

DRAFT

Minutes

GENERAL PLAN UPDATE – REFINEMENT GROUP

Thursday, May 13, 2004

12:00 – 5:00 PM

At the Monterey County Association of Realtors office
201-A Calle Del Oaks, Del Rey Oaks

Those present: Brian Finegan, Sheryl McKenzie, Alfred Diaz-Infante, Aaron Johnson, Brad Sullivan, Mike Caplin, Gwen Millar, Rick Smith, Nancy Isakson, Juan Uranga, Tom Carvey, Jay Brown, Chris Bunn, Ralph Riva and Luann Meador

Visitors: Christopher Bunn Jr.

- I) Public Comment Period (Public Comment for issues not on the agenda)
Public comment: none
- II) Approval of agenda for May 13, 2004
Public comment: none
It was decided to move the Health and Safety agenda item forward on the agenda.
There were no other changes to the agenda. m/s/c/u
- III) Approval of minutes from May 6, 2004
Public comment: none
Approved as e-mailed. m/s/c/u
- IV) Economic Impact Analysis
Public comment: none
- V) Definitions section
Public comment: none
The subcommittee reported that their work is ongoing.
- VI) Reports from sub-committees
 - A) Finished Elements:
 - i) Land Use (needs to be converted from GPU2 to GPU3): no report
 - ii) Ag: no report
 - iii) ERME: no report
 - iv) Circulation: no report
 - B) Elements in process:
 - i) Public Service: Water section
 - ii) Definitions
 - C) Elements not yet started:

- i) Administration (Rich Smith and Aaron Johnson): no report
- ii) Coastal and Inland (Mike Caplin, Kurt Gollnick, Sheryl McKenzie and Nancy Isakson): Although this is element is not one of the 7 essential elements of a general plan, the group decided that this would still be a worthwhile element to complete.
- iii) Economic Development (Rich Smith)
- iv) Health and Safety
 - (1) Volunteers for the subcommittee: Jay Brown, Pete Scudder (Pete said he would work as a team with Gwen Miller), and Brad Sullivan.
 - (2) Noise
 - (a) Noise and air quality sections: Brian Finegan and Tom Carvey have worked on this section. They completed a portion of the work based on GPU2, not GPU3 and will have to update this work as per GPU3. The subcommittee is still working on the narrative section of the Noise Element.
 - (3) Emergency management and response and man-made hazards: Jay Brown, Christine Kemp and Chris Bunn have been working on this element. They distributed copies of their work.

Language that was added by the RG subcommittee appears in larger, bolded font. Deletions are tracked on the right-hand side of the handout.

Jay Brown led the group through the handout.

Goal HS-1: as per subcommittee recommendation.

HS-1.1: Emergency plans: Discussion of the County's role in implementing emergency plans. No changes to GPU3 language, as per subcommittee recommendation.

HS-1.2: no changes to GPU3 language, as per subcommittee recommendation.

HS-1.3: Inter-Jurisdictional Coordination: Aaron moved to strike "to reflect the level of development" and insert "throughout the county." m/s/c/u

HS-1.4: Geographic Information System (GIS). The subcommittee recommended no changes to GPU3 language.

HS-1.5: Emergency Service Levels and Major Residential Subdivisions:

In 1.5b, strike "focused" and insert "encouraged." Mike Caplin asked to change "shall" to "should." Also add "shall generally be encouraged."

Discussion about 15 minute time requirement for services. Jay said that high levels of service may not be needed in rural areas, although the GPU3 Table PS-1 mandates a 15 minute response. Chris Bunn: "improvements to services shall be encouraged in all areas of the County." Nancy: add "where appropriate and feasible." Otherwise as per subcommittee recommendation. 2nd sentence: delete "development" because the RG Table PS-1 deals only with subdivisions.

a) This section would force development in Community Areas only. Brad suggested: "County shall evaluate emergency services capabilities to better respond to emergency and disaster events." m/s/c/u

HS-1.6: Emergency Access: Strike “shall” and insert “may.” Add “where appropriate and feasible” to the beginning of the 2nd sentence. Jay: Add a sentence at the end “such protection and requirements shall be consistent with practices in other existing subdivisions and geographies.”

HS-1.7: Critical Facilities: No changes to GPU3 language were recommended by the subcommittee. Adopted as per subcommittee recommendation.

b) capitalize “fair share” due to the fact that this is a definition.

HS-1.8: Roads, Facilities and Utilities

a) no changes to GPU language were recommended by the subcommittee

b) instead of “with state and federal” seismic safety standards, use the word “applicable” seismic safety standards. Discussion about whether private roads and utilities should have to meet UBC standards. This section was sent back to the subcommittee for more work. First sentence has been approved.

c) as per subcommittee recommendation

HS-1.9: Evacuation routes: the subcommittee didn’t recommend any changes to this section. As per subcommittee recommendation.

HS-1.10: Tsunamis: There were no changes recommended to the GPU3 language. Adopted as per subcommittee recommendation.

HS-1.11: Existing development: the subcommittee recommended striking this section. Leave the first sentence, strike the 2nd sentence, add “feasible” before “measures” to read: “implement feasible measures to abate potentially dangerous... etc.”

Goal HS-7: Man-Made Hazards: There were no changes to the GPU3 language, as per subcommittee recommendation except removing the words “electromagnetic radiation.”

HS-7.1: Discretionary Development Applications:

Discussion about state GP guidelines, in which there is a list of “sensitive receptors” such as schools, hospitals, but *not* residential development.

Adopted as per subcommittee recommendation.

HS-7.2: as per subcommittee recommendation

HS-7.3: as per subcommittee recommendation

HS-7.4: Brian suggested adding, “where substantial evidence demonstrates that past site uses have resulted in significant hazardous materials”

“require a plan to remediate those risks prior to, during, and after construction.”

HS-7.5: Landfill Buffers: Discussion about which party should provide the buffers. This should be consistent with LU-9.16, which has to do with Landfill buffers. The Ag use should be protected from the landfill, not vice versa. Refer back to subcommittee for more work. Note: the Land Use subcommittee needs to look over their element and align with GPU3.

HS-7.6: Airport Land Use Plans: Aaron Johnson: change last word from “policies” to “plan.” Otherwise as per subcommittee recommendation

HS-7.7: Airport Safety Plans: Strike the first, redundant phrase. Brian Finegan tracked the changes to the subcommittee work.

HS-7.8: Airport Safety Zones: Strike in its entirety.

Water hazards:

Goal HS-2: Water Hazards: add “seiche” as per subcommittee: (an oscillation of the surface of a landlocked body of water (as a lake) that varies in period from a few minutes to several hours).

HS-2.1: Improve Community Rating System Classification: as per subcommittee recommendation with today’s changes tracked by Brian Finegan.

HS-2.2 as per subcommittee recommendation

HS-2.3: Flood hazards within community areas: Discussion about the Community Area in Pajaro being in the FEMA floodplain. The GPU3 language seems to be trying to circumvent this. Brian Finegan tracked changes to subcommittee recommendation.

HS-2.4: Creation of new lots in the 100 year floodplain: subcommittee recommended deleting in its entirety.

HS-2.4: New development on existing lots of record in the 100 year floodplain: Instead of “All new construction shall be elevated,” change wording to read: “All construction shall conform to FEMA requirements.” new habitable structures andmay be subject to mitigation measures including but not limited to raising floor elevations 1 foot above FEMA 100 year floodplain.” m/s/c/u

HS-2.5: rebuilding in the FEMA 100 year floodplain: back to subcommittee for work. Define “reconstruction.”

HS-2.6: There were no changes to the GPU3 language. Adopted as per subcommittee recommendation.

HS-2.7: Site Plan requirements: stricken by the County. As per subcommittee recommendation.

HS-2.8: Dam Failure and Tsunami Response: There were no changes to the GPU3 language. Adopt as per subcommittee recommendation

Sheryl McKenzie will type up the changes in the Water Hazards section.

Fire Hazards: Mike Caplin handed out copies of the subcommittee work.

Goal HS-3: Fire Hazards: as per subcommittee recommendation

HS-3.1: Fire Mapping: Discussion about additional language from the Fire Chiefs’ Association. As per subcommittee recommendation.

HS-3.2: Fire Protection Service Standards: Fire Chiefs recommended changes. Change title to “Fire Protection Service Standards for Residential Subdivisions,” striking “New Development.” Table PS-1 is mentioned. The RG changed the response time to 45 minutes. Sheryl made copies of the RG Table PS-1 and handed them out.

- a) Referred back to subcommittee to be made consistent with Table PS-1.
- b) Discussion about the Fire Chiefs recommendation to add the sentence, “Aboveground utilities shall be discouraged.” Motion to change language to read, “Underground utilities shall be encouraged where appropriate and feasible.” m/s/c/u
- c) Brian Finegan tracked the changes to this section.

HS-3.3: Annexations of New Subdivisions to Appropriate Fire Districts: Adopted as per subcommittee recommendation.

HS-3.4: Project Review: Discussion about what types of buildings should be subject to this review. “Residential and commercial,” “residential and habitable.” Mike Caplin suggested, “The County shall refer applications for habitable, institutional and commercial development to the fire authority.”
m/s/c/u

HS-3.5: Water Supply Systems for Fire Suppression: In the first sentence, add, new development for human occupancy.

HS-3.5 (b): Mike Caplin tracked the changes.

HS-3.6: Fire Hazard Reduction Measures: the subcommittee had stricken “recommendations made by,” m/s/c/u to restore this sentence.

a) Discussion about GPU3 language, which asks for a 30’ setback to property lines, but current regs require 15’.

Ended here at 5:00 PM.

- (4) Fire safety: Mike Caplin and Kurt Gollnick worked on this section. New handout as of today, dated 5-13-04. The previous handout should be discarded. When the PC made their recommendations, there was an attached letter from the Fire Chiefs Association.
- (5) Water hazards: Sheryl McKenzie, Nancy Isakson, Pete Scudder and Brad Sullivan volunteered. A handout was distributed today.
- (6) Geologic hazards: Aaron Johnson and Bob Perkins will work on this section. No handout as yet.
- (7) Health and Safety Section of GPU3: incorporates 2 of the 7 mandated elements. (Safety and Noise).
- (8) Air Quality: has not yet been assigned. Aaron Johnson and Brad Sullivan volunteered to work on this section.

D) Other items:

E) Update of GPU process:

Brian Finegan reported on the Planning Commission (PC) meeting of May 12, 2004, during which there was a discussion of the presentation of the PC recommendations to the Supervisors. The PC will write a letter which the chairman will read to the Supervisors.

Luann Meador suggested that the RG consider the Ag Commission. This item will be placed on the agenda for next week. m/s/c/u

F) Update of EIR

G) Coastal and Inland

VII) Agenda building for next meeting:

Remove Economic Impact Analysis from agenda next week.

Future meetings: June 3rd at Scheid, June 10th, at MCAR until 1:00, June 17th at Scheid. June 24th at MCAR.

VIII) Adjournment to meeting of Thursday, May 20, 2004, 12:00 to 5:00 PM at the Salinas Valley Builders’ Exchange, 590-A Brunken Ave., Salinas.