

DRAFT

Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, April 29, 2004

12:00 – 5:00 PM

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

Those present: Chris Bunn, Mike Caplin, Brad Sullivan, Sheryl McKenzie, Brian Finegan, Tom Carvey, Jay Brown, Pete Scudder, Rick Smith (1:15), Bob Perkins (1:20), Kurt Gollnick (1:55), Chris Steinbruner (2:39),

Visitors: Christopher Bunn Jr.

- I) Public Comment Period (Public Comment for issues not on the agenda)
Public comment: Rick Smith said the headlines were lousy.
- II) Approval of agenda for April 29, 2004
Public comment: none
Brian Finegan moved item VII c to top of the agenda
- III) Approval of minutes from April 22, 2004
Public comment: none
Approved as e-mailed.
- IV) Economic Impact Analysis
Public comment: none
Powell and Stringham have been retained to do an analysis of the Economic Impact Analysis.
- V) Public Service: “Airports” and “Water” sections
Public comment: none
Sheryl McKenzie reported that Tex Irwin from the Airport Board asked about a couple of items.
Goal C-8, page 129, eliminate the word “existing” and just say “facilities.” Done.
C-8.1: Tex said there’s no money to implement a plan in any case. They’ve been talking about this for a long time. Strike “shall” and use “may.” m/s/c.
C-8.4: The RG had added a sentence that said that radio restrictions around airports should not be construed as to limit routine and ongoing agricultural activities. m/s/c to remove this last sentence.
C-8.7: Regulation of private airport facilities: The RG had added a sentence saying that private airports would be regulated through a conditional land use permit. m/s/c to retain the language the RG developed and approved.

- VI) “Definitions” section
- Public comment: none
 - The group ended last week at the end of the “C’s.” Starting on the letter “D.”
 - Daily vehicle miles of travel: as per subcommittee recommendation
 - Dam Failure: as per subcommittee recommendation
 - Decibel (dB): as per subcommittee recommendation
 - Decibel, A-weighted: as per subcommittee recommendation
 - Defensible Space: minimum of 30’, otherwise as per subcommittee recommendation. Change to “strike word “urban” in second line.
 - Demonstration Farm: as per subcommittee recommendation
 - Density: as per subcommittee recommendation
 - Density, Employment: as per subcommittee recommendation
 - Density, Gross: not used in GPU3. Stricken as per subcommittee recommendation
 - Density, Net: not used in GPU3. Stricken as per subcommittee recommendation
 - Density Bonus: as per subcommittee recommendation
 - Design: as per subcommittee recommendation. Discussion about categorizing the items 1-9 into “subdivision” and “single structure.” Jay Brown suggested leaving this as per subcommittee recommendation.
 - Detention Dam/Basin/Pond: as per subcommittee recommendation. Include “retention pond or reservoir.”
 - Developable Acres, Net: not used in GPU3. Strike as per subcommittee recommendation
 - Developable Land: as per subcommittee recommendation
 - Development: This term is used throughout the plan as to define what constitutes development. As per subcommittee recommendation. Change the definition of “structure” when we get to the “S” section. Discussion about whether a barn would be considered “development.” In last sentence, strike “not requiring a building permit, grading permit or a discretionary permit.”
3rd line down: add “significant or substantial change in density and/or removal of... etc. Discussion about major vegetation removal. Back to subcommittee to add language from page 423 of Big Sur policy ER-5: maintaining woodlands.
 - Development Agreement: as per subcommittee recommendation
 - Development Rights: as per subcommittee recommendation
 - Direct Off-site APFS Improvements: as per subcommittee recommendation
 - Direct On-site APFS Improvements: as per subcommittee recommendation
 - Discretionary Permit: as per subcommittee recommendation
 - Domestic Water System: as per subcommittee recommendation. The definitions were taken out of the state statute and Monterey County codes. The numbering needs to be straightened out.
 - Domestic Water Supplier: not used in GPU3. Strike, as per subcommittee recommendation.
 - Dude Ranch: as per subcommittee recommendation. Add “hunting and fishing” after “camp fires.”
 - Dwelling, Duplex: as per subcommittee recommendation
 - Dwelling, Multiple Family: as per subcommittee recommendation

Dwelling, Single Family: as per subcommittee recommendation
Dwelling, Unit: as per subcommittee recommendation

“E”

Earthquake Fault Zones: as per subcommittee recommendation
Easement, Conservation: as per subcommittee recommendation
Easement, Scenic: as per subcommittee recommendation
Ecology: as per subcommittee recommendation
Eco-tourism: as per subcommittee recommendation. Strike “undisturbed” and
“existing,” and “past and present”
EIR: as per subcommittee recommendation
Emergency Operations Center: as per subcommittee recommendation
Employment Center: major employment centers include, but are not limited to,
Monterey Peninsula, Salinas

Recess until 3:30 PM.

Page 22 of handout,

Employee Transportation Programs: as per subcommittee recommendation
Encourage: as per subcommittee recommendation
Energy Facility: Not used in GPU3. strike.
Energy Recovery Systems: used 3 times in GPU3, and in the RG version.
Suggested to insert the word “feasible” into the definition. as per
subcommittee recommendation
Enhanced Treatment System: Not used in GPU3. strike.
Environment: as per subcommittee recommendation
Environmental Impact Report (EIR): as per subcommittee recommendation
Environmentally Sensitive Areas: Discussion as to the broad definition of the term.
The first time through, the subcommittee said that this term was not used in
GPU3, but this turned out to be incorrect. The term is used 103 times in
GPU3. Mike Caplin suggested that we define where these areas occur.
Moved to use the CPOA language. m/s/c. page 71 and 72 of the CPOA.
ESHA (Environmentally Sensitive Habitat Areas and their Habitats): as per
subcommittee recommendation. Discussion about definition of ESA and
ESHA.
Erosion: as per subcommittee recommendation. Add CPOA language. When used
in the plan, the word erosion only applies to erosion that represents a
significant threat to public health or safety, or significant harm to resources.
Page 72 of the CPOA document.
Erosion Management Plans: as per subcommittee recommendation, which changed
the wording to “Erosion Control Plan.”
Estuary: as per subcommittee recommendation. Use the Websters’ Dictionary
definition: “a water passage where the tide meets a river current; especially
: an arm of the sea at the lower end of a river”
Excessive Runoff: as per subcommittee recommendation, but strike “or erosion.”
“runoff more than 10% of the amount preceding the development.”

Compared with RG ERME element. Discussion about how to determine previous runoff levels. Brian Finegan suggested the language, “Surface water leaving the parcel of origin 10% more than the surface water leaving the development prior to the development.” Mike Caplin said if it’s not harmful, then no mitigation should be required. m/s/c

Expressways: as per subcommittee recommendation.

Exotic Plant: not used in GPU3. Strike.

“F”

Family: as per subcommittee recommendation

Family Member Lot: as per subcommittee recommendation

Farm Equipment Storage Facility: as per subcommittee recommendation

Farm Employee Dwelling: as per subcommittee recommendation.

Farm Employee Housing Facility: as per subcommittee recommendation. Strike
“contiguous.”

Farmland Mapping and Monitoring Program (FMMP): as per subcommittee recommendation

Farmland of Local Importance: as per subcommittee recommendation

Farmland of State Importance: as per subcommittee recommendation

Farm Shop: not used in GPU3.

Farm Stay Accommodation: as per subcommittee recommendation

Farm Worker Housing Facility: as per subcommittee recommendation

Fault: as per subcommittee recommendation

Fault, Active: as per subcommittee recommendation

Fault, Inactive: as per subcommittee recommendation

Fault, Potentially Active: as per subcommittee recommendation

Fault Rupture: as per subcommittee recommendation

Feasible: as per subcommittee recommendation. This is the statutory definition.

Stopped here; start at FEMA on May 6, 2004.

VII) Reports from sub-committees

Public comment: none

A) Finished Elements:

i) *Land Use (needs to be converted from GPU2 to GPU3)

ii) Ag

iii) ERME

iv) Circulation

B) Elements in process:

i) Public Service: Mike Caplin will bring language about storm water and drainage next week. PS-5.1 referred to subcommittee, PS-1.5 (cost sharing) and PS-1.6 (documentation of service availability).

ii) Definitions

C) Elements not yet started: Brian handed out a sheet titled “Mandated Elements of a General Plan.” There was discussion over the role of the RG in finishing the entire GPU. This could be important in the future. There was discussion about the elements that the County’s current plan contains and what the RG plan should

contain, e.g. Coastal and Inland are not mandated by state law. It was suggested that the group should concentrate on the 7 mandatory elements. Brian's handout contained the 7 mandated elements along with copies of the GPU that reflect these 7 elements. Land Use, Circulation, Housing (the RG could use the County's Housing Element), Conservation, Open Space (in GPU3 Conservation and Open Space are combined in ERME), Noise (this can be controversial, and in the GPU3 this is included in Health and Safety), Safety (can involve floods, geologic events, fire). Brian suggested that we should concentrate our efforts on those elements that are mandated. Mike Caplin asked Brian if this work was intended to be placed on the ballot as an initiative. Rick Smith said that Rural Lands and Inland is very important to the plan and is a major consideration and should be considered. Brian said we could do Inland and Coastal as was done in the 1982 plan: each area creates their own area plan. E.g. South County would do their own plan, and Big Sur would do theirs. Mike Caplin said that a lot of those plans have already been done.

Brian Finegan said that we need to include maps in the work already done by the RG.

Mike Caplin suggested we work on the Health and Safety Element next. A subcommittee is needed for Health and Safety. Volunteers for the subcommittee: Jay Brown, Pete Scudder (Pete said he would work as a team with Gwen Miller), and Brad Sullivan. There was discussion about the need for a firefighter and/or a police officer to help provide expertise. Mike Caplin suggested that we write a letter to the Fire Chiefs, informing them that we're creating such a committee.

Noise and air quality sections: Brian Finegan and Tom Carvey will work on the. Darlene Din was mentioned as someone who would be helpful for this section.

Emergency management and response and man-made hazards: Jay Brown, Christine Kemp and Chris Bunn volunteered.

Fire safety: Mike Caplin and Kurt Gollnick volunteered.

Dam safety: Sheryl McKenzie, Nancy Isakson, Pete Scudder and Brad Sullivan will work on water hazards.

Geologic hazards: Aaron Johnson and Bob Perkins will work on this section. Mike Caplin suggested using double underline and double strikeouts for the subcommittee work.

- i) Administration (Rich Smith and Aaron Johnson)
 - ii) Coastal and Inland (Mike Caplin, Kurt Gollnick, Sheryl McKenzie and Nancy Isakson)
 - iii) Economic Development (Rich Smith)
- D) Other items:
- i) Update of GPU process

- ii) Update of EIR
- iii) Coastal and Inland

VIII) Agenda building for next meeting:

IX) Adjournment to meeting of Thursday, May 13, 2004, 12:00 to 5:00 PM at the Monterey County Association of Realtors office 201-A Calle Del Oaks, Del Rey Oaks