

DRAFT

Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, April 1, 2004

1:00 – 5:00 PM

At the Monterey County Association of Realtors office
201-A Calle Del Oaks, Del Rey Oaks

Those present: Mike Caplin, Sheryl McKenzie, Nancy Isakson, Tom Carvey, Luann Meador, Gwen Miller (1:39), Tom Rowley (2:06), Alfred Diaz-Infante (2:25), Brian Finegan (3:00), Jay Brown (3:00).

Visitors: David Dilworth, Mary Mecartney, Christopher Bunn Jr.

- I) Public Comment Period (Public Comment for issues not on the agenda)
David Dilworth suggested a correction to the minutes of 3-25-04. The minutes should reflect that David requested that the RG not only read his proposed pesticide policy, but that he also asked the RG to support the policy.
Chris Bunn, Jr. asked if anyone has read the DEIR, and that it is onerous. Mike Caplin said that Jay Brown made a flow chart of the Routine and Ongoing Ag practices.
- II) Approval of agenda for April 1, 2004
Mike Caplin suggested adding David Dilworth's pesticide policy to the agenda. Added as item IIIa. m/s/c to approve minutes as modified.
- III) Approval of minutes from March 25, 2004
See David Dilworth's comments above in I).
No other corrections. m/s/c to approve with corrections, subject to ratification by a quorum. Sheryl won't invite the airport manager to come to the meeting, but will give a report of her conversation.
- IIIa Pesticide policy:
David Dilworth, representing HOPE, gave a presentation on his proposed pesticide policy. David said that when someone physically comes on your property, it's trespass, and when pesticides come onto your property, it's toxic trespass. David said that actual measurements of air samples from off-site where pesticides were applied show 8 to 180 times what the EPA finds acceptable. This report was done a year ago by Pesticide Network of North America.

There was discussion about the data. Nancy Isakson asked if the data came from mistaken applications, or errors in application. Luann Meador said that there is a great deal of regulation when dealing with pesticides.

There was discussion over the wording “informed consent” in David’s proposed policy. Sheryl McKenzie asked who makes the determination who is to be informed.

David asked for the RG to support an “informed consent” policy. If someone is going to be affected, they should be informed and allowed to dissent.

David Bunn said that David should not use methyl bromide as an example, because it is not allowed anymore in the U.S. David Bunn asked for hard data from an objective source. David Dilworth asked David Bunn to look at the report.

Tom Carvey has the findings that David Dilworth sent earlier in the week, which Tom will disseminate to other members of the group.

IV) Economic Impact Analysis (EIA):

There was discussion concerning the EIA. Mike Caplin said the Economic Impact Report is the basis for city-centered growth and forms the argument that it’s too expensive to provide services to rural areas. This then generates the ERME policies that require greater densities in cities. Their analysis was done on a per capita basis, and this is used as a rationale for city-centered growth. There was discussion about having another economist study and critique the EIA.

V) Circulation Element:

Sheryl McKenzie sent reports to the airport managers. They said that there is nothing in the GPU3 that is contradictory to their current plans.

The group finished with Circulation last week, except for airports.

Mike Caplin suggested that we convert the Circulation element into a .pdf document. There was discussion about how to convert GPU3 into Word format for easier editing. Tom Carvey will ask the county for a Word version of GPU3.

Tom Rowley will email an executive summary of the Circulation Element to Tom Carvey. Sheryl will send goal C-8 (airport policies) to the airport managers to check with them. Tom Rowley said that there are 3 maps that are vital to understanding this element. Include a footnote that “maps will be updated to correspond to changes.”

With a quorum at 3:30, m/s/c to accept Circulation.

Luann Meador said that the Circulation Element should be copied and delivered to the Planning Commissioners and Supervisors individually to be inserted into their RG binder.

VI) Public Service

Luann Meador tracked today's changes. Luann handed out the subcommittee version of the Public Service Element, dated 4-1-04.

Nancy Isakson will call Jennee Terada (755-5352) for the complete GPU3 on Word.

Luann handed out 4 documents, as follows:

- 1) 3/25/04 update final as per Nancy I (this is Goal PS-3: Water)
- 2) 4/1/04 Public Services Element (this is all narrative and was nearly all deleted)
- 3) GPU3 public services element (as in GPU3)
- 4) Goals

EIR comments: Brian Finegan said that the DEIR is taken from GPU2 and sometimes GPU1. There have been comments that the RG work should be disregarded because it was based on GPU2.

PS-1 (p. 206 in gpu3)

Leave as is in GPU3. PS-1.1: Mike and Luann made no changes. Leave as is in GPU3. Suggested language: "Infrastructure and Financing study shall be required for all new standard subdivisions of 5 or more lots in all Community Areas and Rural Centers, pursuant to..."

PS-1.2: Add "For new subdivisions..."

- (a) Ensure that APFS need to support new subdivision development meet or exceed the level of service standards of Policy 1.3.
- (b) ...are available while acknowledging the right to develop existing lots of record throughout the County.
- (c) In new subdivisions, seek to achieve level of service standards through improvements funded by ~~pro-rata~~ fair share impact fees and planned capital improvements. Mike Caplin said that people who have held onto property but who have not developed it have been paying taxes for years but haven't been using the services.

PS-1.3: Title will be: "Standards for Creation of New Residential Lots." Keep the GPU2 language to go into GPU3. Use exactly as subcommittee recommendation.

PS-1.4: discussion of overriding considerations. Strike the word "Phase 1." This should be 10.1.

"a finding of overriding considerations may be considered for affordable housing projects located in ~~Phase I~~ affordable housing overlay areas, pursuant to Land Use Element Policies 10.1 and 10.2." as per subcommittee recommendation, but add today's modifications, tracked by Luann Meador.

Overriding considerations:

C-1.4 had the "overriding considerations," as did b.6 and LU-10.2.

Luann Meador will be gone next week.

- VII) Reports from sub-committees
- Mike suggested adding categories to the subcommittee reports listed on the agenda. The categories could be “finished,” “in process,” and not yet started. Add “Administration” (Rich Smith and Brian), Economic Development (Rich Smith and Brian) and Health and Safety (no one designated yet: needs to be assigned).
- A) Environmental Resource Management Element (ERME): completed
 - B) Transportation: already covered. Change title to “circulation.”
 - C) Land Use: completed. Christine Kemp is making comparisons between GPU 2.5 and GPU3. Referred back to subcommittee. City/County Agreements: completed.
 - D) Public Service: In process (Mike Caplin, Tom Rowley and Luann Meador)
 - E) Update of GPU process: leave on agenda, but at bottom.
 - F) Meetings with PC
The meetings that have been conducted so far have been very productive and useful.
On April 7th there will be a staff presentation on the Economic Impact Analysis.
 - G) Update of EIR: leave on agenda, but at bottom. Tomorrow last day for comments, submitted by 5:00 PM.
 - H) Strategy:
 - I) Definitions: in process. Nancy and Brian are up to “n”
 - J) Coastal and Inland (Mike Caplin, Kurt Gollnick, Sheryl McKenzie and Nancy Isakson). No meeting yet. In process.
- VIII) Agenda building for next meeting:
See VII) above.
- IX) Adjournment to meeting of Thursday, April 8, 2004, 12:00 to 5:00 PM at Carpenters Local 605, 751 Neeson Rd., Marina