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# Gaviota Coast Planning Advisory Committee

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## *APPROVED MEETING MINUTES MEETING No. 41*

*Wednesday, August 24, 2011  
Vista de Las Cruces School Auditorium*

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

### **1. Roll Call**

**GavPAC Members Present:** 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 A. Tetley, Long Range Planning Senior Planner

### **2. Public Comment: None**

### **3. Administrative Briefings: None**

### **4. Meeting Minutes Review and Approval**

The GavPAC reviewed the revised minutes from Meeting No. 37 Minutes on June 29, 2011.

**ACTION:** Lloyd moved to approve the revised Meeting No. 37 minutes as revised seconded by Tautrim. Motion passed 11-0.

### **5. Discussion of Gaviota Terminal Company Property and Landowner Presentation**

Hunt presented an introduction to the Gaviota Terminal Company (GTC) site which is operated by Shell. Owner representative, Susan Petrovich of Brownstein, Hyatt, Faber, and Schreck LLP, introduced Sonya Dompke of Shell who manages the GTC site and presented an overview of historical uses of the 42.42 acre site. Petrovich reviewed historic photos of the site, discussed actions to retire infrastructure and remediate the site, described site characteristics and habitat areas, and described future steps. Petrovich noted agencies' interest in acquiring the site and suggested it was a good time for coordination between agencies regarding future use of the site. Hunt noted the County will be seeking some consensus from the GavPAC regarding potential uses of the GTC site. Petrovich answered questions from the GavPAC and members of the public.

**Public Comment:** Commenters raised issues regarding the future planning of the site, the need for more information, potential future uses, protection of special status species, rights of the property owner, and the involvement of local government and coordination with agencies.



**Deliberation:**

Kimball suggested someone make a motion that the committee recognizes the historic opportunity for the Gaviota Terminal property, and the committee would like to implement the collaborative interagency council approach to development and appropriate use of the property by convening a workshop at an appropriate time in our process by all interested agencies, landowners and other stakeholders to discuss that property and the committee is inclined toward a significant change in the use of that property and the committee is inclined to change the use of the site.

Motion was made by Lloyd to encourage the property owner to work toward some recommendation and bring it back to the GavPAC.

The GavPAC discussed the efficacy of an interagency council process to identify future use of the GTC site and whether that process should be initiated by the property owner. Petrovich asked that the motion be tabled to provide the owner with an opportunity to conduct outreach and identify options.

Motion died for lack of a second.

**ACTION:** Motion by Lloyd, seconded by McNabb to continue the item until a future date. Motion passed 11-0.

**6. Discussion of Policy Direction Summary**

Kimball introduced the item and noted topical items being handled by the subcommittees would be considered once their work was completed their work.

**Deliberation:** The GavPAC discussed the reasoning behind the various policy directions in the summary. No changes to items 3, 4, and 5 were identified. Item 6, under 2) McGinnis recommended removing the words "Although it is unlikely to come into play." Hunt clarified the summary provided general direction to staff who would then develop policy and bring it back.

Kimball directed staff to insert the words, "Public Agency" after the word, "proposed" in item number 7 and pointed out that in item number 8, under 2), "EHA" should read "ESHA."

**Public Comment:** Petrovich noted that proposed mapping could lead to conflict with cattlemen and that item 5 should be clarified. Brian Trautwein noted that mapping was occurring during the preparation of other plans and appropriate in Gaviota.

**Deliberation:** The GavPAC discussed their intent and direction in regards to ESHA policy and mapping.

**ACTION:** Motion by VanLeer to remove 5) from summary item 8, second by Tautrim. Motion passed 7-2, with Kimball abstaining.

**ACTION:** Motion by Lloyd to modify summary item 8, 1) to extend the existing ESHA mapping in the Coastal Zone into riparian corridors, second by McNabb. Motion passed 10-1.

**Deliberation:** The GavPAC discussed items 9 and 10 and 12 and directed staff to revise item 12 to add the word "encourage." The GavPAC further directed staff to add the words, "identification of landforms and natural features that are likely to be wildlife movement areas" from item 9 into 10 and delete the rest of item 9.



No changes to item 13 were identified. The GavPAC discussed their intent in item 14 in regards to solar and wind and whether the policy summary was complete. McNabb noted information about station 18 was not included in the policy summary.

**ACTION:** Kimbell directed, and the GavPAC concurred, staff to review the meeting notes from the GavPAC and identify items that may have been left out of the list.

**7. Long-Term GavPAC Meeting Schedule:** The GavPAC will meet again on August 10, 2011 to continue their review the summary of the policy actions taken during past GavPAC meetings. Another meeting after the 10<sup>th</sup> will likely be necessary.

**Adjournment** – 9:30 p.m.

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

