

County of San Luis Obispo Agricultural Liaison Advisory Board



Agricultural Liaison
Advisory Board (ALAB)

Positions/Members/Terms

CHAIR: Dee Lacey

VICE CHAIR: Jean-Pierre Wolff

District One: Mecham Appt.
Dee Lacey (1/13)

District Two: Gibson Appt.
Lisen Bonnier (1/11)

District Three: Hill Appt.
Tom Ikeda (1/13)

District Four: Achadjian Appt.
Bill Struble (1/11)

District Five: Patterson Appt.
Noah Small (1/13)

Ag. Finance Rep.
Mark Pearce (8/10)

Cattlemen Rep.
Dick Nock

Coastal San Luis RCD Rep.
Jean-Pierre Wolff (8/11)

Direct Marketing/Organic Rep.
Eric Michielssen (4/12)

Environmental Rep.
Debra Garrison (1/11)

Farm Bureau Rep.
R. Don Warden

Nursery Rep.
David Pruitt (4/12)

Upper Salinas-Las Tablas RCD Rep.
Charles Pritchard (1/14)

Vegetable Rep.
Richard Quandt (4/12)

Wine Grape Rep.
Neil Roberts (4/12)

County Agricultural Commissioner
Bob Lilley
Ex-Officio

U.C. Coop. Extension Farm Advisor
Mary Bianchi
Ex-Officio

MEETING AGENDA

Monday December 6, 2010

6:00pm

LOCATION:

Farm Bureau Office
651 Tank Farm Road
San Luis Obispo

1. 6:00pm Call to order, introductions, quorum determination:
Chair Lacey
2. 6:05pm Open comment: (for items not on the agenda)
Chair Lacey
3. 6:15pm Announcements from Co. Ag. Dept. staff: see handout available at meeting. Announcements from members: "Reports from the Trenches".
Chair Lacey
4. 6:25pm Review/approval of previous meeting minutes:
Chair Lacey
5. 6:30pm Introduction of Jason Giffen, Director of County Department of Planning and Building
Chair Lacey
6. 6:45pm Review/possible action: Status Report : Shandon Community Plan Update Process
Mike Wulkan, Dept. of Planning and Building
7. 7:00 pm Review/possible action: Status Report: Glassy-winged Sharp Shooter Infestation in the City of SLO
Marty Settevendemie, Ag Dept.
8. 7:30pm Future agenda items/meeting dates, adjournment:
Chair Lacey

ALL TIMES ARE APPROXIMATE

MEMBERS: Please contact Lynda Auchinachie in the County Department of Agriculture at 805-781-5914 if you can NOT attend.

Scope of the Agricultural Liaison Advisory Board (ALAB):

The ALAB is advisory in nature and is recognized as a forum for discussion of matters that relate to local agriculture and land use or as directed by the County Board of Supervisors. ALAB members serve at the pleasure of the Board of Supervisors. Meetings are open to the public. Monthly agendas, minutes and supplemental handouts for agenda items can be accessed at www.slocounty.ca.gov/agcomm or at the County Department of Agriculture – 2156 Sierra Way, Suite A, San Luis Obispo.

ALAB Correspondence Since Last Meeting

County of San Luis Obispo Agricultural Liaison Advisory Board



2156 Serra Way, Suite A
San Luis Obispo, CA 93401
(805) 781-5914

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DATE: October 12, 2010

TO: Frank Mecham, Chair
County Board of Supervisors

SUBJECT: Agricultural Commissioner/Sealer Appointment

Members of the Agricultural Liaison Advisory Board (ALAB) wish to inform you and the Board of our recent discussion regarding the pending retirement of Agricultural Commissioner/Sealer Lilley and the upcoming appointment of a new Commissioner/Sealer.

At our September 13, 2010 meeting, ALAB unanimously passed the following motion:

ALAB is in favor of:

- having the agriculture industry involved in recruitment process for new Agriculture Commissioner
- keeping the Department Head status of the Agricultural Commissioner
- keeping the Land Use Planning Program in Agriculture Department

ALAB members hope the Board of Supervisors will consider our input in the process of finding a replacement for Agricultural Commissioner/Sealer Lilley.

Sincerely,

Dee T. Lacey
Chair, Agricultural Liaison Advisory Board

cc: All Board Members
Jm Grant, CAO, County of San Luis Obispo

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October 12, 2010

Karen Nall
Department of Planning and Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408

RE: File Number: LRP2004-00016 GPA/Special Events

Dear Ms. Nall:

The Agricultural Liaison Advisory Board (ALAB) appreciates the opportunity to review and comment on the latest proposed event ordinance draft dated September, 2010. At our September 13, 2010 meeting ALAB members discussed the latest draft. No specific motions were made. This letter is intended to convey the range of thoughts from ALAB members as to concerns, problems or impacts with the latest proposal. They included the following:

INSURANCE AND INDEMNITY

- It is not clear when the indemnity and insurance requirements apply or what the purpose is for these requirements specific to events. ALAB requests clarification regarding when the Tax Collector is involved with a license for events, the purpose of the requirements and when the requirements would apply to a proposed event site.
 - Insurance and indemnity requirements could be costly, or insurance carriers may find listing the County as an additional insured to be unreasonable.
 - Insurance and indemnity requirements could create a precedent for the County to require similar requirements for other types of permits. Such a requirement places the property owner in a position where the County may settle litigation in a manner that is not in the property owner's interest.

SETBACKS

- Setback distances from property lines are overly onerous for sites seeking to host events and are not always necessary.
- Setbacks depend upon what is located on the other side of the property line.

SITE SPECIFICITY

- Events should be considered on a case by case basis (discretionary) as a one size fits all procedure does not work.

- Why are standards necessary on sites where no neighboring properties would be affected? If you have no impact to any resource you should be able to be exempt from the event standards.

TOURS AND EDUCATION

- Additional waivers from the standards should be provided so farmers and ranchers or all private property owners could hold tours or educational events without meeting any set standards or obtaining any type of permit or license.

NEIGHBOR NOTIFICATION

- Could neighbor notification apply from the edge of the event site rather than from the edge of the site (property line)?

EVENT DEFINITION

- The definition of events remains unclear, specifically with regard to clearly exempting private gatherings from ordinance standards. The definition needs to be fixed so that it is clear that private events are not regulated.

WINERY IMPACTS

- Some winery owners believe that this proposal which grants a large number of ministerial events on a single site would cut into the winery events which can only occur once a site has obtained a discretionary permit.

AGRICULTURE POLICY 6

- Does the proposed level of ministerial events comply with Agriculture Policy 6?

At a meeting in February, 2010, ALAB unanimously supported the following standards for event sites approved with a ministerial permit:

- 1) include a 200 foot buffer to adjoining property lines,
- 2) ensure parking areas are free of combustible material,
- 3) preclude parking within the public right of way, and
- 4) provide notification for nearby property owners

ALAB also unanimously supported making the following revisions to the previous proposal:

- 1) elimination of preclusion of parking on Class 1 soil,
- 2) frequency of events should be limited to no more than 6 events per year;
- 3) number of attendees should be reduced to [between] 50 –200 (excluding staff), and
- 4) no new permanent structures be allowed for event use.

Additional comments received from members subsequent to the September 13, 2010 ALAB meeting:

Purpose of the County standards for events: Ensure compatibility with surrounding residential and agriculture uses.

Comment: County standards should not limit events on ranches where there are no impacts on neighbors or agricultural operations. These are likely the most ideal locations for events that boost the local economy and the county's agricultural and tourism profile.

Proposed ordinance: Would allow up to 2,000 attendees on a site located one mile from the ranch property line. Over 2,000 would require a CUP.

Comment: Why limit the number on large ranches where there are no impacts? Sites one mile or more from the property line should have no limit on number of attendees, number of events or hours of operation.

Proposed Ordinance: Neighbors within 1,000 feet of property lines must be notified about each event.

Comment: The notification should be for neighbors 1,000 feet of the actual event site.

Proposed Ordinance: Definition states an event is any use of a site for an organized activity, assembly or event that is open to the public, either with or without invitation, involving 50 or more people.

Comment: This statement needs to be changed to clearly address the Board of Supervisors' direction that private gatherings are not "events" regulated by this ordinance.

Proposed Ordinance: Events and/or programs are exempt when offered by a valid agricultural nonprofit organization and are solely and specifically for the purposes of education about on-site agriculture or natural resources.

Comment: Educational events and programs offered by individual farmers and ranchers should also be exempt. This includes trail rides and other traditional ranch activities. AGP 6 states that farmers and ranchers need the ability to showcase their operations with the public and to showcase the industry as part of doing business. One way to do so is with on-site tours, trail rides and events.

Proposed Ordinance: The use of existing structures temporarily during events is limited to existing structures that are permitted for commercial and public assembly and are in compliance with ADA where applicable.

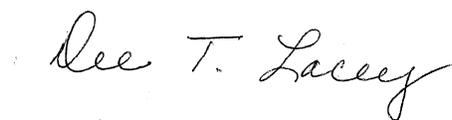
Comment: We support the option of waiving this requirement when the applicable fire agency verifies the structure is safe.

Proposed Ordinance includes regulations for urban and village areas.

Comment: This is confusing. The major focus of this ordinance is on events on agricultural lands. Events on Commercial/Retail properties should be considered separately.

ALAB looks forward to further review of a modified ordinance based upon the comments you receive and based upon the completion of environmental review.

Sincerely,

A handwritten signature in cursive script that reads "Dee T. Lacey".

Dee T. Lacey
Chair, Agricultural Liaison Advisory Board



Shandon Community Plan Update

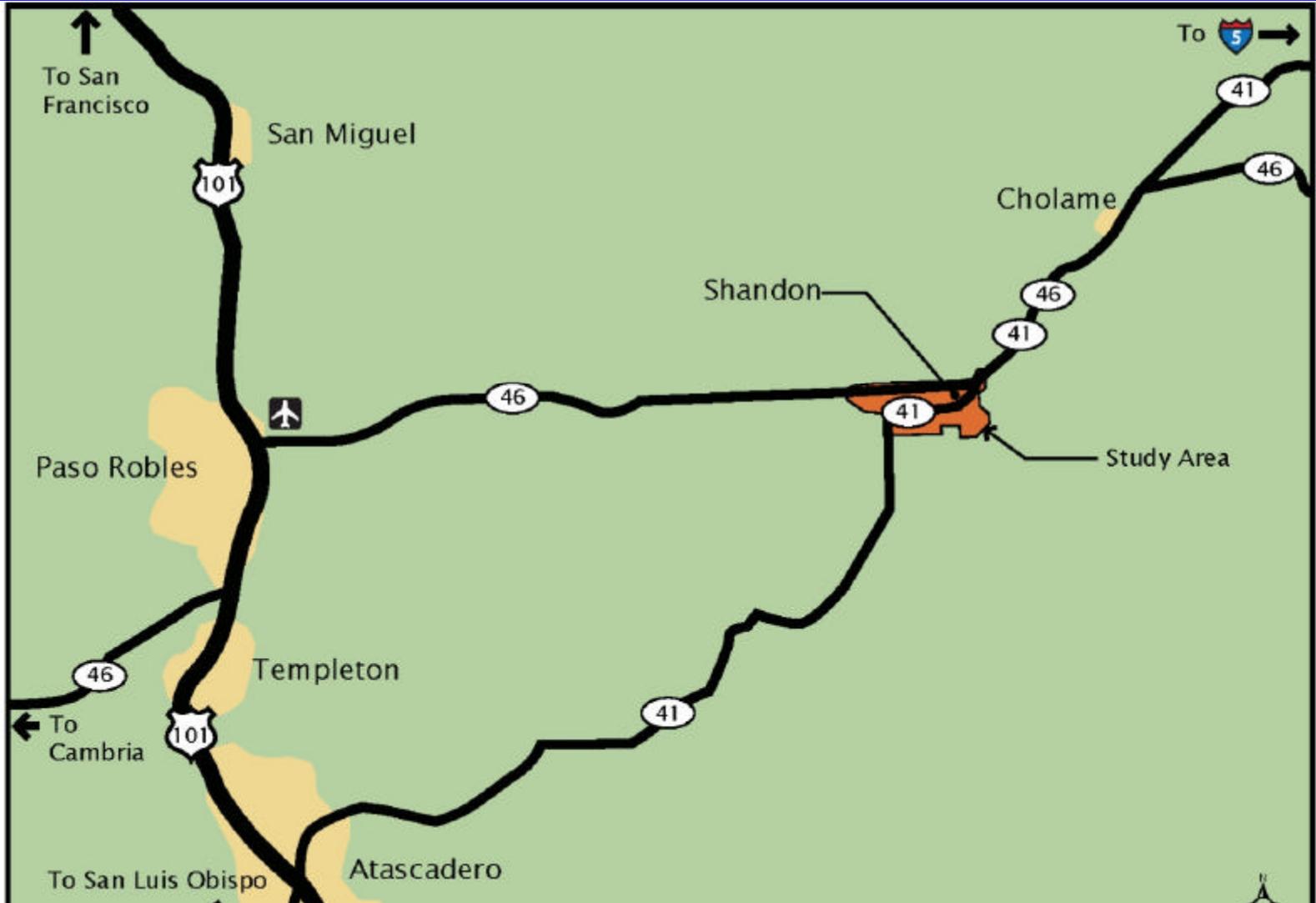


Agricultural Liaison Board
December 6, 2010

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land Helping build great communities

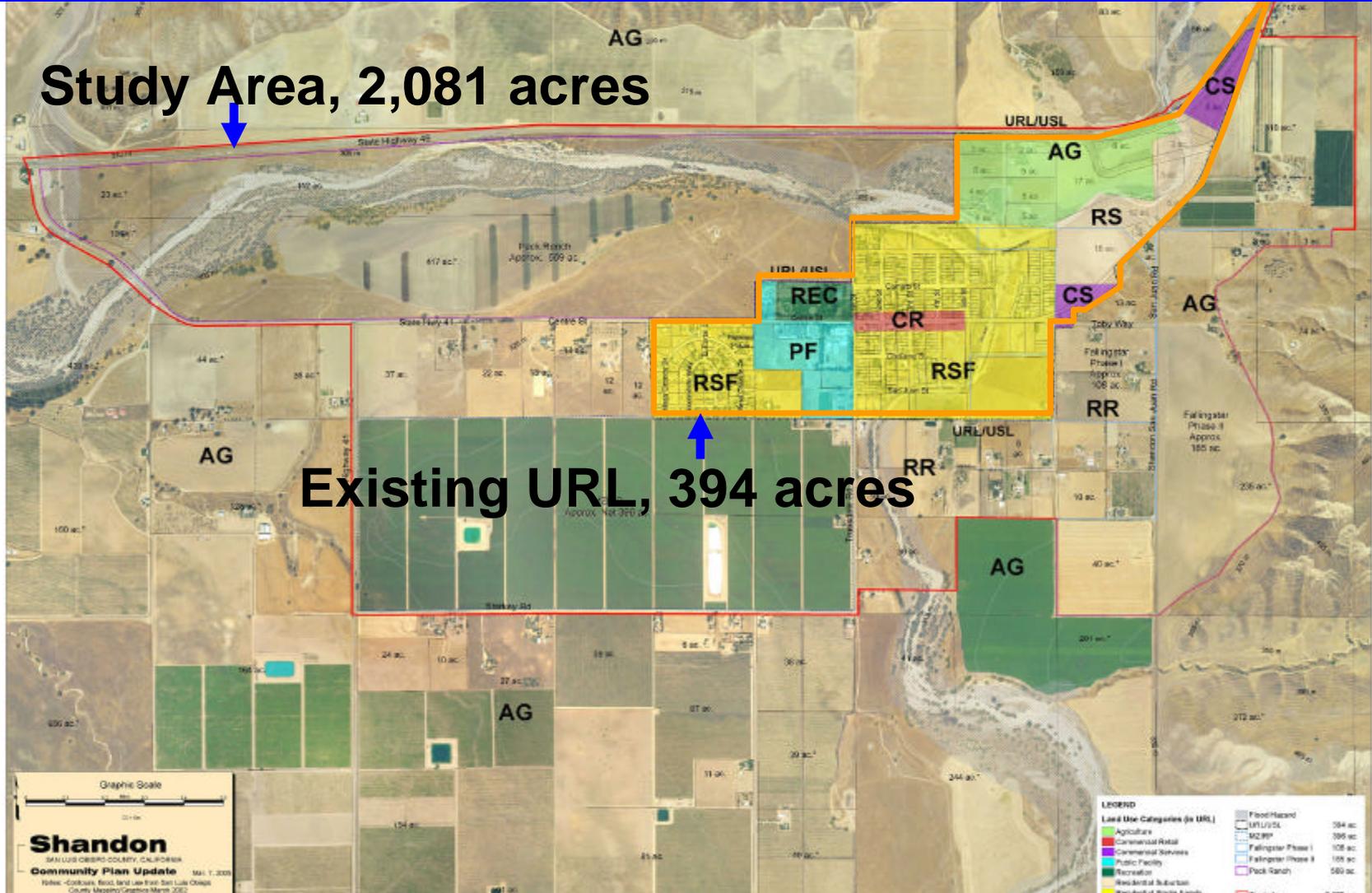
Regional Location



Shandon: Existing URL, Study Area

Study Area, 2,081 acres

Existing URL, 394 acres



C NE 16-1



Shandon: Facts

- Location: 18 miles east of Paso Robles
Confluence of Estrella River, San Juan
and Cholame Creeks
- Existing Dwelling Units in URL: 336
- Population: 1,230
- Land Uses: mostly residential
 - schools, post office, library, fire
station, some commercial



Shandon Area Agriculture

- Land Uses in Study Area (outside URL): mostly in AG category
 - Vineyards, alfalfa, sod farm
 - Over 1/3 under Land Conservation Act Contracts; some subject to non-renewal
- Soils: Nearly entire study area, *including existing town*: is “Important Ag. Soils”



Vision for the Future

- Pedestrian-friendly community
- Balanced mix of land uses
 - Variety of businesses, local and visitor-serving
 - Job opportunities
 - Variety of housing types for people of different income levels
- Vital local economy
- Creeks protected

Background

- 2006: Board of Supervisors authorization
 - Applicants: County, two major land owners
- 2007: Community workshops, survey
 - prior surveys also
- 2010: Public Review Draft Plan, EIR
 - Incorporated community preferences
 - Consistent with community priorities endorsed by Advisory Council.
- Public Hearing Draft Plan, Public Facilities Financing Plan: Release in January 2011

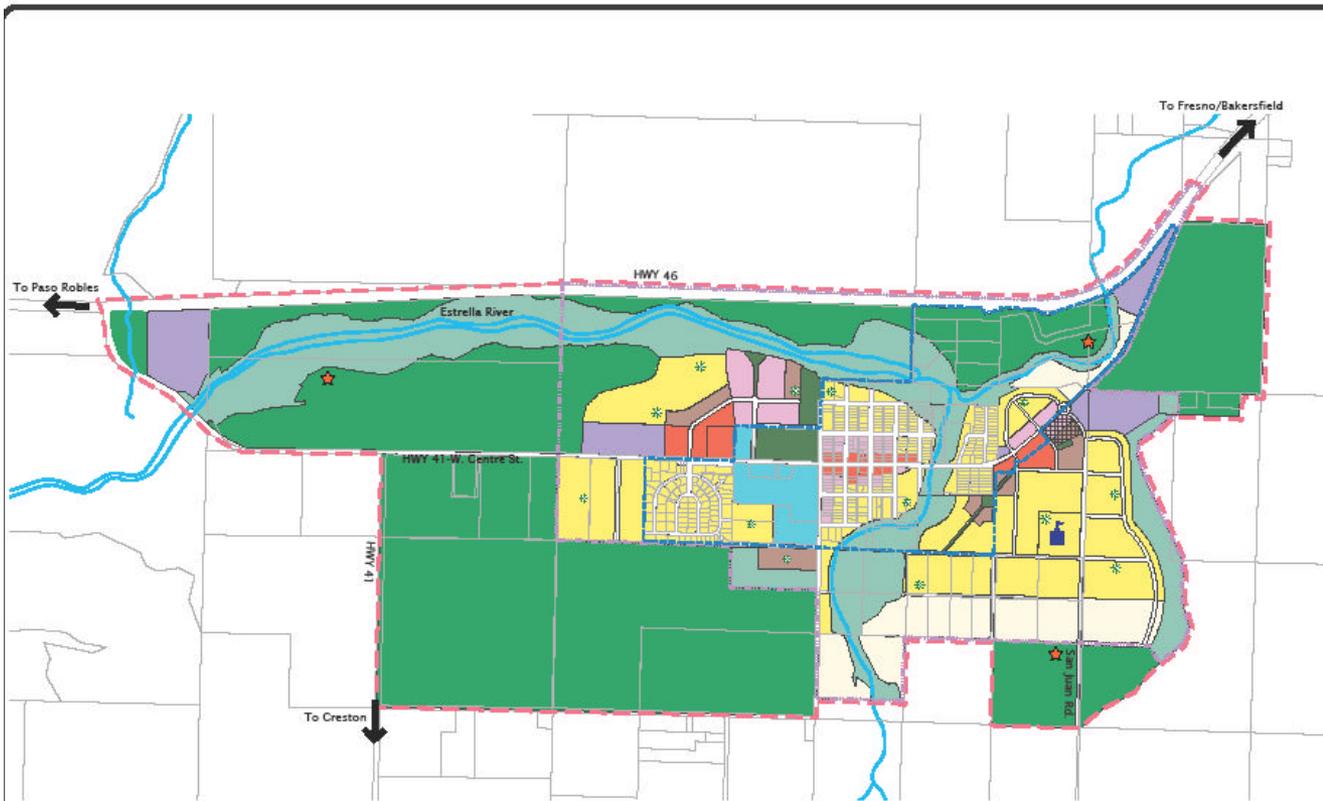
Community Plan Purpose

- Guide growth, development over the next 25 years
- Plan for land use, transportation, parks, schools, water, sewer, drainage and other public facilities
- Identify financing of key public facilities

Draft Land Use Plan Concept

- Provide balanced mix of land uses that can:
 - Support commercial uses, services desired by community
 - Finance key needed public facilities

Draft Land Use Plan



LAND USES

- AC Agriculture
- CR Commercial Retail
- CS Commercial Service
- OS Open Space
- REC Recreation
- MFR Residential (13-20 du/ac)
- RSF Residential (2-12 du/ac)
- RS Residential (1-5 acre lots)
- MU Mixed Use
- Commercial Service/Residential

MAP FEATURES

- - - 20 Year Growth Boundary
- - - Community Plan Area
- - - Existing Urban Reserve Line
- Potential School Site
- * Potential Neighborhood Park Sites
- ★ Potential Wastewater Treatment Facility



Features of the Draft Plan

- 2,220 total units, 8,100 population
- Commercial Sq. Ft.: 1.39 million:
 - Visitor-serving & community-serving
 - Mixed-use
 - Employment centers
- URL expansion: 400 → 1,100 acres
- Elementary school site, additional parks
- Community sewer system

Draft Plan: Agricultural Effects

- Converts areas of Important Ag. Soils zoned AG adjacent to existing URL, including areas of existing ag. uses
- Compensating farmland protection will be needed

Staff-recommended Compact Development Concept

- Based on alternative plan in EIR
- More compact development pattern
- Reduce development potential per Clean Air Plan growth assumptions
- Reduce air quality impacts

Compact Development Alternative: Features

- 1,400 total units, 5,300 population
- Commercial Sq. Ft.: 320,000
 - Visitor-serving & community-serving
 - Mixed-use
 - Employment centers
- URL expansion: 400 → 600 acres
- Elementary school site, additional parks
- Community sewer system

Compact Development Alternative: Agricultural Effects

- Substantially reduces conversion of Important Ag. Soils zoned AG adjacent to existing URL
- Reduces conversion of existing ag. uses
- Reduces conflicts with existing ag. uses
- Compensating farmland protection will be needed

Schedule

- 1-5-11: Release Public Hearing Draft Plan/
Public Facilities Financing Plan**
- 1-19-11: Community meeting**
- 1-31-11: Planning Commission study
session**
- 2-11: Release Final EIR**
- 3-11: Start Planning Commission
hearings**
- Summer: Board of Supervisors hearings**

For More Information

- To view Public Hearing Draft Plan when available:

[www.slocounty.ca.gov/planning/General Plan Ordinances and Elements/Plans in Process and Draft Plans.htm](http://www.slocounty.ca.gov/planning/GeneralPlanOrdinancesandElements/PlansinProcessandDraftPlans.htm)

- Project Manager: Jay Johnson
781-4573, jgjohnson@co.slo.ca.us.