



Planning and Development Department
Office of Long Range Planning
Transmittal Memorandum

DATE: June 9, 2010

TO: GavPAC Members

FROM: David Lackie, Supervising Planner
Brian Tetley, Planner

CC: Supervisor Doreen Farr, 3rd Supervisorial District
Derek Johnson, Director, Long Range Planning
Vicki Parker, Deputy Director, Long Range Planning

SUBJECT: GavPAC Meeting No. 13

The items listed below have been included as part of the meeting materials for GavPAC Meeting No. 13, to be held Wednesday June 16, 2010, 6:30 p.m. at the Brandon School auditorium:

- 1. Meeting Agenda:** Please see the attached agenda for the June 16, 2010 GavPAC meeting (Attachment 1). For details, please see discussion of agenda items below.
- 2. Administrative Briefings:** Staff has attached a proposed development project informational sheet (Attachment 2) detailing the recently received application for the El Capitan Canyon Campground Conditional Use Permit Amendment.
- 3. Draft Meeting Minutes:** Staff has provided draft meeting minutes from the May 26, 2010 GavPAC meeting for review and approval (Attachment 3).
- 4. Consideration of Planning Issues:** Staff has provided revised worksheets (Attachment 4) for Resource Stewardship & Open Space to aid the discussion of planning goal development. The revised sheets now include citations to ordinance and/or policy documents related to each proposed planning issue. For ease of reference, these citations are hyperlinks to the actual documents.
- 5. Long Term GavPAC Meeting Schedule:** The revised GavPAC long term meeting schedule (Attachment 5) is attached for your review.

In addition to this packet, please bring the GavPAC documents binder with you to the meeting.

All GavPAC materials are also available for download from the following webpage:
<http://longrange.sbcountyplanning.org/planareas/gaviota/gaviota.php>

Discussion of Coastal Commission Suggested Modifications to County Land Use and Development Code (Agenda Item No. 5)

The GavPAC has expressed interest in reviewing and commenting on the California Coastal Commission (CCC) suggested modifications to the County's Land Use & Development Code (LUDC) that has been presented to the CCC for certification. During the May 26, 2010 GavPAC meeting, the GavPAC heard a presentation by committee member McGinnis which summarized the main issues related to the proposed modifications. In the interim, the County and Montecito Planning Commissions and the Agricultural Advisory Committee have commented on the proposed modifications at public hearings.

At the GavPAC's request, staff is drafting a letter, for the committee to use as a starting point for developing a comment letter for Board of Supervisors consideration at their July 6th, 2010 hearing. Staff will e-mail the draft letter by Friday, June 11th for GavPAC review prior to our June 16th discussion. The final GavPAC comment letter should include clear recommendations for specific changes to the LUDC modifications that the BOS can consider (e.g. add beneficial restoration projects to the list of exempt projects). P&D Director of Development Services Dianne Black and Noel Langle will attend the meeting and be available to answer GavPAC questions regarding the CCC suggested LUDC modifications.

The GavPAC also requested information on the time and cost of processing Coastal Development Permits with Hearing (CDH) compared to standard Coastal Development Permits (CDP). Staff will provide this information prior to the June 16th meeting.

The CCC will consider the LUDC certification and proposed modifications during their public hearing on August 11-13 in San Luis Obispo.

Presentation of Potential Options to Facilitate Restoration Projects: Ms. Turenchalk (Agenda Item No. 6)

The CRC was formed by a small group of Hollister Ranch Conservancy (HRC) members who have worked to improve natural resources on Hollister Ranch. This group recognized that many of the issues on Hollister Ranch had a more regional scope, and that there was a lack of a suitable organization for neighboring private and public land owners to work together to address mutual concerns.

During the GavPAC meeting of May 12, 2010, the GavPAC agreed to hear a presentation by Ms. Turenchalk regarding the work she is doing for the Coastal Ranches Conservancy (CRC) on ways to facilitate beneficial restoration projects on agricultural land countywide. The CRC eventually intends to propose specific tools; i.e. ordinance amendments, for consideration by the BOS. These tools would provide incentives for the implementation of restoration projects that restore and maintain healthy ecosystems countywide. These approaches are potentially similar to the potential incentives and permit process improvements that the GavPAC may want to implement for the Gaviota Coast.

Consideration of Planning Issues (Agenda Item No. 7)

This is the third meeting dedicated to identification of Issues to be undertaken by the GavPAC during this planning process. Staff is expecting that the GavPAC will be able to complete consideration of the Resources Stewardship & Open Space issues during this meeting. In response to the GavPAC's request to review specific, applicable regulations, the attached, revised worksheet now includes citations for relevant regulations. At the May 26th meeting, staff provided a separate compendium of these regulations, with appropriate hyperlinks. For increased convenience, staff now has created the hyperlinks directly upon the worksheets. Staff will continue to update the remaining worksheets with policy citations. Those materials will be forwarded to you in advance of the particular discussions.

Attachments:

1. June 16, 2010 Meeting Agenda
2. Proposed Development Project Information Sheet
3. May 26, 2010 Meeting Minutes
4. Revised Planning Worksheet (Resource Stewardship & Open Space)
5. Long-Term Schedule