

DRAFT  
Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, June 17, 2004

1:00 – 5:00 PM

At the offices of the Salinas Californian  
123 West Alisal Street, Salinas

Self-introductions were made: Mike Caplin (CPOA), Tom Carvey (Common Ground), Christine Kemp, Ernie Mill (SVCC and Mill Construction), Gwen Miller (SVBE), Juan Uranga (CCA), Wendy Elliott (CHISPA), Sheryl McKenzie (MCAR), Ron Chesshire (Carpenters Local 605), Jay Brown (Cattlemen/women), Mike Antle (Grower-Shipper), Luann Meador (MCVA), Chris Bunn Farm Bureau, Nick Lombardo (MCVHA), Brad Sullivan, Aaron Johnson (Grower-Shipper), Brian Finegan, Chris Steinbruner (SVCC), Tom Rowley (MCAR), Bob Perkins (Farm Bureau), Nancy Isakson (IGA), René Boskoff (Hospitality), Alfred Diaz-Infante (CHISPA), Rick Smith, Kurt Gollnick, Rich Smith, Pete Scudder and Scott Violini (Cattlemen/women)

Visitors: Bob McKenzie, Christopher Bunn Jr., Alex Hulanicki, Claudia Melendez, John Duval

- I) Public Comment Period (Public Comment for issues not on the agenda)  
Public comment: none
- II) Approval of agenda for June 17, 2004  
Approved as e-mailed
- III) Approval of minutes from June 10, 2004  
Approved as e-mailed.
- IV) Health and Safety Element
  - A) Geologic Hazards  
Aaron Johnson distributed a handout on Geologic Hazards and led the group discussion.  
Double underlines indicate the subcommittee's work.

Discussion as to whether maps HS-3 through HS-7 were drawn according to state criteria.  
Agreed that Monterey County maps should align with the state standards.

Goal HS-4: Geologic Hazards: no change to goal

Aaron: there had been suggestions to remove the maps, but they are required.

HS-4.1: Aaron read the subcommittee's language. In GPU3, coverage was extended to the "moderate" areas, which include almost every area in the county.

Nancy Isakson asked if the maps have been adopted. Nancy suggested that we use adopted maps, and the seismic maps are not yet adopted. Jay Brown said that from a practical point of view, we'll have to use the maps we have.

Suggestion to change title to "Geologic Hazard Identification." Christine Kemp asked (1) does this only apply to subdivisions? And (2) should we deal only with high hazard zones?

M/s/c to delete 2<sup>nd</sup> sentence.

Mike Caplin suggested adding language saying that there should be a site-specific study if a project is identified on the map as being in the moderate hazard area.

Aaron: this is an identification section, and puts the affirmative action of identifying the area on the planners' shoulders. Jay Brown said that there is a two step identification process: (1) look at the map to see which seismic zone you're in, then (2) later on, a study is performed. Wendy Elliott said that the primary identification is done with the map, but we should avoid the inference that all zones on the map trigger a concern. This is information that could be used by the planner as to which box should be checked on their checklist. Discussion about creating a "rebuttable presumption." In other words, there's a presumption, but also an opportunity to rebut the presumption.

Juan Uranga moved to delete the 2<sup>nd</sup> sentence. M/s/c to come back to 4.1 next week.

HS-4.2 Aaron: no changes to GPU3 language. 4.3 says that we'll use state maps when they become available. Aaron's "comment" was directed at the plan writers themselves, not the BOS. Change 'reviewed' to 'adopting.' Juan Uranga moved to accept the language as proposed by Brian Finegan. m/s/c

Definitions text box: Tom Carvey suggested removing the definitions to the definitions section. Nancy Isakson said that we don't yet have these definitions in the definitions section, but they will be added. m/s/c to move the definitions to the definitions section.

HS-4.3 State Seismic Hazard Zones: As per subcommittee recommendation. Discussion about when the County will adopt the State maps. The California Department of Conversation/Mining and Geology Board adopts the maps. Brian Finegan moved that we add language saying that when the state adopts the maps they shall replace the County's GIS maps. m/s/c

HS-4.4 discussion of Holocene faults. Development is not generally allowed in these areas. Nancy Isakson suggested adding, "Except for single-family wood frame and steel frame buildings up to 2 stories, not part of a development of four units or more." m/s/c

HS-4.5: discussion of whether or not to include "moderate" danger. On map HS-6, the entire Salinas Valley is in the moderate area. Discussion about relevance of the Uniform Building Code (UBC). m/s/c to strike the word "moderate." Brian Finegan moved that in 4.3 and 4.5, change the reference to the GIS maps to "Geologic Hazard Maps," and in 4.3 say that when completed, the state maps shall replace the county maps. In areas of high (strike moderate) geologic hazards, as identified by the maps, development may be permitted. Adopted as per Aaron's language of today. m/s/c

HS-4.6: Geologic Hazard and Geotechnical Reports: discussion about the flow of these policies. Change the order, so that the current 4.6 comes before the current 4.5. Discussion of how the sections are organized. 4.6 should be 4.4. Referred back to committee.

V) Definitions section

Nancy Isakson handed out a section of definitions, beginning with the letter "R."

Beginning on page 1 of Nancy's handout, Nancy and Brian Finegan led the discussion of the definitions. On the week of June 3, 2004, the group stopped working on the section of definitions under the letter "P."

## R

Riparian: adjacent to a natural water course. Discussion about “blue-line stream” which is what is shown on the USGS quad line topographic maps. Discussion about the criteria for a blue-line stream. Referred back to subcommittee.

Routine and ongoing agricultural activities: As per subcommittee recommendation.

Runway protection zones: As per subcommittee recommendation.

Rural areas: As per subcommittee recommendation.

Rural center: As per subcommittee recommendation. Add Ag processing to the definition. Looked up rural center in the Land Use element, but no reference was made to the Ag processing, per se. Add working “commercial, light industrial and wineries.” Discussion of the relation between this policy and the Salinas Valley Mayors’ discussion of city/county agreements. The Mayors were concerned about the revenue enhancement that comes from commercial uses. As per Kurt’s proposal.

Rural center tiers: deleted by subcommittee. As per subcommittee recommendation.

Rural lands: strike the first word, “Are,” and “small”. Otherwise as per subcommittee recommendation.

## S

Safe yield: As per subcommittee recommendation.

Salvage logging: stricken as per subcommittee recommendation.

Sand and gravel operation: not used in GPU3. Stricken as per subcommittee recommendation.

Selective logging: not used in GPU3. stricken as per subcommittee recommendation.

Scenic corridors: As per subcommittee recommendation.

Scenic corridor protection plan: As per subcommittee recommendation.

Scenic easement: As per subcommittee recommendation.

Scenic highway, designated: As per subcommittee recommendation.

Seawater intrusion: include the word “naturally occurring or”

Secondary dwelling: the subcommittee definition is consistent with the same section in LU. Wendy: change language to “secondary dwelling” instead of “dwelling unit.”

Section 8: not used in GPU3. Strike as per subcommittee recommendation.

Seismic ground shaking: As per subcommittee recommendation.

Senior Citizen Unit: As per subcommittee recommendation.

Septic system: strike “subsurface” otherwise as per subcommittee recommendation.

Serpentine: not used in GPU3. As per subcommittee recommendation.

Serpentinite: As per subcommittee recommendation.

Severe winter storms: not used in GPU3. As per subcommittee recommendation.

Service connection: As per subcommittee recommendation.

Shoreline access: As per subcommittee recommendation, taken from CPOA language. Mike Caplin will check the Coastal Act and e-mail Nancy as to whether “along” appears in the Coastal Act wording.

Significant effect on the environment: As per subcommittee recommendation.

Site: As per subcommittee recommendation.

Slope: As per subcommittee recommendation.

Solid waste: As per subcommittee recommendation.

Solid waste landfill: As per subcommittee recommendation.

Solid waste transfer station: not used in GPU3. As per subcommittee recommendation.

Source production capacity testing: As per subcommittee recommendation.

Special treatment area (STA): As per subcommittee recommendation.

Special district: change to “or special act.” Otherwise as per subcommittee recommendation.

Specific plan: As per subcommittee recommendation.

Sphere of influence: As per subcommittee recommendation.

Spreckels historic design guidelines: not used in GPU3. Strike as per subcommittee recommendation.

State highway operation and protection program (SHOPP) As per subcommittee recommendation.

State responsibility areas: As per subcommittee recommendation.

State scenic highway: As per subcommittee recommendation.

Statement of overriding considerations: not used in GPU3. As per subcommittee recommendation.

Storie index: not used in GPU3. Strike as per subcommittee recommendation.

Stream discharge: not used in GPU3. As per subcommittee recommendation.

Street, private: As per subcommittee recommendation.

Street, public: As per subcommittee recommendation.

Strip development: not used in GPU3. Strike as per subcommittee recommendation. Mike Caplin asked if these terms appeared in the Coastal Element.

Structure: As per subcommittee recommendation.

Structure, legal nonconforming: As per subcommittee recommendation.

Subdivision: change formatting to include the number "1" in front of the first definition. As per subcommittee recommendation.

Subdivision map act: As per subcommittee recommendation.

Subsidence: As per subcommittee recommendation.

Substandard housing: As per subcommittee recommendation. Used only in the Housing Element.

Substantial improvement: As per subcommittee recommendation. Kurt proposed "which equals or exceeds the market value of the structure."

Support: As per subcommittee recommendation.

Surface mining and reclamation act (SMARA): The subcommittee used language taken from the act itself. Bob Perkins moved that we just cite the California Code, section 2710 et seq or any amendments thereto. m/s/c

Surface water: As per subcommittee recommendation.

Sustainable development: not used in GPU3; strike as per subcommittee recommendation.

Sustainability: not used in GPU3; strike as per subcommittee recommendation.

Tax increment: not used in GPU3; strike as per subcommittee recommendation.

Technical, managerial and financial capacity (TMF): As per subcommittee recommendation.

Telecommuting: not used in GPU3; strike as per subcommittee recommendation.

Ten year cumulative substantial improvement rule: strike, as per subcommittee recommendation.

Threatened or endangered species: As per subcommittee recommendation.

Threshold of significance: capitalize the beginning letter. As per subcommittee recommendation.

Tide pool: not used in GPU3; strike as per subcommittee recommendation.

Traffic calming: As per subcommittee recommendation.

Traffic model: Strike 2<sup>nd</sup> sentence. Otherwise as per subcommittee recommendation.

Traffic shed: strike, as per subcommittee recommendation.

Trail: As per subcommittee recommendation.

Transfer of development rights (TDR): As per subcommittee recommendation.

Transient occupancy tax (TOT): As per subcommittee recommendation.

Transit, public: As per subcommittee recommendation.

Transit-dependent: As per subcommittee recommendation.

Transit oriented development (TOD): As per subcommittee recommendation.

Transportation agency for Monterey County (TAMC): As per subcommittee recommendation.

Transportation demand management (TDM): Strike “that are,” otherwise as per subcommittee recommendation.

Transportation systems management (TSM): As per subcommittee recommendation.

Trip: As per subcommittee recommendation. Delete “see traffic model.”

Trip generation: As per subcommittee recommendation.

Truck route: As per subcommittee recommendation.

Tsunami: Delete 2<sup>nd</sup> sentence; otherwise as per subcommittee recommendation.

The group stopped work at the end of the “T” section.

- VI) Reports from sub-committees
  - A) Finished Elements:
    - i) Land Use
    - ii) Ag
    - iii) ERME
    - iv) Circulation
    - v) Public Service
  - B) Elements in process:
    - i) Definitions
    - ii) Health and Safety
  - C) Issue analysis charts

Brian Finegan distributed a handout titled "Refinement Group, GPU3 Policy Issues (Identification of Problem Policies)

Jay Brown said that he worked with ERME and the Policy Comparison Table, comparing the 1982 plan with Title 21, and counted 380 policies in the 1982 plan. At the rate of 5-8 minutes per policy, a great deal of time would have to be invested to complete every policy in the 1982 plan. Jay suggested it would be better to have the subcommittees go through the 1982 plan and comment on those policies that seem to be the most important. The subcommittees should also look at ordinances, which really define what the 1982 plan is all about. When looking at the 1982 plan, its policies should be included with the ordinances.

Referred back to original subcommittees:

Land Use: Christine Kemp, Bob Perkins, Sheryl McKenzie and Aaron Johnson

Circulation: Kurt Gollnick, Tom Rowley and Juan Uranga

Ag: Kurt Gollnick, Jay Brown, Nancy Isakson, Bob Perkins and Aaron Johnson

Healthy and Safety:

City-centered growth subcommittee needs to reconvene.

ERME: Called natural resources, environmental constraints in the 1982 plan.

Water subcommittee:

Brian Finegan said that someone will have to go through the 1982 policies and distribute them to the subcommittees, who will use the form that Brian distributed earlier. Jay Brown and Nancy Isakson volunteered to do this. They will bring them back next week and will distribute them to the subcommittees.

D) Other items:

i) Update of GPU process

VII) Agenda building for next meeting:

VIII) Adjournment to meeting of Thursday, June 24, 2004, 12:00 to 5:00 PM, at the former Leadership Institute, 2354 Garden Road, Monterey