

DRAFT

Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, February 26, 2004, 12:00 – 5:00 PM

At the Monterey County Leadership Institute, 2354 Garden Road, Monterey

Those present: Brian Finegan, Nancy Isakson, Jay Brown, Sheryl McKenzie, Chris Bunn, Ralph Riva, Aaron Johnson, Mike Johnston, Mike Caplin, Alfred Diaz-Infante (1:30), Tom Carvey (1:30), Kurt Gollnick (2:00), Gwen Miller (2:00), Luann Meador (3:15), Tom Rowley (3:40),

Visitors: Christopher Bunn Jr.

- I) Public Comment Period (Public Comment for issues not on the agenda)
Public comment: none
- II) Approval of agenda for February 26, 2004
Public comment: none
Agenda approved M/S/C
- III) Approval of minutes from February 19, 2004
Public comment: none
Minutes approved M/S/C
- IV) Water Element
Public comment: none

Nancy Isakson handed out the final version of the Water Element chart and an updated version of the “Water Element” (part of the Public Service Element).

Text box, page 2 of the handout:

There was discussion over the definition of “proven long-term water supply” (see the text box on page 2 of Nancy’s handout. Nancy searched, but was unable to find any definition in the County code about “long-term water supply.” Ralph Riva said the definition comes down to “safe yield,” and this term *is* defined. The parts that Nancy struck will be left in if they appear in the ordinance language. M/S/C.

LU-3.4: Verification of water supply for new subdivision:

The new language was taken from the code section and requires a guarantee of a 50 year supply. Strike “deemed complete” from the first sentence. Strike “for a 50 year period.”

2nd paragraph: strike “for a 50 year period.” Strike “rural” in the first sentence. The remainder of this section was adopted as per subcommittee recommendation.

LU-3.23: Water supply augmentation:

As per subcommittee recommendation, except strike “public involvement and insert the “and other stakeholders, including the public” instead. M/S/C

LU-3.24: Water Credit transfers and water transfers.

Add comment defining “water credit.”

LU-3.25:

There was discussion about water transfers from various sources. Referred back to subcommittee. Needs a definition of “basin” and language about water rights. Comment at the end of 3.25 okay M/S/C

Goal PS-4: Wastewater services, water reclamation and recycling.

Change “preserve” to “protect” in the last phrase. M/S/C

LU-4.1: New lot creation and community wastewater:

There was discussion about the various ways subdivisions could provide appropriate wastewater services. The intent of GPU3 is to require sewer hook-ups to municipal systems. Several other feasible types of wastewater management were suggested, such as “package systems,” septic, etc. The GPU3 language in this section would preclude clustering, as densities of less than 40 acres/1house would require hookup to a municipal system; building could therefore only take place where there is an existing sewer system.

LU-4.1 was compared with the GPU3 and the RG 100% Affordable Housing Overlay Policy and to LU-4.6. Mike Johnston suggested setting some lower bars to make specific adjustments for clustering.

The comment was suggested: “The provisions for community wastewater systems are provided for in other subsections.”

Mike Johnston suggested the following language, “For clustering, family units, affordable housing units (wherever located), acceptable sewage capability shall be created. Wastewater systems shall not be limited to municipal sewage systems where there are other feasible alternatives such as septic, package systems, etc.” Mike further suggested writing this as a separate policy, separate from the 40 acre policy.

Motion to send LU-4.1 back to subcommittee. M/S/C

M/S/C to have Nancy Isakson work on a new 4.5a for clustering, family lots and 100% Affordable Housing Overlay.

LU-4.2: Tertiary Treatment: as per subcommittee recommendation

LU-4.3a: Graywater use: as per subcommittee recommendation

LU-4.3b: Small Wastewater Consolidation: use the language, “where feasible” and take out PUC wording. Otherwise, as per subcommittee recommendation.

LU-4.4: Operating entities: deferred

LU-4.4b: Technical, Managerial and Financial Capabilities: Aaron Johnson said that this section is duplicative, as the state already determines TMF’s. Leave the first sentence with today’s modifications. Use the language, “Entities that are required to file TMF’s shall provide a copy to the county.”

4.5: Wastewater monitoring: as per subcommittee recommendation.

- V) Reports from sub-committees
- A) Environmental Resource Management Element (ERME): no report
 - B) Transportation: Kurt Gollnick showed the group the document this subcommittee has prepared. Circulation will be ready for discussion at the next RG meeting.
 - C) Land Use: no report
 - D) City/County Agreements: no report
 - E) Public Service: no report
 - F) Update of GPU process: see V (H) below.
 - G) Update of EIR: see V (H) below.
 - H) Strategy: There was discussion about who would present each element in one-on-one meetings with Planning Commissioners. Mike Johnston suggested creating a 2-3 page executive summary of each element and a separate, less-than-one-page review of the RG process.

Luann Meador suggested that on the first meeting, we should present what we have completed so far. Mike Caplin suggested printing the RG work by March 3, 2004.

Aaron Johnson suggested that during public testimony before the PC, each subcommittee should give 3 reasonable examples of what we’ve changed and why.

There was discussion as to what form the public testimony should take: a coordinated presentation or a series of different presentations.

Action: Next Wednesday we give them a binder with dividers and the sections we've finished so far. Nancy Isakson will coordinate the printing, and each group will share the cost. M/S/C

Tom Carvey will make up a list of the number of hours the RG put into the project.

- I) Definitions: no report
- J) Key Concepts for each element: no report
- K) Refinement Group Core Values: The group read and discussed the "Core Values" sheet dated 2/18/04 and made changes, tracked by Brian Finegan. The Core Values were adopted with today's modifications. M/S/C

- VI) Agenda building for next meeting:
Mike Caplin and Luann Meador won't be able to attend next week's meeting, so finishing the other half of Public Service will be deferred to the Thursday, March 4, 2004 meeting.

Circulation will be the next element to work on at the March 4, 2004 meeting. Kurt Gollnick said that their written work is ready.

Due to the March 11, 2004 Planning Commission meeting, the RG meeting will be moved to March 10, 2004. Tom will check with Plaza Hotel about this date.

- VII) Adjournment to meeting of Thursday, March 4, 2004, 12:00 to 5:00 PM at the Monterey County Leadership Institute