

Action Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, July 6, 2006, 12:00 to 4:00 p.m.
at Carpenters' Local 605
751 Neeson Road, Marina

Those present: Dennis Beougher, Brian Finegan, Tom Carvey, Tom Rowley, Mike Caplin, Christopher Bunn Jr., Tina Trujillo, Ron Chesshire, Roger Moitoso,

- I. Public comment period (for items not on the agenda)
Public comment: none
- II. Approval of agenda for July 6, 2006
Public comment: none
Tabled for lack of quorum
- III. Approval of minutes of May 4, June 22 and June 29, 2006
Tabled for lack of quorum
- IV. Review of completed GPU4 matrices
Public comment: none
- V. GPU4 issues from constituent groups
 - A. **Determine top ten issues**
There was discussion of what method to use to determine the top issues. Discussion of majority voting, or weighted voting.
- T. Rowley suggested including not only the top ten issues of concern, but also significant issues that are important to individual organizations.

Chair Finegan conducted a discussion of the issues of concern and listed them on chart paper. Consideration was given to those issues that would have the most practical effect over the next years if included in GPU4. This list appears below.

1. Goal OS-5 and policies*
2. LU-2.17b
3. Goal LU-9 and policies * (plan-wide)
4. Intro 1.5(a) and (d)
5. S-6.1
6. S-5.11
7. OS-3.6*
8. PS-3.2
9. Definitions
10. LU-8.6 (Open space used as buffer, or separation)

Discussion of policy PS-3.2. Questions that were raised included:

1. Why should water use be tied to 50% of the average annual water use over the previous 20 years.
2. Will every applicant have to analyze the entire watershed? This would be extremely expensive.

3. How can this be made consistent with the GP?
4. How is this data available?

Discussion of LU-2.14 (Affordable Housing Overlay) and LU-10.2 (status of “complete” applications).

B. Extract issues from “Definitions” section of GPU4

The definitions of the following words were discussed:

- “Critical watershed”:
- GPU4 has no definition of “agriculture”
- “Agricultural buffer”: was not in GPU4, but was in RG glossary
- “Agricultural lands”:
- “Agricultural land uses”: Comment: If you own land, you should be able to farm it, regardless of where it is.
- “Agricultural tourism”: the GPU4 definition would seem to be limiting
- “Affordable”: the GPU4 definition is limiting. Needs better definition.
- “Common public viewing area”: concern.
- “Development”: concern. Grading and cutting roads are done regularly by ag. Are fences considered “development?”
- “Concurrency”: GPU4 and RG both have definitions.
- “Critical watershed”: concern
- “Critical habitat”
- “Encourage”
- “Designated critical habitat” is not in the GPU4 glossary. RG had a definition of “critical habitat”
 - RG suggestion:
 - Critical habitat: Habitat that has been designated as critical habitat pursuant to the Endangered Species Act of 1973 as amended.
- “Encourage”: not defined as a prerequisite for obtaining a permit.
- “Fair share”: concern
- “Feasible”:
- “Housing unit”: Includes the phrase “a non-kitchen unit,” which is ambiguous, since by definition, houses have kitchens.
- “Long term water supply”:
- “Lot line adjustment”: GPU4 says four or fewer, but the Subdivision Map Act says that any number of lot lines can be adjusted.
- “Common public viewing area”: this has a definition in GPU4.
- “Moderate income household”: GPU4 says not over 120%.
- “Riparian habitat”
- “Ridgeline development”
- “Riparian woodland”
- “Rare and endangered species”: should read “threatened and endangered species”
- “Special treatment areas” concern
- “Total holding capacity”: an ecological term extended to human habitat
- “Viable”:
- “Wastewater treatment facility”: GPU4 mentions possible tertiary treatment.
- “Wetlands”
- Senior citizen units are excluded under the definition of “accessory dwelling unit”

- VI. Review Process for GPU4
July 19 is the first Planning Commission workshop
- VII. Community General Plan Initiative
There was no report
- VIII. Area plan consistency
Brief discussion of whether the RG should look seriously at the area plans at this point.
- IX. Promotion of RG work
- X. Other business
At next week's meeting, there should be discussion about concerns about definitions and the top ten issues of concern should be prioritized.
- XI. Adjournment to Thursday, July 13, 2006, location TBA