

Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, April 20, 2006, 1:00 to 5:00 p.m.

at the Monterey County Association of Realtors (MCAR)

201 Calle del Oaks, Del Rey Oaks

Those present: Christine Kemp, Mike Caplin, Bob Perkins, Sheryl McKenzie, Tom Rowley, Christopher Bunn Jr., Nancy Isakson, Kurt Gollnick, Nathan Chaney, Tom Carvey

Visitors: Jim King, Russell Stone

- I. Public comment period (for items not on the agenda)
Russell Stone said his group is interested in a project in Chualar and would appreciate input into what they are doing.
- II. Approval of agenda for April 20, 2006
Public comment: none
Tabled for lack of quorum
- III. Approval of minutes from April 6, 2006
Public comment: none.
Tabled for lack of quorum
- IV. Review of GPU4
A. Subcommittee reports: Land Use and Safety Elements
Safety Element tabled for lack of subcommittee report. To be done at the next meeting.

Christine Kemp led the discussion. A matrix of the Land Use Element was distributed. Sheryl noted that some parts of the chart contain RG language which was not decided upon by the Board of Supervisors (BOS).

The numbering of the following notes is taken from the left hand column of the matrix.

LU-1.6: okay

LU-1.17: this item has been renumbered from the staff report. It appears as LU-1.11 in GPU4. The language says, "only low to very low residential development shall be allowed," whereas the BOS had said that the phrase "very low" should be eliminated.

LU-1.19: this item has been renumbered from the staff report. It appears as LU-1.13 in GPU4. The maps that are included are amazingly broad. Land use designations are very broad. Carmel Valley, for example, is all yellow. Land owner requests have not been included in the maps.

LU-1.24: this item has been renumbered from the staff report. Wording changed from BOS recommendation of "shall" to "may" in GPU4. This change was not directed by the board.

LU-2.10 (new):

Discussion concerning policies over which the BOS gave direction, but may be missing from GPU4. S. McKenzie said that this had been taken into consideration.

LU-2.13: Question as to whether Supervisor Potter's suggestion to add "Environmental Impacts and Potential Mitigation" should be added.

LU-2.31: Suggestions from Water Resource Agency not included.

LU-2.42: this item has been renumbered from the staff report. GPU4 numbering is LU-2.38.

LU-2.44: this item has been renumbered from the staff report. GPU numbering is LU-2.40. Okay as is.

LU-6.4 (new):

LU-8.1: "established" changed to "considered."

LU-10: LU-10: this item has been renumbered from the staff report. The GPU numbering is LU-9. A definition of "critical watershed" has been added. This definition is also in the 1982 plan. The board took no action on this because they were waiting for more input from staff. Discussion about whether the BOS can approve this until they receive the information they asked for. RG recommends deletion of this policy until maps come back.

LU-10-2: Tentative subdivision maps. Nossaman report indicated that this language was not consistent with state law.

John Bridges letter re: secondary houses on large ag parcels. LU-2.10 large accessory dwelling units should be continued to be allowed with a use permit. P.

31. Suggestions were:

- Add sentence, "these policies should not apply to ag zoned parcels."
- "Second homes on large ranch parcels should be allowed."
- State law concerning secondary units apply here.

There is a placeholder for the 100% affordable housing overlay.

V. Area Plans

The area plans were not addressed during the BOS workshops. The area plan additions to GPU4 are very short. Discussion concerning the process for area plans: Is the idea to retain the existing area plans, or to use the ones included in GPU4?

It was agreed that the Area Plan Subcommittees should begin reviewing the area plans in GPU4.

The Area Plan Subcommittee assignments are as follows:

Toro Area Plan: Kurt Gollnick, Brian Finegan, Christine Kemp

Cachagua: Nancy Isakson, Mike Caplin

Central Salinas Valley: Bob Perkins, Christopher Bunn Jr., Aaron Johnson

Greater Monterey Peninsula: Tom Rowley, Sheryl McKenzie, Ron Chesshire

South County: Bob Perkins, Christopher Bunn Jr., Jay Brown

Carmel Valley: Nancy Isakson, Brian Finegan, John Bridges

Greater Salinas: Bob Perkins, Christopher Bunn Jr., Aaron Johnson, Alfred Diaz-Infante

North Monterey County: Christine Kemp, Sheryl McKenzie, Chris Steinbruner

Purpose of area plan subcommittees:

- Identify inconsistencies with BOS direction
- Take note of policies about which the RG would want to comment

Time frame for the area plan subcommittees:

Schedule of reports for coming meetings:

- 4/27/06 Economic Development, Conservation and Open Space, Safety (including Airport) Elements
- 5/4/06 Definitions, Area Plans

VI. Wine Corridor

Kurt Gollnick distributed copies of the Wine Corridor plan. Also see p. 143 in GPU4.

Kurt's handout has been approved by the MCVGA board. The process began 4-5 years ago, when Edith Johnson led public meetings that resulted in the development of the plan. 5% of the grapes grown in Monterey County go into a brand appulated as a Monterey County brand. Most go to the Napa Valley, Sonoma or a California brand.

The plan was read and discussed. Cf. Ag-4.3 (a)

Discussion about limitations on number of wineries on page 8 of the handout. It should be made clear that these numbers do not include existing facilities. It should also be made clear that the EIR that covers the wine corridors do not prevent others from working independently outside the umbrella of the wine corridor plan.

VII. Community General Plan Initiative

Discussion of the GPI.

VIII. Promotion of RG work

IX. Other business

- A. How to address other GPU4 policies. Tabled until next week.
 - B. Agenda building for next meeting:
 - 1. For the GPU4 elements that the RG has completed, highlight the inconsistencies and have them ready for the 4/27 meeting.
 - 2. First order on agenda for next week: review completed matrices for elements that have been completed.
- X. Adjournment (The time and place of the next meeting to be announced)