AG	TDR	TDR viability?	

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Land Use, Zoning & Housing

Beverly Boise-Cossart and Mark Lloyd

*tabulation of concurring point by others in parentheses

Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
1	LU		Like rural character of area.	
2	LU		Active grazing acreage is difficult to assess, however this is something which should be done.	Down zoning that creates non-conforming lots.
3	LU		Like uniqueness of area, ie, rural ag.	
4	LU			P&D position that equestrian uses are not ag uses.
5	LU			Further up-zoning of non-conforming lots.
6	LU		Truth in Zoning	Ag viability analysis is punitive and keeps legitimate ag uses/improvements from being permitted. (2)
7	LU		Need to support family inheritance and ability for generational succession.	
8	LU		Update existing zoning to allow additional uses to support ag, ie, ag tourism, educational programs, enhance ag economic viability.	
9	LU		Keep ag on the land by incentivizing owners through conservation easements. (3)	
10	LU		Keep it like it is.	

Land Use, Zoning & Housing

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Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
11	LU		Repudiate/eliminate zoning regulations if land owned by current owner prior to adoption of regulations. (4)	
12	LU		More permanent land conservation	
13	LU		Like rural ag zoning, but need to accommodate multiple generations of family	
14	LU		Want to know what the potential density from the current zoning.	
15	LU			Build-out being too dense (2)
16	LU		Need to integrate climate change considerations in build-out. (6)	
17	LU		New development should "be off the grid". LEED enhanced design and construction should be encouraged.	
18	LU			Up-zoning that creates additional density. (8)
19	LU		Development should be allowed to extent that current law/regulations allow. (9)	

Land Use, Zoning & Housing

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Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
20	LU			Additional residential development.
21	LU		Grazing benefits the land	Naples-like or Embarcadero-like urban density.
22	LU		Minimal rural density preferred.	
23	LU		Allow for additional primary residences on lot for extended family. (9)	
24	LU		Allow Residential Ag Units (RAU) on all lots.	
25	LU			Additional units should not be broadly spread across parcel.
26	LU		Support legitimate ag related housing for family and workers. (6)	
27	LU		Resource protection policy should out-weigh no sky-line intrusion policy in determining best location for development.	
28	LU		Strongly enforce sky-line intrusion ordinances.	
29	LU		Preserving south of Highway 101 more important than inland side.	

Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
30	LU			Development allowed on coastal bluffs.
31	LU		Incentivize environmentally sensitive and sustainable building processes. Reduce carbon footprint. Incentivize LEED design and construction.	
32	LU		Use federal tax laws on energy efficiency as a format for incentives.	
33	LU		Double standard for private vs. state campgrounds. Uniform rules and standards applied equally to both.	
34	LU		Extend public water service throughout plan area.	
35	LU		Keep homes out of view shed. Preserve rolling hills visual.	
36	LU		Encourage aesthetically unique residential development. All development planned with care. Difficult to define what care means.	
37	LU		Legitimate economic need for ag structures in view shed.	
38	LU		Keep land looking as it is as much as possible within existing zoning regulations.	
40	LU		Protect property rights.	

Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
41	LU		Allow flexibility with overlays dictated by design.	
42	LU		Implement permit streamlining. Equal treatment of Coastal and Inland permit applications.	
43	LU		Create TDR program. Encourage clustering, applicable within single ownership or in Gaviota Plan area on different properties. Ask BOS for broadest interpretation of TDR. (4)	
44	LU		Allow additional residential units if meeting certain environmental criteria such as LEED or Innovative Building Program.	
45	LU		Voluntary environmentally benefitting projects should get credits or permit streamlining status.	
46	LU		Create framework for integration of best management practices. Regulations that allow benefits for good management.	
47	LU		No house size limitation. Size should result from appropriate site location, integration into land form, design that fits the site, with no public view sky-line intrusion. (12)	
48	LU		Should adopt house size limitation.	
49	LU		Size should be determined by appropriate design to mitigate impacts. (7)	

Land Use, Zoning & Housing

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*tabulation of concurring point by others in parentheses

Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
50	LU		environmentally sustainable design in larger homes. (8)	
51	LU		Small is beautiful. (2)	
52	LU			House size limitation will adversely affect property values.
53	LU		Limit house size consistent with uses.	
54	LU		House size limitation should be tied to lot size. (2)	
55	LU		House size limitation based on average of existing houses.	
56	LU		Ag structures should be exempt from any size limitations.	
57	LU			If house size limitation is imposed, owners will build to maximum allowable size.
58	LU			Resource protection zoning. Ag designation has protected land. (2)
59	LU		Watershed very valuable to ag and environment.	
60	LU			Possible conflict with ag uses. Move carefully.
61	LU		Encourage good ag practices.	
62	LU		Ag zoning highest and best use.	

Land Use, Zoning & Housing

Beverly Boise-Cossart and Mark Lloyd

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Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
63	LU		Use overlays to protect watersheds or mountainous lands. Split zoning on parcels	
64	LU		Less is more. Needs case by case consideration.	
65	LU		Critical needs should be considered. Keep out of view shed.	

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Plan Area Boundary

David Lackie

Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
1	PAB		Important to consider resources outside of boundary to better understand relationships between issues and connectivity.	
2	PAB		Active grazing acreage is difficult to assess, however this is something which should be done.	
3	PAB			Watershed basis for Plan boundary may be viewed as controversial...similar to National Seashore Feasibility Study approach.
4	PAB		Work with property owners split by the boundary to get their input and keep them involved throughout the process.	
5	PAB		Ask owners what changes\incentives will be a benefit and advantageous to be within the Plan area.	
6	PAB		The GavPAC is still in the early stages of discussion and landowners need more information on proposed changes to evaluate if there is a benefit to have their land within the plan area. Let them know: "Just because their land is in the plan area doesn't mean they will be subject to additional layers of regulation."	

Plan Area Boundary

David Lackie

Index	Issue Area	Issue Sub-Area	Things to Encourage/Likes	Things to Avoid/Dislikes
7	PAB		Plan should develop “sub-areas” with applicable policies, tools, standards specific to the issues for that area...which may not be relevant or necessary for all areas of the plan.	
8	PAB		Focus on incentives. Nobody wants unnecessary regulations.	
9	PAB		Larger planning area equals greater cost for the County to plan for.	
10	PAB			Riparian creeks and steelhead already protected – Why include upper watershed of Gaviota Creek north of the tunnel?
11	PAB		Average citizen believes Gaviota Coast is limited to the coastline from the tunnel to Goleta.	
12	PAB		North of the tunnel the climate and agriculture is completely different than the coast.	

Public Comments

Priorities Identified in Gaviota Coast Plan Public Workshop No. 1 Afternoon Open Forum Discussion - Priorities, Themes, Constraints

Index 1) What are the common threads among the goals and issues expressed for the topic areas?

- 1 Incentivizing NRCS
 - 2 NRCS Active grazing acreage is difficult to assess, however this is so
 - 3 Existing regulations hamper good practices or needed improvements
 - 4 Visual resource protections
 - 5 Energy facilities will stay, plan for them
 - 6 Protect/maintain as is (rural ag character)
 - 7 Flexibility in regulations
 - 8 Tools to create flexibility in regulations (TDR's, broadened use descriptions, streamlining, design standards, conservation easements, improved mapping)
 - 9 Recognition of private property owner rights & protections; they have been the best stewards
 - 10 Ecological intrinsic values
 - 11 Forward looking planning/ multi-generational view
 - 12 Needs holistic, integrated approach
-

2) What are the tensions that exist in achieving some of these goals or addressing issues?

- 13 Unintended Consequences; County should get out of the way; don't always know what will be best in the future
 - 14 Broaden view of regulation Landowners' options for Agritourism is currently limited
 - 15 Misunderstanding/lack of understanding of agriculture
 - 16 Artificial creation of conflict
 - 17 Agriculture/viability
 - 18 Regulations beyond County level should be easy to do good things & difficult to do bad things)
 - 19 Much commonality too
-

3) What are the major Grazing benefits the land

- 20 Preserve environmental integrity, think long-term, agricultural sustainability
 - 21 Act in face of scientific uncertainty
 - 22 Develop incentivized approaches
 - 23 Maintain public access and use (without threatening agricultural viability needed for broad-based support)
 - 24 Integration of approaches
 - 25 Build-in adaptive approach to policy development
 - 26 Resident, local rule
 - 27 Protection of aesthetic resources
 - 28 Gov't is and will be involved; plan for it
-

4) What are the roles of the various entities involved: landowners, government, community\visitors?

- 29 Agricultural Advisory Committee (AAC)
 - 30 California Coastal Commission (CCC)
 - 31 Natural Resources Conservation Service/Resource Conservation District (NRCS/RCD)
 - 32 County
 - 33 "public trust"
 - 34 Public
 - 35 Land Owners
 - 37 Energy Companies
 - 38 Fish & Game
 - 39 State Lands Commission
 - 40 Caltrans
 - 41 Trust for Public Land (TPL)
 - 42 Rail road
 - 43 State Parks
 - 44 Environmental Defense Center (EDC)
 - 45 Native American Population
 - 46 The Land & Ocean
 - 47 School Districts
 - 48 National Forest Service
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Public Comments

Priorities Identified in Gaviota Coast Plan Public Workshop No. 1 Afternoon Open Forum Discussion - Priorities, Themes, Constraints