

---

# Gaviota Coast Planning Advisory Committee

---

## *APPROVED MEETING MINUTES MEETING No. 40*

*Tuesday, August 10, 2011  
Vista de Las Cruces School Auditorium*

**Meeting Called to Order:** By Chair Kim Kimbell at 6:30 p.m.

1. **Roll Call,** Baer, Boise-Cossart, Bowman, Feeney, Kimbell, Lloyd, McGinnis, McKenna, McNabb, Tautrim, and Van Leer

**GavPAC Members Absent:** None

**County Staff Present:**

Jeff Hunt, Long Range Planning Division Director

David Lackie, Long Range Planning, Supervising Planner

Brian Tetley, Long Range Planning, Senior Planner

Bret McNulty, Long Range Planning, Planner

2. **Public Comment:** None

3. **Administrative Briefings:** Tetley briefed the GavPAC on the status of the Venoco Line 96 pipeline project. When operational, the project would retire the last marine barging operation which transports crude oil extracted offshore of Santa Barbara County. The project would by connect an existing offshore oil development with the overland crude oil pipeline transmission network. The project includes retirement of the Ellwood Marine Terminal. Jeff Hunt answered questions about potential zoning ordinance changes related to events being considered by the Planning Commission and discussed GavPAC avenues for comments.

4. **Meeting #39 Minutes Review and Approval** The GavPAC reviewed the minutes from Meeting No. 39 held on July 17, 2011.

**ACTION:** Motion by Baer, seconded by Feeney to approve Meeting No. 39 minutes with no revisions. Motion passed 11-0.

The GavPAC and staff discussed the approach used to record meeting minutes.

5. **Discussion of Policy Direction Summary**

Tetley reviewed the purpose of the Policy Direction Summary document and revisions to document. Tetley and Lloyd discussed the Visual Subcommittee process and that the critical viewshed area map, which is still in process, would be considered once the GavPAC reconvened after the upcoming break. The GavPAC would add to the policies as appropriate once the subcommittees completed their work. The Agricultural Subcommittee is still deliberating on their assigned topics.

**Deliberation:** Tetley introduced Item 3 on the list. Feeney, Lloyd, Tautrim, and Lackie discussed safe harbor provisions and extending provisions to neighboring properties.



**Public Comment:** Anne Coates described other safe harbor efforts in Butte County and recommended splitting the policy apart. Susan Petrovich recommended adding discussion of another permit path and getting rid of voluntary participation.

**Deliberation:** The GavPAC discussed their intent in Item 3 and raised related issues. The GavPAC decided to take out the words "habitat restoration" and left in the word "voluntary" and offsite mitigation.

**Deliberation:** The GavPAC discussed keeping Item 3 voluntary and incorporating a mechanism providing a safe harbor for mitigation above and beyond CEQA requirements.

**ACTION:** Staff will investigate mitigation as it relates to a development project, enhanced restoration of a development project, and voluntary offsite mitigations and the offsite effects.

Tetley reviewed Summary Item 5, which remains unchanged and the changes to items 6, 7, and 8. No additional changes were identified to Items 6 and 7.

**Deliberation:** The GavPAC discussed flexibility to provide a net benefit to buffer areas.

**ACTION:** Kimbell directed staff to add the words, "ecological benefit" and "context to the buffer" to item 8.

Tetley reviewed revised Items 9 and 10 and no changes were identified by the GavPAC. New item 12 is to add support for the NRCS Partners in Restoration program. The GavPAC identified no changes to Item 13.

**Deliberation:** The GavPAC discussed their intent in item 14 in regards to solar and wind and natural energy projects and considered the words "commercial" and "scale." Boise-Cossart noted that the policy reflected the action of the GavPAC. Lackie discussed the context of the motion when a presentation on wind energy was given by the Energy division and that ordinance language was being worked on by the County. Concerns were raised about conversion of agricultural land to solar farms.

**Public Comment:** Petrovich recommended making the policy more broad to encompass wave, wind and solar and not limit to commercial scale.

**ACTION:** Motion by McGinnis, seconded by Boise-Cossart, to add the word "consider" to the enabling ordinance language in Item 14. Motion failed 4 -7.

Lackie suggested editorial comments could be used to provide comments to staff.

The GavPAC took a 15 minute break at 8:00 p.m.

**ACTION:** Motion by Tautrim, seconded by Van Leer, to add small scale energy systems. Passed 9-0 with McKenna and Feeney abstaining.

Staff and the GavPAC discussed the process of amending previous policies.

The GavPAC discussed revised policy Items 15, 16, 17, and 18 and the GavPAC made no additional changes.

Staff and the GavPAC discussed Item number 19 regarding fire protection and environmental protection.

**Public Comment:** Petrovich recommended making a change to "extenuating circumstances" language in Item 15 and clarified that setbacks apply to residential not agricultural accessory buildings.



**ACTION:** Motion by Lloyd, seconded by McNabb to amend Item 19 to instruct staff to replace item 15 with the following direction, "Seek to reconcile conflicting County policies as to Fire buffer for the fire code and ESHA and environmental protection policies." Motion failed 3-8

**ACTION:** Add the following text to the footnote, "Seek to reconcile conflicting County policies as to Fire buffer for the fire code and ESHA and environmental protection policies for existing properties." The following text will also be added to the footnotes, "The County shall also consider visual impacts with regards to site selection criteria when crafting policies."

The GavPAC discussed Items number 20, 21 and 22 and made no changes to the items.

The GavPAC discussed item 23 and not limiting the policy to Ordinance 661.

**ACTION:** Motion by Lloyd, seconded by Van Leer to add a footnote to Item 23 direct staff to develop language to take away the designation that applies to legal parcels of being non-conforming as to size.

The GavPAC discussed Items 24 and 25 and made no changes.

Staff and the GavPAC discussed Item 26 non-conforming uses and clarified the approach to address the range of uses and potential rezones that would be considered after the break

**ACTION:** Add a notation that the motion should reflect the notation from meeting 36. Also, add a note to consider outdated oil and gas facilities. Also, add a note to bring back a comparison of parcel sizes and non-conforming and whether it's more appropriate to rezone the parcels along with the Draft Plan.

- 6. Long-Term GavPAC Meeting Schedule:** The GavPAC will meet again on August 24 to review the final policy revisions. The GavPAC tentatively identified Saturday, September 10th as a potential date for the final meeting and BBQ before the break.

**Adjournment – 9:10 p.m.**

Signed Charles D. Kimbell Date 1/25/12  
GavPAC Chair Kimbell

