

Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, April 6, 2006, from 12:00 to 4:00 p.m.

at Carpenters Local 605

751 Neeson Road, Marina

Those present: Juan Uranga, Ron Chesshire, Nancy Isakson, Bob Perkins, Alfred Diaz-Infante, Kurt Gollnick, Sheryl McKenzie, Christopher Bunn Jr., Jay Brown, Mike Caplin, Brian Finegan, Gwen Miller, Tom Carvey, and Tom Rowley

I. Public comment period (for items not on the agenda)

Public comment: none

II. Approval of agenda for April 6, 2006

Agenda approved, with addition of approval of minutes from the March 30, 2006 meeting.

III. Review of GPU4

A. Subcommittee reports

Noise Element:

Brian Finegan distributed copies of a comparison chart, comparing the GPU4 language with the 12/12/05 Board of Supervisors (BOS) study session.

Findings:

S-7.2: Deleted former S-7.2 entirely

Added new language to re-numbered S-7.2 (not inconsistent with RG recommendation HS-5.6)

Added maps of projected noise contours for airports, stationary sources and roadways

No action taken.

Public Services Element:

Nancy Isakson distributed a comparison chart, comparing “Policy as presented to BOS at Workshop,” “Board Direction,” and “GPU4.”

Findings:

Table PS-1, footnote #2: GPU4 does not include BOS direction to add the words “if feasible.”

Table PS-1, footnote #5: GPU4 does not include BOS direction to add the words “if feasible.”

PS-2.2: GPU4 does not include additions made by the BOS.

PS-2.3: GPU4 added the language, “...intensifies water usage on a site that is located in an...”

Public Services Element (con't)

PS-3.2: In the second sentence of this paragraph, the BOS direction was to use the wording, "Up to 50% of the average annual water use in ten of the previous twenty years may be *conserved* for the proposed development." GPU4, however, uses the wording, "Up to 50% of the average annual water use of the previous twenty years may be *used* for the proposed development." This does not reflect the BOS direction.

PS-3.4: BOS direction was to use the wording, "Specific criteria for the adequacy of new domestic wells *servicing two or more connections*, addressing both water quality and quantity, shall be developed." GPU4, however, says, "Specific criteria for the adequacy of new domestic wells addressing both water quality and quantity, shall be developed. This does not reflect the BOS direction.

PS-11.8: BOS direction was to use the wording, "To join the separated portions of the Lake San Antonio Park, acquisition of the *publicly owned lands* at the Old Hacienda and northern Lake San Antonio area shall be sought if Fort Hunger Liggett is closed." GPU4, however, says, "To join the separated portions of the Lake San Antonio Park, acquisition of the Old Hacienda and northern Lake San Antonio area shall be sought if Fort Hunger Liggett is closed." This does not reflect the BOS direction.

Circulation Element:

Kurt Gollnick distributed copies of the GPU4 "Goals and Policies: Transportation" with notes comparing the BOS direction with the GPU4 policies. Findings:

C-1.2: The wording "Define benefit areas" is an open question and needs definition.

C-1.3: Definition of "fair share." During the Nov. 28, 2005 BOS workshop, Supervisor Lindley made the comment that new development doesn't have to fix the old problems that existed at the time, but must pay their proportionate share of the impacts.

Tom Rowley raised the issue of the County's ability to become a "self-help" county which would assist in finding funding for the regional road system.

Agriculture Element:

Bob Perkins and Nancy Isakson led the discussion, comparing GPU4 with the BOS direction. Bob Perkins said that their job was to compare the language, to see if the BOS direction was carried out, and not whether this was something the subcommittee personally were in favor of or not.

AG-1-6, page 139: The 10-31-06 BOS workshop applies to this section. The term "farm labor" housing was used in the workshop, but GPU4 uses the term "farmworker housing."

AG-1.11 (new): This section has been added, and was not in the staff report during the workshop. Farm Bureau opposes taking things to the RCD. This was not the direction given by the BOS.

Agriculture Element (con't)

AG-2.7: BOS language differs with staff language that said, “shall be considered.” Distinction between “shall be considered” and “are considered.”

AG-3.3 Routing and Ongoing: GPU4 says “May be exempt,” not “shall be exempt,” as ordered by the BOS. Typo in paragraph “B” should read “*to* agricultural uses.”

AG-4.3 Wine corridors: Paragraph at beginning leaves out wording, “but not limited to....” 4.3 (a) talks about addressing number of artisan wineries, but 4.4 talks about not limiting wineries outside winery corridors. Language seems inconsistent.

AG-5.4 typo. Change “but” to “and.” Definition of surface water might be problematic. During the workshop, Supervisor Lindley said removing the term “surface water” and using the language from the Ag Advisory Committee. The staff did a good job of doing what the BOS asked.

AG-3.3 is still of concern.

- IV. Area Plans
- V. Wine Corridor
- VI. Community General Plan Initiative
Tom Carvey reported that he participated in a debate with Chris Fitz at Monterey Rotary this afternoon.
- VII. Promotion of RG work
- VIII. Other business
Scheduling for next meetings:
 - 4/13/06 Next week: no meeting
 - 4/20/06 Land Use, Safety Elements
 - 4/27/06 Economic Development, Conservation and Open Space, Airport Elements
 - 5/4/06 Definitions, Wine Corridor Elements
- IX. Adjournment (The time and place of the next meeting to be announced)