

DRAFT
Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, July 1, 2004
12:00 – 5:00 PM
Salinas Valley Builders' Exchange
590-A Brunken Ave., Salinas

Those present: Mike Caplin, Jay Brown, Christine Kemp, Chris Steinbruner, Tom Carvey, Brian Finegan, Gwen Miller, Juan Uranga, Kurt Gollnick, Brad Sullivan, Aaron Johnson, Bob Perkins, Ralph Riva, Tom Rowley, Sheryl McKenzie

Visitors: Christopher Bunn, Jr., Alex Hulanicki

Brian Finegan called the meeting to order at 12:30 PM

- I) Public Comment Period (Public Comment for issues not on the agenda)
Public comment: Christopher Bunn Jr. said that he attended the Keely/Patton press conference on Tuesday, June 29, 2004.
- II) Approval of agenda for July 1, 2004
Public comment: none
M/s/c to add compilation, composition and submittal of RG work to the County under VI (E).
- III) Approval of minutes from June 24, 2004
Public comment: none
Additions: add Pete Scudder to those present at the June 24, 2004 meeting. With this change, approved as e-mailed
- IV) Health and Safety Element
 - A) Geologic Hazards: receive final mark up
Aaron Johnson handed out the Geologic Hazards element, undated.

HS-4.5: compared this policy with last week's minutes. Clarify wording and placement of the word "high". M/s/c to add the following language: "In areas identified on the state or county geologic hazard maps as high geologic hazard zones, applicable site-specific technical reports shall be required." Last sentence as is. m/s/c

HS-4.6: in first sentence, insert instead of double underline: "In areas identified on the state or county geologic hazard maps as high geologic hazard zones, applicable site-specific technical reports shall be required."

HS-4.7: insert instead of double underline: "In areas identified on the state or county geologic hazard maps as high geologic hazard zones, applicable site-specific technical reports shall be required."

Old HS-4.6 deleted. Comment moved to follow.

OLD HS-4.7: deleted, comment moved
HS-4.8 (the former HS-4.7): no change from last week
HS-4.9: As per subcommittee recommendation.
HS-4.9 Naturally occurring asbestos: strike last clause, as per subcommittee recommendation.
HS-4.10: Demonstration of compliance: As per subcommittee recommendation.
Aaron will bring back the final version next week.

This completes the Public Safety Element.

V)

Definitions section

Brian Finegan handed out the “U” section. Compared with the 6/24/04 handout for definitions of “viable” and “wetlands”. Mike Caplin will bring th definition of “maritime chaparral” next week. Sig Christerson gave a copy of the “viable” definition to Kurt Gollnick, who will bring it next week.
For next week: “viable,” “maritime chaparral,” “noise generator.” Mike Caplin will check Coastal Act for “shoreline access.”

“U” section:

Ultramafic rock: As per subcommittee recommendation.

Unique farmland: Use definition from state farmland mapping work from Dept of Conservation, Farmland Mapping and Monitoring Program (FMMP). This is available on the Dept of Conservation FMMP web site. Discussion of differing definitions of “prime farmland” in GPU3. The state uses these definitions only for record keeping, while the County had apparently intended to use these definitions for regulatory purposes. The only place this term is used in a GPU3 policy is in CZ 11.1. The term is used widely in the 1982 General Plan.

Under the FMMP, unique farmland is lesser quality soil that does not meet the criteria...

Urban areas: As per subcommittee recommendation.

Urban/Wildland interface: not used in GPU3; strike as per subcommittee recommendation.

Urban reserve: change “believed” to “believes” to put this in the present tense.

Urban service area: strike staff and use from state LAFCO law. Typo in first line. Strike “means”. In 3rd line, insert after “a city,” the words “a district.”

Use, legal nonconforming: this definition was taken from Title 21.

Use permit: Strike the first 4 words. Discussion about administrative permits.
Work completed on the “U” section.

Needing definition of “viable” so postpone “V’s” until July 8, 2004.

“W” section

Wetlands: Mike Caplin read the definition proposed by the CPOA. Mike brought material from the Fish and Game Commission. According to Mike’s definition, wetlands are not areas that have been artificially created, while the County’s definition included all wetlands. On page 2 of the handout, paragraph 3, beginning with “Wetlands are lands transitional between...” there are 3 criteria, any one of which may identify a piece of land as a “wetland.” Page 4 of the handout, paragraph 4, beginning with “The Commission concurs with the...” and says, “when less than 3 indicators are present, policy application shall be supported by the demonstrable use of wetland areas by wetland associated fish or wildlife resource, related biological activity and wetland habitat values. Discussion of the role of the County and whether an extended definition is necessary. Should we have a County-style definition, or a definition on a more detailed level? General agreement on

detailed definition, including the language “Generally, wetlands are lands which are covered with shallow water at some time during the growing season of each year and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats and fens.” Last section, 2/3 of the way down, “Once land has qualified as wetland, the upper limit is, (strike “shall be determined as:”).

Discussion about creating a catalog of definitions.

M/s/c to finish the definitions section next week.

Definitions needed and assignments:

Wetlands: Aaron Johnson

Viable: Kurt Gollnick

Maritime chaparral: Mike Caplin

Non-native vegetation: Mike Caplin

Shoreline access: Mike Caplin

Noise generator: Mike Caplin

Noise receptor: Mike Caplin

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) 1982 General Plan Organization Subcommittee Work

Jay Brown led a discussion of how best to organize the comparison chart of the 1982 plan, GPU3 and problem areas. Suggestions:

- Use 1982 plan as the template, then pull in RG GPU3 policies. E.g. for General Land Use Policies, use the 1982 plan, objective 26.1, c.f. goal #1 in Land Use Element.

Jay distributed a handout, including the subcommittee members. Jay led the group through the handout. One or more persons from each group should read through the chart and identify policies that relate to their particular element. A number of goals will probably involve several different subcommittees, requiring coordination between the two groups.

Scheduling of meetings with subcommittees.

The subcommittees should look through their element and select the 1982 policies that correlate to their elements. This could then be gone through with a “needs change” or “looks okay,” etc. Mike Caplin suggested adding another column for references to GPU3 policies.

Discussion of pros and cons of 1982 Plan. Using an update of the 1982 plan would allow the County to continue to use Title 21, whereas if an entirely new plan is developed, Title 21 and existing ordinances would become obsolete.

D) Other items:

- i) Update of GPU process
- ii) TAMC presentation from Debbie Hale, 4:00 PM on July 8, 2004.

E) (added to today's agenda) compilation and composition submittal of RG work to the County. Discussion of how best to present the RG work to County staff.

Kurt Gollnick and Tom Carvey will form a subcommittee to find professional help for the final formatting of the RG work. Mike Caplin offered his help.

VII) Agenda building for next meeting:

- Finish definitions
- Receive final version of Geologic Hazards
- Report on producing the final version of the RG work
- Revised subcommittee list

VIII) Adjournment to meeting of Thursday, July 8, 2004, 12:00 to 5:00 PM, at the former "Leadership Institute", 2354 Garden Road, Monterey