

DRAFT  
Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, August 3, 2006, from 12:00 to 4:00 p.m.  
at the Monterey County Association of Realtors  
201 Calle de Oaks, Del Rey Oaks

Those present: Bob Perkins, Mike Caplin, Tom Carvey, Christopher Bunn Jr., Nancy Isakson, Brian Finegan, Tom Rowley, Bob McKenzie, Sheryl McKenzie, Roger Moitoso, Aaron Johnson, Christine Kemp, Sheri Damon, Rich Smith

Visitors: Jennifer James (MCAR)

- I. Public comment period (for items not on the agenda)  
Public comment: none
- II. Approval of agenda for August 3, 2006  
Public comment: none
- III. Approval of minutes of May 4, July 20 and July 27, 2006  
Minutes not available
- IV. GPU4 issues from constituent groups
  - A. Determine top ten issues:  
This item should be taken off next week's agenda.

First matrix reviewed was "Land Use Element: Remaining Key Issues"

Page 33; Policy LU-2.17b

Under RG recommended change, all this language is new.  
RG GPU3 doesn't have policy language that addresses this  
policy directly. Suggested language approved m/s/c

Page 34:

No changes

Page 42

Only change is spelling of "Spreckels"

Page 60: no change

Since this has been approved by the RG, T. Carvey will remove the footer that says "Working Draft—not for circulation" and will e-mail to RG members.

Second matrix reviewed was "Land Use Element: GPU4 policies that are contrary to Board direction, or without any board direction"

Start with page 29

Change "may" be allowed was done without board direction.  
Study session used wording "shall be allowed," but the wording

was changed to “*may be allowed*” in GPU4 without board direction.

Change wording to read, “Staff supports this change.”

Discussion of folding these two documents (the two Land Use matrices) into one for the PC.

Page 34 LU-2.27 Pajaro flooding. Reference 11/18 study session. RG comment approved m/s/c

Page 60: “critical watersheds.” References to “critical watershed” should be deleted. Lack of definition of “critical watershed.” m/s/c/

Third matrix, called “Agriculture Element: GPU4 policies that are contrary to board direction, or without any board direction”

There were two matrices for Land Use: “Remaining Key Issues” and “Contrary to board direction”

N. Isakson asked that the RG look at the Winery Corridor plan. M. Caplin will write this as a “remaining key issue.” AG-4 on N. Isakson’s list: where GPU4 language varies from board direction. N. Isakson distributed copies of a single page for today’s discussion.

Page 140 (error—change to 139):  
Accepted as is m/s/c

Page 140

Last sentence should be bolded: “Staff acknowledges that RG comment is correct.”

Page 141

Date of study session added. Strike “ERRATA” and put the remainder in bold. Change “shall be” to “are.”

Winery corridor handout from N. Isakson:

One of the original 43 RG issues.

Page 143 of GPU4 has a section of the wine corridor. AG-4.3 “support wine industry,” “develop a plan.”

Discussion of whether this also includes bed and breakfast establishments.

C. Kemp moved, N. Isakson second, that AG -4.3 should have a wine industry plan within the designated corridors. Concerning 4.3, R. Smith suggested retain first paragraph, but stop at “industry within the designated corridors” and strike the rest. Then strike the “a” through “g” list.

M/s/c that 4.4 should read: “These policies and the AWCP shall not limit the number of wineries within or outside of winery corridors, subject to conformance with all regulations of the underlying zoning district.”

- B. "Definitions" section of GPU4
  - C. Kemp expressed concern about definition of the word "development."
  
- C. Develop tables of remaining key issues for Conservation and Open Space Element
  - At this point, Chair Finegan left the meeting, and N. Isakson took over as Chair. The PC schedule was discussed. The agenda for August 16<sup>th</sup> shows: Land Use, Housing, Economic Development, Agriculture and the Winery Corridor Plan.
  
  - T. Carvey will check on the RG position for Economic Development and will also send out a reminder to RG members that the Aug. 16<sup>th</sup> PC meeting will discuss Land Use, Housing, Economic Development, Agriculture and the Winery Corridor Plan.
  
  - May need to have special RG meeting after 8/11, when DEIR will be released.
  
- V. Review Process for GPU4
  
- VI. Community General Plan Initiative
  - There was discussion about whether the CGPI will be on the November ballot.
  
- VII. Area plan consistency
  - Discussion of RG area plan subcommittees. N. Isakson went back and looked at GPU3 area plans. Compare GPU4 with 1982.
  
  - Review of subcommittees: Chair Isakson read the list of the area plan subcommittees.
  
- VIII. Promotion of RG work:
  
- IX. Other business
  
- X. Adjournment to Thursday, August 10, 2006, 12:00 to 4:00 p.m. at Carpenters' Local 605, 751 Neeson Road, Marina