

APPROVED ALAB MEETING MINUTES

Monday, July 12, 2010

Members and Alternates Present: Dee Lacey, Bill Strubble, Joy Fitzhugh, Chuck Pritchard, Tom Ikeda, Richard Quandt, Jean-Pierre Wolff, Eric Michielssen

Absent Members: Lisen Bonnier, Mark Pearce, R. Don Warden, Neal Roberts, Mary Bianchi, Noah Small, Dick Nock, David Pruitt.

Guests Present: Susan McDonald, Hearst Ranch.

Staff: Brenda Ouwerkerk, Bob Lilley, and Lynda Auchinachie- Agriculture Department; Jamie Lopes and Bill Robeson – Planning Department

1. Call to Order: 6:05 PM. Quorum Present.

2. Open Comment:

- Joy Fitzhugh indicated that the Draft Irrigated Discharge Waiver should be available in November with the public hearings to begin early 2011. Multi-organizational meetings will begin in August to work on draft. One approach discussed includes a tiered approach with high priority areas treated differently than others. The fifty foot vegetative buffer seems to be critical point of discussion.
- Bob Lilley provided a copy of the letter sent to Chairman Jeffery Young, Central Coast Regional Water Quality Control Board from BOS Chairman, Frank Mecham. The letter laid out issues that concern the agricultural industry,
- Susan McDonald shared information regarding an upcoming climate adaptation workshop on Thursday, July 15, 2010, at J. Lohr Winery.
- Chuck Pritchard shared information regarding America's Great Outdoors Initiative. Chuck indicated there is a concern over elimination of grazing on public lands. More information can be found at <http://www.doi.gov/>
- Eric Michielssen brought cookies to share. Thank you Eric!!

3. Agency Reports & Member Announcements/Reports:

- Brenda Ouwerkerk provided handout with calendar dates.

4. Previous Minutes

MOTION: Approve minutes: **Motion** – Tom Ikeda. **2nd** – Eric Michielssen. **Approved:** Unanimous.
Abstentions: none

5. Review/possible action Agricultural Cluster Ordinance and Policy Review Update (Bob Lilley – Agriculture Department, Bill Robeson – Planning Department)

- Bob Lilley provided a brief history of the agricultural cluster ordinance and subsequent policies within the Agriculture and Open Space Element. Standard subdivision was studied and it was realized that larger ranchers were being subdivided to a size that was no longer able to sustain agriculture. The major and minor clusters were developed as an alternative to standard subdivision. The concept was considered a win-win at the time of adoption in 1998. The major cluster was a revision of existing ordinance. The minor cluster was to allow for a small level cluster development within a larger area (10% of the site) throughout the county. As projects

were submitted, staff realized that there were problems with the major cluster such as Santa Margarita Ranch and Latetia Vineyards. Early in 2009, the Board of Supervisors (BOS) authorized changes to the cluster ordinance and associated Agriculture Element policies. Do the proposed changes that include elimination of the minor cluster get us back to the original intent so the cluster tool is still used as an alternative to standard subdivision?

- Bill Robeson provided a summary of the process and proposed changes. Currently, a Draft Environmental Impact Report (DEIR) is being prepared. The DEIR will identify what changes are proposed and what impacts may occur. The DEIR will be made available to the public towards the end of this year. Bill provided a summary and a chart of proposed changes. He indicated the changes were based on BOS direction and that many of the recommended changes came from ALAB.
- Bill Struble suggested that the proposed changes would result in more standard subdivisions. He raised the question of why standard subdivision is going to be pushed rather than the cluster subdivision. Bill Robeson discussed potential changes to standard subdivision that could occur to reduce fragmentation. The DEIR may include an alternative to look at making changes to standard subdivision standards to reduce fragmentation.
- Bill Robeson suggested DEIR would be available in approximately 4 months.
- Discussions occurred regarding page 4 of 7 of the Notice of Preparation (NOP) that was included with agenda packet. This page of the NOP highlights the proposed changes to the cluster ordinance and Agriculture Element policies. Bill Robeson reiterated that BOS provided direction and therefore that is what is proposed in the ordinance. Williamson Act properties excluded.
- Bill Struble requested that the impact of the proposed elimination of the second residential unit on agricultural land be reviewed as part of the DEIR process. Bill Robeson indicated that a subconsultant was preparing an economic analysis and that the DEIR will include an alternative to review this proposal.
- Various members discussed their concerns regarding the removal of second primary dwellings as a right.
- Richard Quandt recalled the direction by the BOS to explore a “cap” on development as a way to address some of the concerns about cluster development. He indicated that limiting eligible properties to within two miles of Urban Reserve Lines (URLs) was quite restrictive. He suggested exploring the idea that areas beyond a two mile limit could be eligible to cluster with the additional restriction of a cap on the number of residential parcels created. Richard also shared concerns regarding the Coastal Commission process and wondered if the cluster had value in the coastal zone.
- Joy Fitzhugh questioned whether the elimination of the agricultural cluster standards on Rural Lands (RL) was BOS direction. Lynda Auchinachie indicated that it was not specific BOS direction, however, many of the requested changes to the agricultural cluster standards appeared to make the standard RL cluster subdivision more desirable and therefore the proposed ordinance has been written for land within the Agriculture land use category only. Joy also recommended Templeton URL be included as part of eligibility standards.
- Discussions occurred over the reasoning behind the two mile limit from identified URLs. Bill Robeson indicated air quality issues and strategic growth principles appeared to be the driving forces.
- Bill Struble indicated that the proposed changes will create people problems not just physical

changes. He expressed concern that people will not use cluster ordinance and subdivide with standard subdivision only. Additionally, he expressed his concern over the elimination of the second dwelling unit proposal and the impact this would have on farm families.

- Bob Lilley discussed the deletion of the minor cluster. He indicated the DEIR should review changes in the context of the discussion associated with the minor cluster policy AGP23. Bob expressed his concern that benefits for agriculturalists will be going away with the elimination of the minor cluster.
- Questions were raised regarding the use of Williamson Act land for cluster projects. Clarification was provided that current ordinance allows Williamson Act land for qualifying density only. Residential parcels can only be created on adjacent non-Williamson Act land. The proposed changes are to exclude Williamson Act land as part of the cluster ordinance in line with recent changes to the Williamson Act.
- Joy Fitzhugh indicated that the DEIR needed to review the physical changes that would occur with proposed design standards. Joy indicated she was concerned about the feasibility of doing a cluster with the proposed limitations.
- Eric Michielssen, Joy Fitzhugh and Bill Struble indicated they were interested in forming a subcommittee to review the DEIR once available.

NO ACTION TAKEN

6. Review/Possible Action of Land Use and Circulation Element (LUCE) (Jamie Lopes, Planning Dept)

- Jaime Lopes provided background information on the general framework of county planning including the Land Use and Circulation Element (LUCE) and the 13 Area Plans. The LUCE update will be a consolidation effort of the various area plans and result in streamlined documents. Jaime provided ALAB members with the slides to a PowerPoint presentation that highlights the proposed issues that will be addressed with the LUCE update. Please see website at www.sloplanning.org. In addition to the items identified on the slides, there will be a collective effort to develop countywide viewshed standards within the LUCE.
- ALAB requested focused stakeholder meeting for agriculturalists.

NO ACTION TAKEN

7. Review/Possible Action "Guide to Agricultural Grading" (ALAB subcommittee members)

- RCD members Chuck Pritchard and Jean-Pierre Wolff discussed the guidelines and shared what revisions they had recommended to the Planning Department. A flowchart was provided that will be included within the guidelines. In general, ALAB members were very pleased with the guidelines and indicated they were well laid out, very logical, great service, outstanding work, easy to understand etc.

NO ACTION TAKEN

8. Upcoming Meeting: September 13, 2010, 6 PM. Future Agenda Items: Not identified

Meeting adjourned: 8:20 PM.

Respectfully submitted by Lynda L. Auchinachie, County Agriculture Department