

DRAFT
Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, March 17, 2005, from 12:00 to 4:00 p.m.

at the Monterey County Association of Realtors

201 Calle del Oaks, Del Rey Oaks

Those present: Bob Perkins, Ron Chesshire, Mike Caplin, Christopher Bunn Jr., Chris Steinbruner, Rick Smith, Sheryl McKenzie, Gwen Miller, Brian Finegan, Tom Carvey, Nancy Isakson, Christine Kemp

Visitors: John Duval

Meeting called to order at 12:22 by Chair Finegan

I. Public comment period (for items not on the agenda)
Public comment: John Duval said that the county is proposing a new code enforcement ordinance. The county wants to hire 6 new code enforcement officers, whose salaries will be paid through the fees they collect. Discussion about the county's proposed code enforcement ordinance and its relevance to the Refinement Group's work.

II. Approval of agenda for March 17, 2005
Public comment: none
Changes from
Move VII to IV
Under Review of Supervisors action (IV), include "budget"
Under VIII, add "Herald article"
Bob Perkins asked to add "Promotion" under Other Business

III. Approval of minutes of March 10, 2005
Public comment: none
Minutes were not available for approval.

IV. Review of Board of Supervisors action
Public comment: none

There was discussion about the Board of Supervisors meeting. R. Chesshire suggested that we decide who the spokespeople are, and who's on the subcommittee.

(A) Budget: a copy of the budget that was given to the supervisors by Alana Knaster was distributed and discussed.

V. Comparison charts
Public comment: none
M. Caplin said that he sent out a new draft of the comparison chart to the workshop presenters. They should look over his work and fill in the empty cells.

B. Finegan said that on March 31st there will be an all-day study session on the topics of Land Use and Ag. County staff will prepare workshop materials for the board and link to

policy issues in other elements. Staff will prepare a synopsis of GPU3, 1982 Plan, RG and CP plans. There will not be an opportunity for public comment until the end of the meeting.

There was discussion about how to best prepare for the workshops. The report that came out prior to the 2/23/05 workshop was examined.

A possible format for a comparison chart was written on the board and discussed. The following elements were included:

- Ag Element
- Routine and Ongoing
- Representative PC
- Ag buffers
- Clustering/TDR's
- Wine Corridors
- Cultivation on slopes
- Trails
- Housing on ag lands

VI. Economic element/analysis
Public comment: none

VII. Central Labor Council
Public comment: none

A handout from CLC was distributed. R. Chesshire gave a summary of the handout. Some points made were: when people invest capital in the community, they should have a chance to show how they're fulfilling items 1-5 on the handout. If positive results are demonstrable, permit process will be expedited. If there are >25 employees (cumulative: e.g. a large shopping center may have a business with 6 employees, another with 4, etc., and if the total is >25, demonstrate 1-5 on the handout. The County Workforce Investment Board and/or its successor agency could link job opportunities with its programs. The object is to train people and get them into the workforce.

G. Miller suggested that the subcommittee should meet again to look over the current handout.

N. Isakson suggested changing the word "impact" to "benefit" wherever it appears in the document. Make it clear that the streamlined planning process is the incentive. Put this in the proactive voice rather than the negative.

There was discussion about who would evaluate the process.

B. Finegan expressed concern about the word "agreement" under #5: Scope of any Community Benefits *Agreement*. Concern was expressed about the use of the word "impact," due to its negative connotations under CEQA.

It was decided to send this back to subcommittee for more work.

VIII. Other business

- A. Herald article: T. Carvey said he will write an article on the RG work for the Herald.
- B. Promotion of RG work. Discussion of using better graphics on the web site.

C. Roles and organizational structure of the RG

- IX. Adjournment to meeting of Thursday, March 24, 2005, 12:00 to 4:00 p.m., at the Salinas Valley Builders' Exchange, 20 Quail Run Circle, Salinas