



Planning and Development Department
Office of Long Range Planning
Transmittal Memorandum

DATE: June 23, 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. 14

The items listed below have been included as part of the meeting materials for GavPAC Meeting No. 14, to be held Wednesday June 30, 2010, 6:30 p.m. at the Vista de Las Cruces School auditorium:

- 1. Meeting Agenda:** Please see the attached agenda for the June 30, 2010 GavPAC meeting (Attachment 1). For details, please see discussion of agenda items below.
- 2. Draft Meeting Minutes:** Staff has provided draft meeting minutes from the June 16, 2010 GavPAC meeting for review and approval (Attachment 2).
- 3. Consideration of Planning Issues:** Staff has provided revised worksheets (Attachment 3) for Keeping Agriculture on the Land to aid the discussion of planning goal development. The revised worksheet for Resources Stewardship & Open Space was distributed with the packet for the June 21, 2010 meeting. The revised sheets include citations to ordinance and/or policy documents related to each proposed planning issue.
- 4. Long Term GavPAC Meeting Schedule:** The revised GavPAC long term meeting schedule (Attachment 4) is attached for your review.

In addition to this packet, please bring the GavPAC documents binder with you to the meeting. Since we've nearly reached the holding capacity of the existing binder, staff will be bringing empty "Volume II" binders for your use.

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

Presentation of Potential Options to Facilitate Restoration Projects: Ms. Turenchalk (Agenda Item No. 5)

The Coastal Ranches Conservancy (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 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. 6)

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 and begin discussion of the Keeping Agriculture on the Land issues during this meeting. In addition to reviewing the issue worksheets, please read the *Gaviota Study Group Report* (September 2005) pp. 8-21, and *LCP Update Guide* (April 2007) – Section 4 – Natural Resources, Section 5 – Agricultural Resources, Section 7 – Scenic Resources, and Section 8 – Coastal Hazards. The LCP Update Guide is included in the meeting no. 2 packet. The attached, revised worksheets include citations for relevant existing regulations. Staff will update the remaining worksheet with policy citations and forward it to you prior to the next meeting.

Attachments:

1. June 30, 2010 Meeting Agenda
2. June 21, 2010 Meeting Minutes
3. Revised Planning Worksheets (Keeping Agriculture on the Land)
4. Long-Term Meeting Schedule



Notice of Public Meeting

Gaviota Coast Planning Advisory Committee (GavPAC) Meeting No. 14

Note: This revised agenda lists discussion topics for the GavPAC meeting on:

**Wednesday, June 30, 2010
6:30PM**

Attendees: GavPAC Members, County Staff, and Public Participants

Please review: Meeting Materials Packet for 06/30/10 Meeting, Gaviota Study Group Report (September 2005) pp. 8-21, and LCP Update Guide (April 2007) – Section 4 – Natural Resources, Section 5 – Agricultural Resources, Section 7 – Scenic Resources, and Section 8 – Coastal Hazards (distributed as part of meeting no. 2 packet)

Please bring: Meeting Materials Packet for 06/30/10 Meeting

Location: Vista de Las Cruces School - Auditorium, 9467 San Julian Rd, Gaviota, CA 93117

Agenda Item	Discussion Topics
CALL TO ORDER	
1	Pledge of Allegiance & Roll Call
2	Public Comment <i>The Public Comment period is set aside to allow public testimony on items not on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair.</i>
3	Administrative Briefings <i>Staff updates regarding local or other legislative activities, local planning decisions, or other updates of interest to the Committee.</i>
4	Meeting Minutes from June 21, 2010
5	<u>Discussion of Coordination with the Central County Board of Architectural Review</u>
6	Presentation of Potential Options to Facilitate Restoration Projects: Ms. Turenchalk
7	Discuss Conceptual Planning Goals for: 1) Resources Stewardship & Open Space; 2) Keeping Agriculture on the Land; and 3) Land Use, Zoning & Housing
8	Discussion of Long-Term Meeting Schedule

Questions or comments about the Gaviota Coast Plan may be directed to Brian A. Tetley at 805-884-6848 or btetley@co.santa-barbara.ca.us and further information may be obtained on the following web site: <http://longrange.sbcountyplanning.org/planareas/gaviota/gaviota.php>

Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item of a regular meeting of the Planning Advisory Committee that are distributed to a majority of all of the members of the Planning Advisory Committee less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Office of Long Range Planning 30 E. Figueroa Street, Santa Barbara, CA, and also on the County's website at <http://longrange.sbcountyplanning.org/>

Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable accommodations.

Adjourn

Gaviota Coast Planning Advisory Committee

DRAFT MEETING MINUTES MEETING No. 13

***Monday June 21, 2010
Goleta Union School District Board Hearing Room***

Meeting Called to Order: By Chair Kimbell at 6:32 p.m.

1. Roll Call

GavPAC Members Present: Baer, Boise-Cossart, Feeney, Kimbell, Lloyd, McGinnis, McKenna, McNabb, Tautrim, Van Leer

GavPAC Members Absent: Bowman

County Staff Present:

Dianne Black, Director Development Services, Planning & Development

Noel Langle, Senior Planner, Planning & Development

Derek Johnson, Long Range Planning Director

Vicki Parker, Long Range Planning Division Deputy Director

David Lackie, Long Range Planning Division Supervising Planner

Brian A. Tetley, Long Range Planning Division Senior Planner

2. Public Comment for Items not on the Agenda:

Tam Hunt: The statewide Renewable Energy Transmission Initiative recently finished its Phase 2B report. The wind resource region around Lompoc, Bixby and Hollister Ranch was found to have over 400 megawatts of potential and to be the fifth most cost-effective zone in the entire study area considered.

3. Administrative Briefings

Staff: On May 25, 2010, P&D received an application by the El Capitan Canyon Campground for an amended Conditional Use Permit to allow the construction of campsites in a previously undeveloped area. The project is in the initial 30-day review period.

Committee: McKenna requested that a dialog be established with the Central County Board of Architectural Review (CBAR) to cultivate early suggestions regarding visual and community design issues. Chair Kimbell directed staff to agendize this request for deliberation at the next meeting.

4. Meeting Minutes from Meeting #12 on May 26, 2010

Public Comment: None

Deliberations: None

ACTION: Lloyd moved, seconded by Feeney, and carried by a vote of 9-0-1, Chair Kimbell abstaining, to approve the minutes as presented.



5. Discussion of Coastal Commission (CCC) Suggested Modifications to County Land Use and Development Code (LUDC)

Public Comment:

Darlene Chirman representing the Santa Barbara Audubon Society: Concerns about new hindrances for smaller restoration projects.

Bonnie Freeman: Stated that homes greater than 3,000 square feet would still be appealable to the CCC under the proposed modifications.

Leslie Freeman: I was told the Toro Canyon standards would not apply to Gaviota. Now that looks like it is. You should not include any comments on steep slopes for grazing except to say that the proposed modifications are not appropriate.

Nathan Alley representing the Environmental Defense Center (EDC): By and large we support the CCC recommendations. The age of the Local Coastal Plan is a problem and needs to be updated. There are valid concerns including beneficial restoration projects and agricultural intensification. The GavPAC should simply ask for clarification rather than suggest policy changes at this stage.

The definition of development is key. It seems like the County could ease permitting burdens with local process improvements.

Eva Turenchalk: Define restoration to include no long-term impacts to ESH and as an accessory use to all PPU's. A proposed modification would disallow non-profits and schools. There is a waived hearing process, but it is still expensive. There is a need for an ag. educational facility. Valuation of ag. activities should be in dollars per acre.

The Coastal Act does exempt ag. harvesting. There should be a way to exempt ag. intensification that does not negatively impact the land.

Loren Luyendyk: Consider water harvesting as a Primary Permitted Use (PPU) in the ag. zones. Need better definitions of ag. intensification and quantify by area not profit. Clarify whether harvesting would be restricted. Restorative agriculture is a benefit to the environment.

Suzanne Perkins: Employee and multi-generational housing is critical to local agriculturalists. Farmers and ranchers cannot afford to go through even more rigorous permitting processes. We should add to allowed uses on ag. land, including schools, recreation, and equestrian, not restrict them.

Deliberation: The GavPAC discussed which issues to be included in a comment letter to the Board of Supervisors regarding the CCC staff's recommended modifications to the LUDC prior to certification by the CCC. The discussion focused on the two key issues of Principal Permitted Uses (PPU) and agricultural intensification. The committee deliberated on a list of items to include in the letter.

ACTION: Lloyd moved, seconded by VanLeer, and failed by a vote of 4-6, to finalize the comment letter incorporating the items discussed.

The committee revised the list of items to incorporate into the letter as follows:

1. Allow restoration projects, defined as projects enhancing the natural condition of the land with no net long term negative effect on ESHA, as accessory uses to all PPU's
2. Remove operator occupancy restriction for primary residence
3. Add allowance for multi-generational housing
4. Utilize the same development envelope standard as the County Uniform Rules for the Williamson Act



5. Describe that the committee is not prepared to comment on residential thresholds, but may adopt such a threshold in the natural course of the local planning process for Gaviota
6. Exempt small farmers from permitting requirements
7. Clarify equestrian allowances as an ag. use
8. Add schools and non-profit operations to allowed uses
9. Add sports and recreational facilities to allowed uses

ACTION: McKenna moved, seconded by Baer, and carried by a vote of 10-0, to nominate a subcommittee consisting of Kimbell, Lloyd, and McGinnis to finalize the comment letter incorporating the revised items discussed.

8. Meeting Adjournment – 9:37 p.m.



Gaviota Coast Planning Worksheets

Ref.	Planning Issues	Tensions/Impacts/Constraints	Relevant:				Applicability to:					Comments
			Jurisdiction(s)/ Stakeholders	Policies/ Ordinances	Statute/Law	Planning Tools	Flexibility	Incentives	Public Improvements/ Maintenance	Jurisdictional Cooperation	Sole County Authority	
<u>Keeping Agriculture on the Land</u>												
KAL-1	Encourage Agricultural Water Impoundments	a. Potential Liability Due to the Creation of Habitat b. Potential Impacts to Sensitive Resources c. Existing Permit Requirements for Reservoirs	Santa Barbara County Department of Fish & Game Fish & Wildlife Service Coastal Commission	LUDC Section 35.21.030 Article II Sections 35-147	Water Code §6000	a. Ordinance amendment(s)	✓				✓	
KAL-2	Encourage 'Safe Harbor Agreements' for Habitat Restoration	a. Neighboring Landowner Resistance b. Potential Impacts to Sensitive Resources	Landowners Fish & Wildlife Service Department of Fish & Game Coastal Commission		ESA §1539(a)(1)(A)						✓	
KAL-3	Encourage Sustainable & Beneficial Agricultural Land Management Techniques and Projects	a. Multiple Permitting Agencies (FWS, DFG, ACOE, etc.)	Santa Barbara County Landowners Coastal Commission	LCP Policy 2-11, 9-35, 9-42 Agricultural Element policy I.C, I.F, I.G, I.VA, I.VB				✓			✓	
KAL-4	Expand the Utilization of Conservation Easements	a. Negotiations for Many Private Landholdings b. Uncertainties in the continuation of the Williamson Act program	Santa Barbara County Landowners SB Land Trust County Surveyor					✓			✓	
KAL-5	Expand Opportunities for Alternative Revenue Streams on Agricultural Land	a. Potential "Commercialization" of Rural Areas b. Potential Incompatibility with Surrounding Areas	Santa Barbara County Landowners Dept. of Conservation Coastal Commission	Article II Sections 35-69.3:69.5 LUDC Section 35.21.030 Uniform Rule 2	Govt. Code §51238.1 of the Williamson Act	a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	
KAL-6	Expand Allowed Uses by Right on Agricultural Land	a. Potential Incompatibility with Surrounding Areas	Santa Barbara County Landowners Coastal Commission	Article II Sections 35-69.3:69.5 LUDC Section 35.21.030 Uniform Rule 2		a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	
KAL-7	Allow for Multi-Generational Housing on Agricultural Land	a. Potential Visual and Sensitive Resources Impacts b. Cumulative Development Impacts	Santa Barbara County Landowners Dept. of Conservation Coastal Commission	LCP Appendix B, p. 231 Article II Sections 35-69.3:69.5 LUDC Section 35.21.030 Uniform Rule 1		a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	
KAL-8	Promote the Alleviation of Estate Taxes on Agricultural Lands	a. Federal issue w/ limited local control	Santa Barbara County Landowners State of California Internal Revenue Service		Federal Tax Code Title 25(a) Chapter 1 Subchapter I	a. County legislative analyst						

Legend:



Planning Concept Applicable to Goal



Sole County Authority Subject to Coastal Commission Certification

Gaviota Coast Planning Worksheets

Ref.	Planning Issues	Tensions/Impacts/Constraints	Relevant:				Applicability to:					Comments	
			Jurisdiction(s)/ Stakeholders	Policies/ Ordinances	Statute/Law	Planning Tools	Flexibility	Incentives	Public Improvements/ Maintenance	Jurisdictional Cooperation	Sole County Authority		
<i>Keeping Agriculture on the Land</i>													
KAL-9	Relax Permit Requirements for Structures with Agricultural Uses	a. Potential Visual and Sensitive Resources Impacts	Santa Barbara County Landowners Coastal Commission	LUDC Section 35.21.030 Article II Sections 35-69.3, 35-169		a. Ordinance amendment(s)	✓					✓	a. The Agricultural Permit Streamlining LUDC amendments recently adopted by the Board of Supervisors only applies to Inland areas
KAL-10	Expand Allowed Agricultural Support Uses on Agricultural Land	a. Potential Incompatibility with Surrounding Areas	Santa Barbara County Landowners Coastal Commission			a. Uniform Rules update b. Ordinance amendment(s)	✓					✓	a. Recent (September 2007) Uniform Rules update was unsuccessful in expanding allowable "compatible" uses
KAL-11	Consider Utilizing a Development Rights Transfer Protocol to Areas With Urban Infrastructure	a. Land value disparities/limited sender sites	County of Santa Barbara Landowners City of Goleta City of Santa Barbara			a. TDR policy /ordinance(s)	✓	✓	✓	✓			
KAL-12	Encourage Additional Grazing Opportunities on Public Lands	a. Existing Management Practices on Federal and State Lands b. Potential Impacts to Sensitive Resources	Santa Barbara County State Parks Department US Forest Service	Agricultural Element Policy IV.A State Parks Gaviota Resource Management Plan Policy 5 Los Padres National Forest Management Plan pp. 31, 77, 141-2		a. Range improvement program		✓	✓	✓			

Legend:



Planning Concept Applicable to Goal



Sole County Authority Subject to Coastal Commission Certification



Gaviota Coast Plan GavPAC Meeting Schedule

Meeting Dates and Discussion Topics

[Meeting dates, times, and locations are subject to change]

June 23, 2010

Meeting/ Workshop Type	Date and Time	Location	Discussion Topics
GavPAC Meeting #17	Wednesday, September 1, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	TBD
GavPAC Meeting #16	Wednesday, August 11, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	TBD
GavPAC Meeting #15	Wednesday, July 21, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Discussion of Issue Area Priorities for Planning Goal Development
GavPAC Meeting #14	Wednesday, June 30, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Presentation of Potential Options to Facilitate Restoration Projects: Ms. Turenchalk Discussion of Issue Area Priorities for Planning Goal Development
GavPAC Meeting #13 ***COMPLETED***	Monday, June 21, 2010 6:30 p.m.	Goleta Union School District Board Hearing Room	Discussion of Coastal Commission Suggested Modifications to County Land Use and Development Code
GavPAC Meeting #12 ***COMPLETED***	Wednesday, May 26, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Presentation & Discussion of Coastal Commission Suggested Modifications to County Land Use and Development Code Discussion of Issue Area Priorities for Planning Goal Development
GavPAC Meeting #11 ***COMPLETED***	Wednesday, May 12, 2010 6:30 p.m.	Brandon School Auditorium	Discussion of Issue Area Priorities for Planning Goal Development
GavPAC Meeting #10 ***COMPLETED***	Wednesday, April 21, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Requested Topic Presentations Natural Resource Conservation Service (NRCS) Coordination and Beneficial Projects Process Agricultural Permit Process Streamlining Project Coastal Commission Land Use and Development Code (LUDC) Certification Process
GavPAC Meeting #9 ***COMPLETED***	Wednesday, April 7, 2010 6:30 p.m.	Brandon School Auditorium	Post-Workshop Strategy Session Summary of Information Gathered from Workshop Identification of Issue Area Priorities for Planning Goal Development Long Term Meeting Schedule

GavPAC Workshop #1 ***COMPLETED***	Saturday, March 20, 2010 9:00 a.m.	Goleta School District Board Hearing Room	Public Workshop Saturday Public Workshop (Round table format with topic area discussions hosted and facilitated by GavPAC members)
GavPAC Meeting #8 ***COMPLETED***	Wednesday, March 3, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Visual Resources Visual Resources Policies Development & Project Review Challenges County Riding and Hiking Trails Advisory Committee Presentation Public Workshop Format & Topics Discussion, Public Workshop Format (GavPAC roles and responsibilities, table topic questions, public workshop objectives)
GavPAC Meeting #7 ***COMPLETED***	Wednesday Feb. 17, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Plan Area Boundary Discussion Public Workshop Format & Topics Discussion, Public Workshop Format (GavPAC roles and responsibilities, table topic questions, public workshop objectives)
GavPAC Meeting #6 ***COMPLETED***	Wednesday, Feb. 10, 2010 6:30p.m.	Vista de Las Cruces School Auditorium	Agricultural Resources and Heritage Land Use Policies Supporting Agriculture Agricultural Statistics for Plan Area Agricultural Preserve Program Panel Discussion: Challenges and Opportunities for Gaviota's Rural Agricultural Heritage
GavPAC Meeting #5 ***COMPLETED***	Wednesday, Jan. 6, 2010 6:30p.m.	Vista de Las Cruces School Auditorium	Overview of Watershed Planning, Ecology & Biological Diversity of Gaviota Coast Watershed (planning, floodplains, riparian corridors, Coastal Zone planning) Ecological/Biological Resources (Gaviota coast diversity, Environmentally Sensitive Habitat areas, endangered and indicator species) Applicable Zoning Ordinances – Relationship To Comprehensive Plan
GavPAC Meeting #4 ***COMPLETED***	Monday, Dec. 7, 2009 6:32 p.m.- 9:05 p.m.	Vista de Las Cruces School Auditorium	Overview of Zoning Ordinances, Current Projects, and Energy Facilities (cont.) Summary of Land Use and Plan Area Statistics Overview of Public Recreation and Access Recreation, Trails and Public Access (State Parks Department Presentation)
GavPAC Meeting #3 ***COMPLETED***	Wednesday, Dec. 2, 2009 6:33 p.m.- 9:07 p.m.	Vista de Las Cruces School Auditorium	Overview of Zoning Ordinances, Current Projects, and Energy Facilities Energy Facilities and Applicable Policies (Energy Division presentation) Current Development Projects and Trends (Development Review Division – South Presentation)
GavPAC Meeting #2 ***COMPLETED***	Wednesday, Nov. 18, 2009 6:37 p.m.- 8:58 p.m.	Vista de Las Cruces School Auditorium	Overview of the Comprehensive Plan and LCP Election of Vice-Chair & Recording Secretary Role, Function and Structure of County Comprehensive Plan and Local Coastal Plan Review of Land Use Designations and Overlays within Plan Area

GavPAC Meeting #1
*****COMPLETED*****

Wednesday,
Nov. 4,
2009
6:42 p.m.-
9:05 p.m.

Vista de Las
Cruces School
Auditorium

GavPAC Kickoff Meeting
GavPAC Empaneled and Oath of Office Administered
Open Meeting Law Discussion
GavPac Acceptance of GPAC Guidelines and GavPAC Ground Rules
Future Meetings Scheduled

