

# DRAFT

## Minutes

### GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, April 22, 2004

12:00 – 5:00 PM

At Carpenters Local 605, 751 Neeson Rd., Marina

Those present: Gwen Miller, Brad Sullivan, Jay Brown, Alfred Diaz-Infante, Juan Uranga, Mike Caplin, Chris Bunn Jr., Tom Carvey, Brian Finegan, Bob Perkins, Chris Steinbruner (1:00), Luann Meador (1:00), Aaron Johnson (1:15), Sheryl McKenzie (2:20)

Visitors: Christopher Bunn Jr.

Called to order at 12:46 PM

- I) Public Comment Period (Public Comment for issues not on the agenda)  
Public comment: none
- II) Approval of agenda for April 22, 2004  
Public comment: none  
Approved as e-mailed
- III) Approval of minutes from April 15, 2004  
Public comment: none  
Approved as e-mailed
- IV) Economic Impact Analysis  
Public comment: none  
This subcommittee consists of Sheryl McKenzie, Brad Sullivan, Tom Carvey, and Aaron Johnson. Sheryl and Nancy reported that an economist may be retained to analyze the County's Economic Impact Analysis.
- V) Public Service: "Airports" and "Water" sections  
Public comment: none  
Luann Meador handed out the latest version of the Public Services Element, including the Water section. The Water section needs to be converted to GPU3 format.

Mike Caplin will get information to Luann for next week. P. 262 was not in today's handout. Nancy and Sheryl will re-write footnote "B" of our version.

Sheryl will bring information about the airport section next week, and we should be able to finish Public Services next week.

- VI) "Definitions" section

Public comment: none

Brian Finegan and Nancy Isakson reported on the definitions section. Brian and Nancy went through the entire GPU3, comparing each definition to see if the word was used. If the word was not used, it was stricken from the definitions section. They also cross-checked with existing ordinances, existing general plan, zoning ordinances, Coastal Act, various, Office of Planning and Research glossary (OPR). This information should be used in the executive summary for this element.

Brian and Nancy used double underline and double strikeout to indicate their additions and deletions.

Definitions:

Nancy Isakson tracked the changes to the subcommittee changes.

Acceptable Risk: Mike Caplin said this term is used relating to fire hazard. The County seems to be deciding what level of risk is and is not acceptable, but people should be able to assess their own level of risk and determine what is acceptable. The Coast Property Owners' Association (CPOA) added a sentence saying that risk of exposure to a hazard is defined by what is acceptable in a particular community. This term doesn't appear in GPU3, and was stricken. m/s/c/u

Accessory Dwelling Unit (ADU): strike second half of last sentence. Appears 6

times in GPU3. Occurs in Housing Element narrative, also in Land Use. m/s/c as modified today.

Accessory Use: leave as is in subcommittee recommendation

Administrative Permit: leave as is in subcommittee recommendation

Acres, Gross: as per subcommittee recommendation

Acres, Net: as per subcommittee recommendation

Adaptive Reuse: as per subcommittee recommendation

Adequate public facilities and services (APFS): as per subcommittee recommendation. Jay Brown asked why the word "locally" was stricken. Mike Caplin said this is one of the policies we've asked his subcommittee to cover. The term appears in PS-1.3 of GPU3. Moved to add, "new subdivision development." Leave the word "locally" in. m/s/c.

Affordable Housing: as per subcommittee recommendation. Add comment as to why the definition was stricken.

Agriculture: leave the wording "the art or science of cultivating" which the subcommittee had stricken. The remainder as per subcommittee recommendation.

Agricultural Advisory Committee: as per subcommittee recommendation

Agricultural Buffer: strike "visual" in first sentence. "Between agricultural uses and other uses." Otherwise, as per subcommittee recommendation.

Agricultural Commissioner: as per subcommittee recommendation

Agricultural Lands: as per subcommittee recommendation

Agricultural Management Plan: as per subcommittee recommendation

Agricultural Mitigation Fee: as per subcommittee recommendation

Agricultural Planning Commission: as per subcommittee recommendation

Agricultural Preserve: as per subcommittee recommendation

Agricultural Processing Facility: as per subcommittee recommendation  
Agricultural Support Facility: as per subcommittee recommendation  
Agricultural Tourism: Strike “or” and supplemental income for the farm owner and operator. Otherwise, as per subcommittee recommendation.  
Air Quality: as per subcommittee recommendation  
Airport Land Use Commission: as per subcommittee recommendation  
Airport Land Use Compatibility Plans: as per subcommittee recommendation  
Airport Noise Control and Land Use Compatibility Standards: as per subcommittee recommendation  
Alternative Onsite Wastewater Treatment System (AOWTS): this term is not used in text of the plan. Strike as per subcommittee recommendation.  
Alternatives: as per subcommittee recommendation  
AMBAG: as per subcommittee recommendation  
Ambient Air Quality: as per subcommittee recommendation  
Ambient Noise: as per subcommittee recommendation  
Americans with Disabilities Act: as per subcommittee recommendation  
Annex: as per subcommittee recommendation  
Annexation: as per subcommittee recommendation  
APFS: see adequate public facilities and services: as per subcommittee recommendation  
Aquaculture: as per subcommittee recommendation  
Aquifer: as per subcommittee recommendation  
Areas of Development Concentration (ADC): not in GPU3. Strike as per subcommittee recommendation  
Area of special biological significance: not in GPU3. strike as per subcommittee recommendation  
Arterial Road: as per subcommittee recommendation  
Asbestos: as per subcommittee recommendation  
Asbestos Containing Material: as per subcommittee recommendation  
Asbestos Dust Mitigation Plan: as per subcommittee recommendation  
Association of Monterey Bay Area Governments (AMBAG): as per subcommittee recommendation.  
ASTM Standard: as per subcommittee recommendation  
Average Daily Traffic (ADT): needs to be changed to conform to RG Circulation Element.  
Base Flood (100-Year Flood): as per subcommittee recommendation  
Bed and Breakfast: as per subcommittee recommendation  
Below Market Rate (BMR): strike as per subcommittee recommendation. Does not appear in GPU3.  
Benefit Assessment District: as per subcommittee recommendation  
Berm: as per subcommittee recommendation  
Best Agricultural Practice: strike as per subcommittee recommendation. This term is not used in ag.  
Best Management Practices (BMP): as per subcommittee recommendation  
Bicycle Path – Class I Bikeway: “a paved route, separated from the roadway, and expressly reserved primarily for non-motorized commuter traffic” as per

subcommittee recommendation. Make a note as to why this was changed to conform to state definitions.

Bicycle Land – Class II Bikeway: as per subcommittee recommendation

Bicycle Route – Class III Bikeway: as per subcommittee recommendation. There was discussion about whether these bikeways are used for commuting or recreation. Mike Caplin said that the state law talks about “bikeways” (Classes I, II and III) being for commuting, but GPU3 seems to talk about them for recreation as well. All three as per subcommittee recommendation

Biological Diversity: strike: doesn’t appear in gpu3.

Biological Community: strike: doesn’t appear in gpu3.

Biological Survey: as per subcommittee recommendation. Delete and see ERME 2.7. As per Bob Perkins’ suggestion. See ERME 2.7, then change ERME 2.7 to conform to this definition.

Blight: as per subcommittee recommendation

Bluff-top Access: not used in GPU3: delete.

Board of Supervisors: as per subcommittee recommendation

Boronda Memorandum of Understanding (MOU): as per subcommittee recommendation

Buffer Area: as per subcommittee recommendation

Building Envelope: as per subcommittee recommendation. Change “area” to “area(s)”

Building Site: as per subcommittee recommendation

Build-out: as per subcommittee recommendation

Bulk Hauled Water Supply: as per subcommittee recommendation

California American Water Company (CalAm): as per subcommittee recommendation

California Department of Forestry and Fire Protection (CDFFP): as per subcommittee recommendation

California Department of Health Services, Division of Drinking Water and Environmental Management: as per subcommittee recommendation

California Department of Transportation (CalTrans): strike

California Environmental Quality Act (CEQA): as per subcommittee recommendation

Capital improvement program (CIP): begin the sentence with simply “A plan....”

Strike “that are”

Caretaker Unit: strike “principally on site” because this provides affordable housing for people who may have another job and only live on the property. as per subcommittee recommendation

Carmel River Management Program: as per subcommittee recommendation

Carmel Valley Wastewater Study: as per subcommittee recommendation

Carrying Capacity: “The theoretical upper limits of development beyond which the quality of life....” “The upper limits of subdivision development beyond which....” People have a right to use the parcel of land they’ve bought and on which they have paid taxes.

Castroville Seawater Intrusion Project (CSIP): as per subcommittee recommendation

Categorical Exemption: as per subcommittee recommendation  
 Central Business district: as per subcommittee recommendation  
 Chaparral: There was discussion about the vagueness of the term. “Broadly considered to be....” The Elkhorn Slough website has a definition of chaparral.  
 Webster: a thicket of evergreen.... Strike 2<sup>nd</sup> sentence. m/s/c  
 Chicane: as per subcommittee recommendation  
 Cities: as per subcommittee recommendation  
 City/county Agreements: as per subcommittee recommendation  
 CNEL: as per subcommittee recommendation  
 Cluster Development: as per subcommittee recommendation  
 Coastal Act: as per subcommittee recommendation  
 Coastal Administrative Permit: as per subcommittee recommendation  
 Coastal-dependent: as per subcommittee recommendation  
 Coastal Development permit: as per subcommittee recommendation  
 Coastal Implementation Plan: as per subcommittee recommendation  
 Coastal Public Access Area: as per subcommittee recommendation. Strike: not in gpu3.  
 Coastal Public Access Destination/Shoreline Destination: as per subcommittee recommendation. Strike  
 Coastal Public Accessway: not in gpu3, strike  
 Coastal-related Development: as per subcommittee recommendation  
 Coastal Zone: as per subcommittee recommendation  
 Community: keep gpu3 language but strike 2<sup>nd</sup> sentence.  
 Community Area: as per subcommittee recommendation  
 Community Development Block Grant (CDBG):  
 Community Facilities District: as per  
 CNEL: as per subcommittee recommendation  
 Community Plan: as per subcommittee recommendation  
 Community Rating System as per subcommittee recommendation  
 Community Redevelopment Agency: as per subcommittee recommendation  
 Community Services: as per subcommittee recommendation  
 Community Wastewater System: as per subcommittee recommendation  
 Community Water System: as per subcommittee recommendation  
 Concurrency: use the “fair share” concept. Otherwise as per subcommittee recommendation  
 Congestion Management Plan: strike as per subcommittee recommendation  
 Conservation: as per subcommittee recommendation  
 Consistency, Consistent With: as per subcommittee recommendation  
 Continuous Two-way Left Turn Lanes: Strike 1<sup>st</sup> and last sentences. Otherwise as per subcommittee recommendation.  
 Conventional Subdivision: as per subcommittee recommendation  
 Cottage Industry: Mike Caplin said that cottage industries should not be limited to craft items and art work. From Title 21: “a business conducted by residents.”  
 Discussion over possible interference of cottage industries to local residents if not controlled. Use the definition Brian read from Title 21. Luann Meador suggested leaving the “wine cottage industry” sentence. Brian read from title 21 “ A business

of limited scale and impact in an area where single-family dwelling is an allowed use, conducted primarily by the residents of the property.” Language will be brought back next week.

Covenants, Conditions and Restrictions (CC & R’s): not in plan. Strike as per subcommittee recommendation

Critical Habitat: as per subcommittee recommendation

Critical Viewshed: as per subcommittee recommendation

CRS: not used. as per subcommittee recommendation

CSIP: as per subcommittee recommendation

Cultural Resources: not used in gpu3. strike as per subcommittee recommendation

Cumulative Effects: as per subcommittee recommendation

Cumulative Impact: as per subcommittee recommendation

Ended work on Definitions at the end of the letter “C.”

VII) Reports from sub-committees

A) Finished Elements:

- i) Land Use
- ii) Ag
- iii) ERME
- iv) Circulation

B) Elements in process:

- i) Public Service: report from Mike Caplin: 3 policies referred back to subcommittee. Mike e-mailed one of these sections to Brian Finegan. Brian and Mike will compare their notes on this item.
- ii) Definitions

C) Elements not yet started:

- i) Administration (Rich Smith and Brian Finegan): Brian Finegan will not be able to do this section. Aaron Johnson was added in Brian’s place.
- ii) Coastal and Inland (Mike Caplin, Kurt Gollnick, Sheryl McKenzie and Nancy Isakson)
- iii) Economic Development (Rich Smith).

D) Other items:

Update of GPU process: Brad Sullivan said that the Planning Commission moved an intent to approve the General Plan along with their current changes.

E) Update of EIR: all the comments on the EIR are available at Copy Mat in Salinas.

F) Coastal and Inland: No report from Mike Caplin.

VIII) Agenda building for next meeting: Put Land Use back on the list to convert from GPU2 to GPU3. Brian will remind Christine.

IX) Adjournment to meeting of Thursday, April 29, 2004, 12:00 to 5:00 PM at the Monterey County Association of Realtors office, 201-A Calle Del Oaks, Del Rey Oaks