

DRAFT
Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, July 27, 2006, from 12:00 to 5:00 p.m.

At the Salinas Valley Builders' Exchange

20 Quail Run Circle, Salinas

Those present:

Christopher Bunn Jr., Michael Talia, Brian Finegan, Tom Carvey, Tom Rowley, Sheryl McKenzie, Mike Caplin

I. Public comment period (for items not on the agenda)
Public comment: none

II. Approval of agenda for July 27, 2006
Public comment: none

III. Approval of minutes of May 4 and July 20, 2006
Public comment: none

IV. GPU4 issues from constituent groups
A. Determine top ten issues

RG changed course during last week's meeting. Rather than 10 issues from RG and other additional issues, we decided that RG should be "umbrella" group for all of the issues, which could then be emphasized by the particular groups.

Last week Bob Perkins said there are discrepancies (where staff missed what the bos said), differences (where RG differs from gpu4), and widows and orphans.

There are about RG 33 issues. The "widows and orphans" list was reviewed at last week's meeting.

N. Isakson and M. Caplin were going to do the combined issues matrices, but this list was not available.

Discussion about the naming of the two matrices:

Matrix #1 was re-named "RG Remaining Key Issues"

Matrix #2 was re-named "GPU4 Policies that are Contrary to BOS direction or Without BOS direction."

Decided to change the columns in the matrices as follows: Page, Policy, BOS direction and date, comment (explanation), RG recommendation

Decided to write one policy per page.

LU-2.17(b): compare with RG language from RG-LU-4.1 through 4.7, which is long and complex.

LU-2.25: RE recommendation: strike the existing GPU4 language, substitute with RG language. Delete the narrative language in the "RG Recommended Change" column. This

should be on Table #2, since it's contrary to BOS direction. This was 2.29 in the staff report.

LU-2.25, page 34: Adoption of a community plan. During workshops, this was 2.29. 2.25 is exactly what was in 2.29 in the staff report. RG didn't comment on 2.25, but it's a remaining key issue, was on the white board at the Farm Bureau meeting. Include the wording to incorporate "fair share" concept into GPU4.

LU-2.29: okay as is in Table #1

Definitions: discussion of the the word "development" as used in definitions of Rural Centers. Definition: any activity on land or water, any structure, grading, intensity of use, subdivision of land. RG recommendation: use RG definition instead of the GPU4 definition.

Difficulties with the page references in the table.

Discussion and development of a format for a vertical page for presenting matrix information.

LU-8.6: Open space areas. This may be another word for buffers, and buffers are addressed elsewhere in the plan. See LU-2.7 and 2.8.

LU-1.18 on lot line adjustments. Replace the word "may" with "shall."

Work finished on Table #1.

Table #2, Land Use Element:

Title: Land Use Element

Subtitle: Comparison of BOS direction and GPU4

Columns: page, goal/policy #, GPU4, BOS direction date, comments, RG suggestion (which would be to use the BOS direction—do as the board advised).

LU-2.27: text of policy in conflict with BOS direction during workshops. Change word from "constructed" to "provided." M. Caplin tracked the changes in the language.

Goal LU 9 and all associated policies: Includes the wording "critical watershed areas." Delete this policy, both on page 60 and the glossary.

Table #2: 3 policies

AG-1.5: There is a list of "examples of policies."

10/31/05 BOS direction was to accept the AAC recommendation, which was to delete the list of examples of routine and ongoing agricultural practices.

AG-1.11: this appears to be a new policy. This was not included in the BOS study sessions, and not in 1982 plan, nor considered by AAC. This policy would require permits for farming, would makes the Resource Conservation District a permitting agency, which the RCD told the county they didn't want to be.

AG-2.7: Recreational uses on ag land. The wording in the Table (#2) is acceptable as is.

- B. Extract issues from “Definitions” section of GPU4

- V. Review Process for GPU4
 - Planning Commission discussion of GPU4
 - Discussion of Planning Commission review of GPU4
 - DEIR is supposed to be released Monday, 7/31/06.
 - An “Errata sheet” is supposed to be released on Monday, July 31st.

- VI. Community General Plan Initiative

- VII. Area plan consistency

- VIII. Promotion of RG work

- IX. Other business
 - For next week’s agenda, work on tables for Conservation and Open Space Elements

- X. Adjournment to Thursday, August 3, 2006, at the Monterey County Association of Realtors, 201 Calle de Oaks, Del Rey Oaks