

Alexander, Jacquelyne

From: Board Letters
Subject: FW: REVISED requests for clarification Gaviota Plan



From: Jana Zimmer <zimmerccc@gmail.com>
Sent: Monday, May 14, 2018 5:20 PM
To: Williams, Das <DWilliams@countyofsb.org>; Hartmann, Joan <jHartmann@countyofsb.org>; Wolf, Janet <jwolf@countyofsb.org>; Adam, Peter <peter.adam@countyofsb.org>; Lavagnino, Steve <steve.lavagnino@countyofsb.org>; Black, Dianne <Dianne@co.santa-barbara.ca.us>; Lackie, David <Dlackie@co.santa-barbara.ca.us>; Klemann, Daniel <dklemann@co.santa-barbara.ca.us>; Wilson, Jeffrey <jewilson@co.santa-barbara.ca.us>
Subject: REVISED requests for clarification Gaviota Plan

(REVISED May 14, 2015)

Dear Supervisors:

We met with Director Black and her staff on May 14, 2015 and are submitting here a revised and reduced list of clarifications which P&D has indicated they will support including in your Board letter to the Coastal Commission:

1. Policy NS-2: Environmentally Sensitive Habitat (ESH) Protection. (COASTAL)

Environmentally Sensitive Habitat (ESH) areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. A resource dependent use is a use that is dependent on the ESH resource to function (e.g. including but not limited to, nature study, low impact campgrounds and public trails). ...

2. Policy NS-7: Riparian Vegetation. (COASTAL) New development, including fuel modification to protect new development, shall be sited and designed to protect riparian ESH, consistent with Policy NS-2 and all other applicable policies and provisions of this Plan and the LCP.

3. Dev Std NS-2: ESH Setbacks and Buffers.

Add: This section shall not be applied to compel alteration or increase in buffers for development approved under the County's LCP prior to certification of the Gaviota Plan and for which buffers were duly established.

4. Policy VIS-1a: Visual Resource Protection. (COASTAL) New development approved after the date of certification of this Gaviota Plan shall be sited and designed to avoid and minimize impacts to the rural, natural, and agricultural environment as seen from public viewing places...

5. Definitions

Coastal Resources. Any resource which is afforded protection under the policies of Chapter 3 of the Coastal Act, California Public Resources Code Section 30200 et seq.

6. Section 35-139. Exterior Lighting.

All exterior lighting shall be hooded and no unobstructed beam of exterior lighting shall be directed toward any area zoned or developed residential, or environmentally sensitive habitat area. (*ESH*).

7. 35-440 Standards for All Development

E. Protection of natural resources and environmentally sensitive habitat (ESH).

If conflicts occur between these requirements and any other provisions of the County Code, the Local Coastal Program, the primary zone, and any applicable overlay district, the requirements that are most protective of significant coastal resources shall control. In this context, broader policies which, for example, serve to concentrate development in close proximity to urban and employment centers may be more protective, overall, than specific wildlife habitat and other similar resource policies. ...

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