

DRAFT

Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, May 6, 2004

12:00 – 5:00 PM

At the Salinas Valley Builders' Exchange
590-A Brunken Ave., Salinas

Those present: Gwen Miller, Kurt Gollnick, Juan Uranga, Tom Carvey, Rick Smith, Scott Violini, Mike Caplin, Christine Kemp, Sheryl McKenzie, Brian Finegan, Ralph Riva, Chris Bunn Sr., Alfred Diaz-Infante

Visitors: Christopher Bunn Jr.

- I) Public Comment Period (Public Comment for issues not on the agenda)
Public comment: Christopher Bunn Jr. said that the Pebble Beach project has been stalled due to lack of an EIR.
- II) Approval of agenda for May 6, 2004
Public comment: none
“Airports” does not need to appear on next week’s agenda.
- III) Approval of minutes from April 29, 2004
Public comment: none
Mike Caplin said that a correction was needed on page 3. The second sentence under the definition of “erosion” should read: “When used in the plan, the word erosion should only ~~applies~~ apply to erosion that represents a significant threat to public health or safety, or significant harm to resources.”
- IV) Economic Impact Analysis
Public comment: none
There was discussion about the Economic Impact Analysis.
- V) Public Service: “Airports” and “Water” sections
Public comment: none
The Airport section has been done and does not need to appear on the agenda for next week. The PS-1 Table still needs to be completed. Sheryl McKenzie will work with Nancy Isakson to overlay their water section with GPU3. This needs to be rewritten by the subcommittee and approved by the whole group.
- VI) “Definitions” section
Public comment: none
Today’s handout begins with the letter “f.”
Federal Emergency Management Agency (FEMA) Flood Zone Designations:
FEMA definitions were approved as per subcommittee recommendation

Flooding: as per subcommittee recommendation

Flood plain: as per subcommittee recommendation

Floodway: as per subcommittee recommendation

Floodway Fringe: as per subcommittee recommendation. Spell out the FEMA acronym.

Floor Area Ratio (FAR): as per subcommittee recommendation

FMMP: See “Farmland Mapping and Monitoring Program.” There was discussion of the County’s role in monitoring ag land conversion. Important farmland maps are available at the Ag Commissioners’ office.

Formal Coastal Public Access: as per subcommittee recommendation. This term is not used in GPU3.

Freeways: as per subcommittee recommendation

Fuel Management Plan: This term is not used in GPU3, strike as per subcommittee recommendation

Geologic Evaluation: as per subcommittee recommendation

Geologic Hazard: as per subcommittee recommendation, except use “a geologic condition that poses a potential danger... etc.”

Geologic Hazard Zones: as per subcommittee recommendation

- Earthquake Fault Zones: stricken as per subcommittee recommendation
- Landslide or Liquefaction: stricken as per subcommittee recommendation

Geologic Report: as per subcommittee recommendation. The GPU3 uses this term 18 times, but there is no definition in GPU3.

Geographic Information System: as per subcommittee recommendation

Geotechnical Report: take out first word, capitalize 2nd word, otherwise as per subcommittee recommendation

Goal: as per subcommittee recommendation

Grazing Land: as per subcommittee recommendation

Ground Shaking: as per subcommittee recommendation

Groundwater: as per subcommittee recommendation. Discussion of whether irrigation water is considered groundwater. Strike “all” to read: “Water found below the surface of the ground.” “Other than water found in the root zone of irrigated crops. Agricultural irrigation.” m/s/c to use “Within the root zone of irrigated crops shall not be considered groundwater.” Keep the word “all.”

Groundwater Recharge: Add the word “soil.” Add “injection.” “The process of infiltration, percolation and injection of water through permeable soils or injection wells into water holding strata that provides underground storage.”

Guesthouse: as per subcommittee recommendation. This term also appears in Title 21. Add “and shall not be rented” at the end. m/s/c

H

Habitat Conservation Plan (HCP): Use the first sentence, strike the second sentence.

Habitat Fragmentation: not used in GPU3

Habitable Space: not used in GPU3

Hazardous Material: as per subcommittee recommendation

Hazardous Materials Incident: as per subcommittee recommendation
Hazardous Materials Incident Response Plan: as per subcommittee recommendation
Hazardous Trees: as per subcommittee recommendation
Hazardous Waste: as per subcommittee recommendation
HCD: State Department of Housing and Community Development
Hearing Officer: not used in GPU3
Heritage Corridors: not used in GPU3
High Value Crops: not used in GPU3
The group stopped work at this point in the definitions.

VII) Reports from sub-committees

A) Finished Elements:

- i) *Land Use (needs to be converted from GPU2 to GPU3)
- ii) Ag
- iii) ERME
- iv) Circulation

B) Elements in process:

Public Service: Mike Caplin handed out a single page with PS-1.6, PS-10.6 and notes on Table PS-1. The only thing that needs to be finished is Table PS-1.

PS-1.6: Brian Finegan suggested changing the word “sufficient” to “adequate” in the 4th line of PS-1.6. Mike Caplin acquiesced. There was discussion over the last sentence, which in Mike’s language gives the applicant the option to choose on-site or a public utility. It was decided that PS-1 only applies to the creation of new lots. Struck A, B became A, struck B. Delete the footnote.

If service connections are available, the individual should choose the public utilities. The policy should be where service is available and feasible, the owner should hook up to the public system. This should apply both to sewer and water.

Mike Caplin tracked the changes to this section during the discussion. Where service from a public utility is either not available or connection is not feasible, the applicant may elect to provide service on-site.

PS-10.6: discussion of park acquisition priorities. The group decided to use the language from the RG trails section. See Circulation 9.6: “The priority for establishing new trails shall be in areas where there is both a demonstrable need and a deficiency of existing alternatives.”

For PS-10.6, strike first sentence, replace with C-9.6 language (see above). Change the word “trail” to “park.” PS-10.6 should then read, “The priority for establishing new parks shall be in areas where there is both a demonstrable need and a deficiency of existing alternatives.” Brian Finegan read the state standard for provision of park land. 3 acres per 1,000 population. Mike Caplin will type the language and bring it back.

PS-1 change last column to read: “no net increase in harmful run-off from parcel.”

PS-5.1 and 1.5 still need to be completed. Mike Caplin will bring language next week.

- i) Definitions: see above
- C) Elements not yet started:
 - 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)
 - iv) Noise
 - (1) Noise and air quality sections: Brian Finegan and Tom Carvey volunteered.
 - v) Safety
 - (1) Volunteers for the subcommittee: Jay Brown, Pete Scudder (Pete said he would work as a team with Gwen Miller), and Brad Sullivan.
 - (2) Emergency management and response and man-made hazards: Jay Brown, Christine Kemp and Chris Bunn volunteered.
 - (3) Fire safety: Mike Caplin and Kurt Gollnick volunteered.
 - (4) Water hazards: Sheryl McKenzie, Nancy Isakson, Pete Scudder and Brad Sullivan volunteered.
 - (5) Geologic hazards: Aaron Johnson and Bob Perkins will work on this section.
- D) Other items:
 - E) Update of GPU process: Proposed meetings with County Supervisors
There was discussion over the Board of Supervisors schedule for hearings on the General Plan. The supervisors haven't set a schedule for their General Plan hearings yet.
 - F) Update of EIR
 - G) 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 Realtors' Association office, 201-A Calle Del Oaks, Del Rey Oaks