

Gaviota Coast Plan: Workshop #1

Discussion Questions/Subtopics

Public Recreation

Terri Bowman and Phil McKenna

1. Fiscal challenges exist in operating both public and private recreation facilities. How should increased visitor and resident recreational demand be balanced with agricultural compatibility and resource protection?
2. What role should private recreational facilities play in meeting recreation objectives?
3. What recreational activities or facilities (i.e., trails) are missing in Gaviota? How do we create them and where should they be located?
4. Is agricultural tourism an appropriate recreational activity for privately held land in Gaviota? If so, under what conditions should it occur?

Materials:

- a. Overall Plan Area maps
- b. Ray Ford trail map
- c. County PRT map scaled down to Ray Ford trail map
- d. State coastal trail and County trail guidelines
- e. Parks description page of how easements or dedications are achieved
- f. Cheat sheet of park visitation numbers
- g. Answer to the question – is the De Anza Trail and the State Coast trail the same?

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Zoning, Land Use & Housing

Mark Lloyd and Beverly Boise-Cossart

1. What do you like and/or dislike about the current zoning and land use of property within the Gaviota study area?
2. What do you think about the potential long term build-out of residential units within the Gaviota study area?
3. What policy tools should be incorporated or modified to address residential housing, farmer/family/employee housing, visual resources and impacts, and agricultural and open space preservation?
4. What do you think about the trend toward larger single family homes in the Gaviota region? Should house sizes be limited, and if so, what policy tools/guidelines/restrictions should be established to ensure appropriately sized homes?
5. Should steep watershed areas and lands not suitable for agriculture within the plan area remain agriculturally zoned? Or should they be redesignated to a more appropriate rural land use designation? If not, what type of land use zoning should be considered?
6. Should visitor serving commercial zoning and uses be sustained, encouraged, eliminated?

Materials:

- a. Full size zoning maps and ownership maps (with acreages noted)

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Resource Stewardship & Open Space

Jose Baer and Christina McGinnis

1. What do you consider resource stewardship?
2. Are there conflicts between agricultural zoning and open space? Does agriculture have to be picturesque? What does open space mean to you?
3. What government practices (i.e., permit streamlining) might make it more likely for landowners to implement resource protections?
4. How can we foster relationships among landowners to protect shared resources; i.e., watersheds, wildlife corridors, etc?
5. What kinds of tools might help to promote resource protection or long-term preservation of open space and agriculture?

Materials:

- a. Aerial base map with watersheds outlined and labeled (no parcels or ownership)
- b. Small format packet with above and previous bio. maps

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Discussion Questions/Subtopics

Keeping Agriculture on the Land

Guner Tautrim and Paul Van Leer

1. Several trends and pressures are influencing the potential for continued active agriculture in Gaviota:
 - a. Property sales for residential uses potentially increase land prices;
 - b. Estate taxes and low revenue conspire to result in the breaking up of large landholdings, further decreasing the potential for ongoing active agriculture;
 - c. Lack of nearby agriculture support services; and
 - d. Limits on family, farmworker, or rental housing restricts ability of families to retain large tracts of land.
2. What allowances and/or tools are not currently available which would enhance the current viability of agricultural operations and assist in the long-term preservation of active agriculture?
3. Do you perceive conflicts between agricultural operations and non-agricultural or residential development, and if so, what suggestions do you have resolving such conflicts?
4. Is agricultural tourism an appropriate recreational activity for privately held land in Gaviota? If so, under what conditions should it occur?

Materials:

- a. Aerial photo map of east planning area
- b. Map of whole planning area denoted as open space, grazing, and cultivated areas
- c. Important Farmlands Map
- d. Zoning Map
- e. Location and distance to Harris Ranch

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Discussion Questions/Subtopics

Transportation, Energy, & Infrastructure

Kim Kimbell and Jennifer McNabb

1. What policies/tools could support transition from petroleum to renewable energy resources production?
2. What do you think are appropriate re-uses of petroleum energy facilities recently abandoned or to be abandoned? Where are appropriate locations for coastal dependent and related commercial and industrial uses? What should be done with abandoned commercial/industrial property?
3. Highway 101 is a strategic transportation corridor. What community resource values should be taken into consideration with road infrastructure improvements?
4. What exceptions/modifications to current fire code could be considered in order to better protect visual resources? (i.e., road widths, fire-resistant building materials, shelter-in-place).

Materials:

- a. Plan Area map
- b. Energy Facilities map
- c. Energy fact sheets packets
- d. Windrose map for Gaviota
- e. WaveConnect map
- f. Facts on assessed value of combined energy facilities and agreements with fire district and school in folder for Kim and Jenifer's background information.