



Planning and Development Department

Long Range Planning Division

Transmittal Memorandum

DATE: August 3, 2010

TO: GavPAC Members

FROM: David Lackie, Supervising Planner
Brian Tetley, Planner

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

SUBJECT: GavPAC Meeting No. 16

The items listed below have been included as part of the meeting materials for GavPAC Meeting No. 16, to be held Monday August 9, 2010, 6:30 p.m. at the Vista de Las Cruces School auditorium:

- 1. Meeting Agenda:** Please see the attached agenda for the August 9, 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 July 21, 2010 GavPAC meeting for review and approval (Attachment 2).
- 3. Discussion of Plan Area Boundary:** Staff has provided a the Board of Supervisors adopted Plan Area Boundary Map (Attachment 3) and the list of Plan Area Boundary topics (Attachment 4) from the March 20, 2010 public workshop as reference for this discussion.
- 4. Long Term GavPAC Meeting Schedule:** The revised GavPAC long term meeting schedule (Attachment 5) is attached for your review.
- 5. Miscellaneous Transmittals:** The GavPAC requested a copy of the 18 NRCS practices considered under the adopted permit coordination program (Attachment 6). In addition, we have attached an updated copy of staff's To-Do list based on GavPAC requests over the various meetings for your review.

In addition to this packet, please bring the GavPAC documents binder and your personal calendar 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 Plan Area Boundary (Agenda Item No. 5)

The Plan Area boundary was a table-topic discussion at the March 20, 2010 public workshop. Comments were received at the public workshop and other PAC meetings that suggest further discussion of the Plan Area Boundary as set by the Board of Supervisors (BOS) may be warranted. The resolution that formed the GavPAC includes a provision that allows the committee to review and recommend minor changes to the Plan Area Boundary, subject to BOS approval. Your information binder contains the BOS resolution and summary text regarding the Plan Area Boundary in the packet for GavPAC meeting #7, when the Plan Area Boundary was last discussed by the GavPAC. The criteria for establishment and potential adjustments to the Plan Area Boundary that were discussed prior to the March 20, 2010 public workshop have been reproduced below for your convenience.

Three criteria were considered in establishing the Plan Area Boundary:

1. Based on geographic watershed boundary, which generally follows the crest of the Santa Ynez Mountains to the Pacific Ocean.
2. Minimize bisecting existing parcels or landholdings.
3. Reinforce boundary permanence by utilizing stable landmarks such as existing roadways and creeks as boundaries.

Staff suggests three principles to follow when considering Plan Area Boundary adjustments:

1. Use physical and geographic boundaries.
2. Avoid splitting parcels.
3. Consider the implications of other jurisdictional boundaries (e.g. urban boundaries, coastal zone, service districts, etc.).

At this stage in the planning process, the potential implications of being in or out of the Plan Area are not certain as the goals, objectives, and land use planning tools of the Gaviota Coast Plan have not yet been developed. GavPAC will be reviewing the administrative draft plan in Spring 2011 and those draft policies and proposed planning tools will help to inform recommendations to amend the Plan Area boundary. In anticipation of this meeting, staff mailed a letter to each property owner whose land is bisected by the current plan boundary to seek landowner input regarding its placement.

Discussion of Guiding Principles and Subcommittee Report (Agenda Item No. 6)

Issue area deliberations are scheduled to begin during the September 1st GavPAC meeting with visual resources and continue through March-April 2011. At the last GavPAC meeting, a subcommittee was tasked with developing a set of guiding principles to further assist issue area deliberations. It was felt that a set of agreed upon guiding principles would help focus the upcoming deliberations, prevent deliberations from straying to tangential or inconsequential issues, and enhance the committee's sense of common purpose. The subcommittee will be meeting to craft a set of draft guiding principles for discussion by the full committee at the August 9th GavPAC meeting. The draft guiding principles will be transmitted to the GavPAC via e-mail as soon as they are received. Please review these draft guiding principles and come prepared to discuss and adopt a set of principles.

Discussion of Long-Term Meeting Schedule (Agenda Item No. 7)

We will discuss future GavPAC meeting dates after September 1st through the end of the year. Please bring your calendar to the meeting to facilitate this discussion. The proposed meeting dates (all Wednesdays) are as follows:

September 15th
September 29th
October 13th
October 27th
November 10th

December 8th
December 15th

Attachments:

1. August 2, 2010 Meeting Agenda
2. July 21, 2010 Meeting Minutes
3. Plan Area Boundary map
4. Plan Area Boundary Workshop Comments
5. Long-Term Meeting Schedule
6. NRCS Permit Coordination Program Practices
7. Staff Updated To-Do List