



The **vision** of the **Conservancy** is the permanent protection of the Gaviota Coast's unique natural, scenic, agricultural, recreational, and cultural resources.

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Inventory of Accomplishments

Good Things Have Happened!

It is important for us at the Conservancy to occasionally reflect on the good things that have happened on the Gaviota Coast in this decade, so we can become rejuvenated to face the numerous threats that face the coast today. We thought you would find this inventory of accomplishments interesting.

- 1) In September 2000, the 660 acre **Freeman Ranch** in Refugio Canyon was the first major property to be placed into a conservation easement, allowing the Freeman family to maintain the family ranch while the public continues to enjoy the open space vistas of the mouth of Refugio Canyon.
- 2) The acquisition of **Arroyo Hondo Ranch** and its historic adobe by the Land Trust for Santa Barbara County in 2001 was a major accomplishment that provides managed public access to one of the most beautiful canyon environments on the Gaviota Coast. Contact the Land Trust for information on visiting this jewel.
- 3) **Rancho Dos Vistas** is over 1400 acres and sits adjacent to the Reagan Ranch near the top of Refugio Pass. In 2002, local conservation minded investors rescued this property from the clutches of a bulldozer wielding previous owner, reduced the development entitlements, and set aside 90% of the land for wildlife habitat in a natural resources conservation easement. Importantly, they donated a 2.5 mile trail easement that someday may allow the completion of a trail from Gaviota Peak to Refugio Road.
- 4) The 750 acre **La Paloma Ranch** has been in the same family for over 100 years. The owners wanted to protect this property from any future development so in 2003 they sold most of their development rights and placed an agricultural conservation easement on the property.



© Rich Reid/Colors of Nature. The Freeman Ranch is the first ridge north of Highway 101, straddling both sides of Refugio Canyon Rd.

- 5) A local conservation investment company, Cima Del Mundo, LLC, sold 2,500 acres of **El Capitan Ranch** to State Parks that will ultimately provide public access from the beach to the headwaters of El Capital Creek. A conservation easement was placed on the remaining 650 acres of the Ranch and several development entitlements were extinguished.
- 6) A plan to create an 800 foot roadway on a 12 foot high dike across **Gaviota Creek** and its wetland was stopped in August of 2006 when the Conservancy, Urban Creeks Council, and Citizens Planning Association appealed the Supervisor's approval of this dreadful project to the Coastal Commission and the Commission unanimously agreed to deny the project.
- 7) Santa Barbara Surfrider successfully appealed to stop the construction of the **Arco Golf Course** located on the ocean bluffs at the eastern gateway to the Gaviota Coast. The Coastal Commission, in another unanimous decision, denied the project. Development issues on this property linger, as it contains 24 Naples lots.
- 8) The Conservancy has been in extended dialogue with the owners of **Tajiguas Ranch** regarding site development to protect the public's viewshed, yet allow the owners to utilize their property under current zoning regulations. The protocol that has been developed for these discussions holds the promise of being transferable to other large coastal properties.
- 9) Finally, the accomplishment at **Ellwood Mesa**, in relocating housing off the bluffs onto a more appropriate location, was a triumph of persistence and cooperation that hopefully will foreshadow the outcome at Naples.

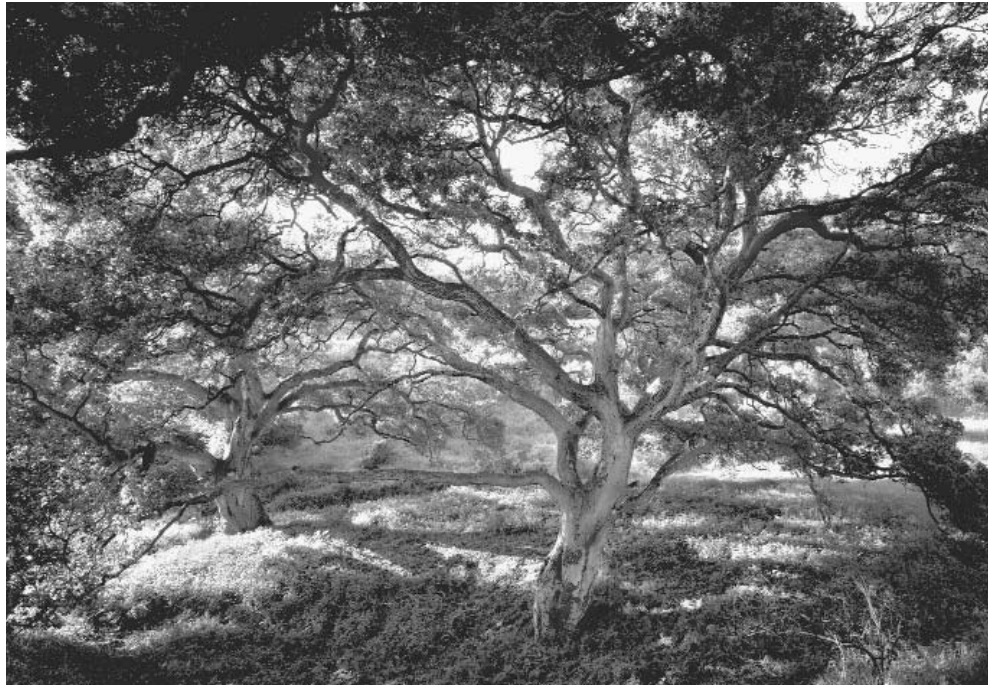
Ballantyne House: Whose Rules Are These?

President's Message

Learning to live within the rules is not easy. Living with Mom & Dad's rules is a tough lesson for a child, and if you haven't learned to live with them by the time you are an adult, it's tough on everyone else. Such is the case with the Ballantyne project.

We depend on the rules in the General Plan and the zoning ordinances to protect the Gaviota Coast, but unfortunately, there are those who still think that rules are for others. The hilltop Ballantyne is a good example. The application was rejected by the county staff as inconsistent with its rules, but in open defiance of the community and its standards, the Ballantynes wouldn't take no for an answer. They appealed to the Planning Commission which, in a politically charged 3-2 vote, approved the project despite what the rules say, putting the Gaviota Coast's policy protection at risk. The Conservancy appealed to the Board of Supervisors.

We argued to the Board that the discretionary action of the Planning Commission made the project subject to



Oaks on Gaviota Coast, ©2000 Clyde Butcher

the California Environmental Quality Act (CEQA), so the project had to go back for environmental review. With County Counsel agreeing with our interpretation of CEQA, the Board sent it back for review before final action.

The argument is not about whether the owner should be allowed to build a home

on this property. No one objects to that. The issue is whether they should be expected to do so in a manner allowed by the General Plan. The Ballantyne project will test whether or not this Board of Supervisors will enforce the General Plan and protect the Gaviota Coast's scenic quality. If they don't, the Gaviota Coast is in more trouble than we thought.

Zoning and Property Rights

Zoning ordinances are part of a larger set of land use policies set out in the County's General Plan, a document which is required by state law to be formulated through open, public process to guide land use planning. The creation and implementation of land use policies is a discretionary, political process in which all citizens are entitled to participate. The authority of local governments to restrict the uses of land is derived from state law, and the inherent, constitutionally-based power of government to protect the public welfare. The Conservancy supports existing zoning ordinances and encourages their enforcement.

A Busy Season – We Hope You Can Join Us!

Saturday, October 27, 3pm
The Naples Coalition is sponsoring a hike on the beach to the Naples Reef, leaving the Bacara public access parking lot at 3pm. See savenaples.org.



*Wednesday, November 7,
9:30am - time certain*

The County Planning Commission is holding a second meeting on the TDR program for Naples on the first floor of the County Administration Building at 123 East Anapamu. This is your chance to witness your government in action. Visit savenaples.org for more information.

Naples - Challenging the County Urban Limit Line

The rural character and environmental integrity of the Gaviota Coast is imperiled by the suburban development proposed at Naples. This map graphically displays the fact that Naples is on the wrong side of the County's urban limit line.

Naples is a 485 acre ranch 2 miles west of the urban limit line at Cathedral Oaks that has historically been used for grazing and orchards. It sits astride the railroad and Highway 101 and has about one mile of ocean bluff-top frontage. The developer, Vintage Communities of Orange County, proposes to build either 54 luxury houses on the property or, in another alternative, 72 houses are being proposed which utilize portions of the adjoining Dos Pueblos Ranch. The total build-out of the larger project is approximately 600,000 square feet

All of this building, the houses, pools, guest houses, garages, and cabanas is contemplated in the rural coast where neighboring properties are permitted one house per 100 acres. The intrusion of the Naples suburban development

into the rural Gaviota Coast is a result of the still undefined development entitlements arising from the 1888 antiquated subdivision of the property.

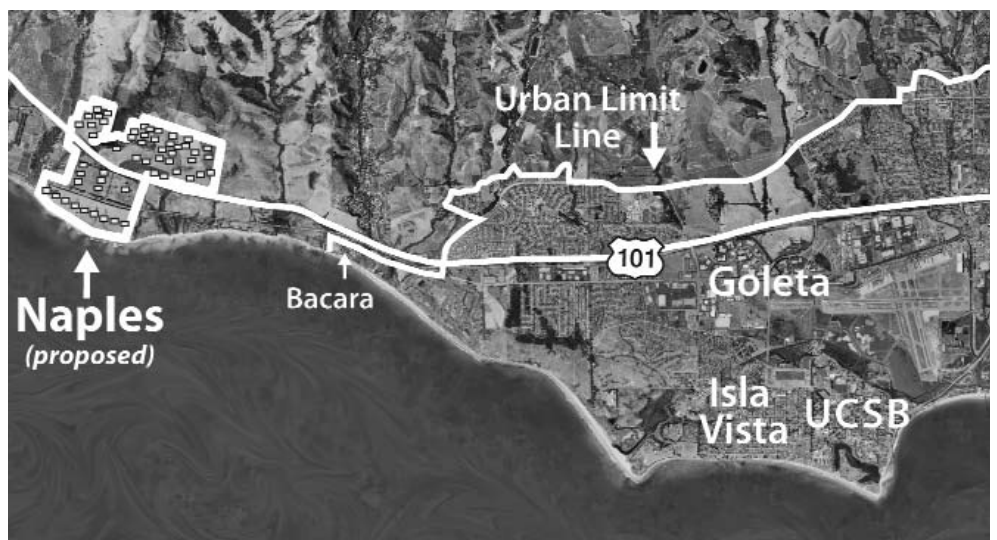
If built as proposed, the Naples development will establish a new direction for future developments on the Gaviota Coast. The County's claim that the antiquated subdivision at Naples is a special legal circumstance that cannot be replicated elsewhere is true. However, the County ignores the history of urban sprawl in Southern California where developers leap-frogged into rural areas and followed with in-fill. This is exactly the future circumstance that could occur if Naples is allowed to be developed; Naples will be suburbanized by an antiquated subdivision and the Gaviota Coast could ultimately be overwhelmed by the pressures of urban sprawl.

The County understood the danger that the Naples antiquated subdivision presented to the rural environment of the Gaviota Coast when in 1982 it adopted Local Coastal Policy 2-13. Policy 2-13 reads; "The County shall discourage residential development of existing lots. The County shall encourage and assist the property owner(s) in transferring development

rights from the Naples townsite to an appropriate site within a designated urban area which is suitable for residential development." This is a clear statement of intent. However, if good intentions are to be fulfilled there needs to be the political will on the part of local government and citizens to create a feasible transfer of development rights (TDR) program that effectively removes the threat of suburban development at Naples from the Gaviota Coast.

A TDR program at Naples would remove development from the "sending site" — Naples, and would transfer it to "receiving sites" — appropriate urban areas in the County. TDR programs allow increased development opportunity in the receiving sites, and thus greater financial returns. A portion of the enhanced return realized by the receiving site would be paid to the developer at Naples as compensation for extinguishing development rights on the sending site. No "one size fits all" TDR program exists and it must save a meaningful amount of the property, so residents in receiving site areas will perceive clear benefits from participating in the program. Hearings on TDR at Naples are now proceeding; see note on page 2 for details.

Coming Soon!
After many delays, the revised **Environmental Impact Report (EIR)** on Naples is expected to be released soon.
Please visit savenaples.org for more information.



WHAT CAN YOU DO?

- Hike to the Naples Reef Saturday, October 27, 3:00pm.
 - Attend the hearing on the Naples Transfer of Development Rights program at the Planning Commission on November 7, at 9:30am (time certain).
 - Visit www.savenaples.org to educate yourself on Naples issues and to see when the County hearing on the revised Environmental Impact Report will be held.
 - Volunteer to build community support around the issues affecting the Gaviota Coast by Calling Naples outreach coordinator, Kristen Hoyer at (805) 452-5936 or email info@savenaples.org
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- Join the GCC and help us maintain our efforts to preserve our beautiful coastline and watersheds. Please use our reply envelope and Thank You!
 - Please consider making a donation to the Gaviota Coast Conservancy. We are a volunteer organization that relies upon public support to continue our work. We cannot defend our coastal heritage without broad based community involvement; please be generous. Many Thanks!

Links

Gaviota Coast Conservancy:
www.gaviotacoastconservancy.org

Naples Coalition:
www.savenaples.org

Santa Barbara Surfrider:
www.surfrider.org/santabarbara

Environmental Defense Center:
www.edcnet.org/

Santa Barbara County:


Gaviota Projects:
www.sbcountyplanning.org
from the left navigation, choose
Current Projects & Programs >
go to Cumulative Project Lists >
Gaviota Coast Current Projects List

Santa Barbara County:

Naples Project (Santa Barbara Ranch):
www.sbcountyplanning.org
from the left navigation, choose
Current Projects & Programs >
go to Land Development Under Review >
Santa Barbara Ranch

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www.gaviotacoastconservancy.org

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