
Gaviota Coast Planning Advisory Committee

DRAFT MEETING MINUTES, MEETING #8

***Wednesday March 3, 2010
Vista de Las Cruces School Auditorium***

Meeting Called to Order: By Chair Kim Kimbell at 6:35 p.m.

1. Roll Call

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

GavPAC Members Absent: None

County Staff Present:

Derek Johnson, Office of Long Range Planning Director

Vicki Parker, Office of Long Range Planning Deputy Director

David Lackie, Office of Long Range Planning Supervising Planner

Brian A. Tetley, Office of Long Range Planning Senior Planner

Allen Bell, Office of Development Review Senior Planner

Katie London, Office of Long Range Planning Assistant Planner

2. Public Comment:

Bill Giorgi: Spoke with Supervisor Farr regarding the Plan Area Boundary. Mr. Giorgi thinks boundary should not stretch as far inland and should be confined more to the coast. He feels the public has been misled about where the boundary is, in that the public would assume the boundary is only along the coast. He agrees with the Agricultural Advisory Committee's recommendation for limiting the plan area boundary to the coast east of the Gaviota tunnel.

Brian Trautwein: Representing the Environmental Defense Center, he supports the watershed-based Plan Area Boundary.

3. Administrative Briefing

Staff: The Planning Commission held a hearing on the agricultural permit streamlining project today. There was a lengthy discussion, but the project was continued to April 7 for staff to address a few remaining issues

Deliberation:

Van Leer: The GavPAC should have an opportunity to receive a briefing from the staff regarding the agricultural permit streamlining project to consider and make recommendations to the Board of Supervisors.

Staff: The permit for the WaveConnect wave energy test project by PG&E is set to be issued in April by the Federal Energy Regulation Commission (FERC). County jurisdiction extends to the mean high tide line; State Lands Commission jurisdiction extends from the mean high tide line to 3 miles offshore.

4. Meeting Minutes from February 10 & 17th 2010 (Meeting Nos. 6 & 7)



Public Comment: None

Deliberation: For Feb. 10th minutes: Kimbell asked for clarification on the acronym "TDC". Boise-Cossart asked that the parenthetical after her comment in the minutes be stricken from the record due to its inaccuracy. The spelling of Eric Hvolboll's last name was asked to be corrected.

ACTION: Feb. 10th minutes: McGinnis moved, seconded by McNabb, and carried by a vote of 10-0 to approve the minutes with modifications (Baer abstained). Feb. 17th minutes: Baer moved, seconded by Van Leer, and carried by a vote of 11-0 to approve the minutes as presented.

5. County Riding and Hiking Trails Advisory Committee (CRAHTAC) Presentation.

CRAHTAC: Has endorsed 10 principles for trails: focus on trail development in areas east of the Gaviota tunnel; the coastal trail should be as close to the coast as possible; trails should be multiple use trails; balance paved vs. unpaved trails and user needs; vertical beach access should conform to natural features as opposed to engineered staircases; connect coastal trails with inland trails (holistic approach); value agriculture over trails (focus on public lands, non-agricultural lands for trail siting)

Public Comment:

Bill Giorgi: Trails through easements on private property are a liability. Irresponsible trail users can leave trash, have marijuana farms, etc.

Ray Ford (CRAHTAC): Marijuana growers typically use unmaintained trails/fire roads to access their operations, well maintained trails encourage public users which discourages illicit trail uses.

Mike Lunsford: What is the role of the GavPAC in siting new trails? GavPAC should make a formal recognition on the importance of trails. The GavPAC or other body needs to ensure a consistent approach to trails for the pending coastal development projects in the eastern portion of the plan area.

Lloyd: Current development projects are only subject to existing policies. The role of the GavPAC is prospective in nature.

6. Overview of Visual Resources

Public Comment:

Bill Giorgi: Do agricultural structures (i.e. a barn) have to go through the same visual resource scrutiny as residential structures? Are there any exemptions for agricultural structures given the agricultural zoning and visual setting?

Allen Bell: There are no exemptions currently.

Les Freeman: Are there any policies in opposition to planting non-native trees (i.e. eucalyptus) that block views of the mountains (i.e. Santa Barbara Ranch)?

Allen Bell: There are currently no provisions that regulate planting of trees.

Anne Coates: Residential design guidelines should consider natural resource constraints as well. The Coastal Commission has proposed modifications to the Land Use and Development Code and the GavPAC should be made aware of those modifications during the planning process.

McNabb: Does Policy 4-3 now coordinate with the latest requirements from the CA Department of Forestry, County Fire, etc on defensible space, screening, native vegetation, etc.



Allen Bell: Policy 4-3 is coordinated with County building/fire codes. Access roads, landscaping, etc are also included in a visual resources analysis, requirements by Fire Department and Uniform Building Codes can limit or dictate what has to be built.

McGinnis: Use of berms to mitigate visual impacts is problematic. How many recent projects on the Gaviota Coast have used berms?

Tautrim: The development footprint should be the key factor in reviewing proposed grading. The retention of topsoil is more important than grading volume.

Brian Trautwein: The Coastal Land Use Plan states that all areas with a view to the ocean should be considered as part of the View Corridor Overlay, GavPAC should consider expanding the current boundaries of the Overlay.

7. Public Workshop Format & Topics Discussion

ACTION: GavPAC members were assigned to the following discussion topic tables for the public workshop:

Baer, McGinnis: Resource Stewardship

Boise-Cossart, Lloyd: Zoning, Land Use, & Housing

Bowman, McKenna: Public Recreation

Kimbell, McNabb: Transportation, Energy, Infrastructure

Tautrim, Van Leer: Keeping Agriculture on the Land

Staff: Plan Area Boundary

8. Long Term GavPAC Meeting Schedule

Continued to the Public Workshop on March 20th. Tentative April 7th date, at an alternate location in Goleta, for the first meeting after the Public Workshop. Tentative plans for an April 21st meeting.

Meeting Adjournment – 9:17 p.m.

