



**Steering Committee
Members:**

Chair

Peter McCrea

Vice Chair

Tom Andrews

George Bachich

Mary Ellen Boyet

Jon-Mark Chappellet

Stephen Cuddy

Debra Dommen

Tom Gamble

Michael Haley

James Hendrickson

Conrad Hewitt

Guy Kay

Carol Kunze

Carole Meredith

Beth Painter

Carol Poole

Jeff Reichel

Brad Simpkins

Stuart Smith

Bob Torres

Duane Wall

Approved

MINUTES

GENERAL PLAN UPDATE STEERING COMMITTEE

NAPA COUNTY OFFICE OF EDUCATION
2121 IMOLA AVENUE, NAPA, CA

WEDNESDAY, JUNE 28, 2006 – 2:00 PM

1. Call to Order/Roll Call

Peter McCrea called the meeting to order and roll was called alphabetically.

Present

George Bachich, Mary Ellen Boyet, Debra Dommen, Conrad Hewitt, Guy Kay, Carol Kunze, Peter McCrea, Carole Meredith, Beth Painter, Jeff Reichel, Brad Simpkins, Bob Torres and Duane Wall.

Absent

Tom Andrews, Stephen Cuddy, Michael Haley, James Hendrickson and Carol Poole

Excused

Jon-Mark Chappellet, Tom Gamble and Stuart Smith

Staff Present

Krishan Chopra, Hillary Gitelman, Howard Siegel, Nancy Johnson, Bruce Wilson, and Lori Maher

PMC

Kendall Flint

- 2. Public Comment** –Anderson of Angwin addressed the issue of the Angwin Urban bubble, noting that it leaves agricultural parcels vulnerable to housing development. She feels the value of agricultural lands on Howell Mountain is at stake and feels that sustainability is growing more and more grapes not putting it under concrete and asphalt. She asked the committee to make direction to the BOS & Planning Commission that they are concerned about this issue as she knows they are.

3. Update From City Representative – Carol Poole

No report

4. Action Items:

- a) Approval of Minutes from May 31, 2006 Meeting

Discussion: Correction to the minutes; Debra and Jim abstained from the decision of approval

of the minutes of May 10th due to absences. George Bachich abstained from the vote of approval for the minutes of May 31st.

Beth Painter noted that in Item 5 of the Recreation and Open Space Element, the last sentence of the second paragraph should read "... *parks would be appropriate and that they should not be precluded from the Recreation and Open Space Element*".

Add to the minutes on page 2, that one committee member asked for clarification of what is a funding mechanism.

Motion: Made by Conrad Hewitt

Second: Jeff Reichel

Vote: Motion Passed, 1 abstained

b) Possible formation of an ad hoc sub committee to work on trail map, trail policy and other outstanding issues in the Recreation & Open Space Element.

Motion: Made by Conrad Hewitt

Second: Carol Kunze

Vote: Motion Passed

Members: Carol Kunze, Carole Meredith, Stuart Smith, Tom Gamble and possibly Carol Poole.

c) Formation of an ad hoc sub committee for specified aspects of the Land Use Element including but not limited to the Angwin/Deer Park Urban Bubbles

Motion: Made by Conrad Hewitt

Second: Beth Painter

Vote: AIF

Members: Debra Dommen, Conrad Hewitt, Guy Kay, Beth Painter and Duane Wall

d) Nomination of Officers

For Chair

Peter McCrea nominated by Duane Wall, second by Jeff Reichel

Beth Painter nominated by Carole Meredith, second by Bob Torres

Vice Chair

Tom Andrews nominated by Conrad Hewitt, second by Guy Kay

Guy Kay nominated by Carol Kunze, second by Duane Wall – ***Guy declined***

5. Safety Element – Hillary Gitelman & Howard Siegel, County Staff

Hillary noted that the committee should only view the Fire Hazard map that was included in the Safety Element as a place holder because the map will be revised. Gabrielle Avina of the County Fire Department noted that she is more comfortable calling this map a "Values at Risk" map. A Fire Hazard or Fire Risk Assessment map will look very high off the valley floor and low to moderate on the valley floor. They are in the process of creating the Fire Risk Assessment map.

Hillary opened a discussion with the committee on what they felt were the "big issues" that still need to be resolved in the Safety Element. After discussion, Hillary then asked the committee for specific direction on how to revise the text to address these issues. The following out comes were reported:

- Revise Fire Map and provide 11x17 copies to the Committee for their info.
- Review/revise text box about the Hazard Management Plan – why isn't fire listed? -- maybe just define what the HMP is, how it's adopted, updated, etc.
- Include definitions of terms (e.g. "liquefaction") as footnotes, not as sidebars. Sidebars should be reserved for really important stuff.

- Safety Goal 1 should address education and outreach, not just planning and operations.
- Policy 1 – delete “good” and add phrase “and the level of risk they’re willing to accept.”
- Goal 2 – change possible to reasonable. Also search-and-replace “possible” elsewhere.
- Policy 6 & 7 – combine and revise to reflect and reference existing code requirements. Also make sure it’s clear that existing structures can remain where they are and clarify the relationship to Policy 2.
- Policy 8 – clarify that we’re seeking planting of native vegetation only where this will stabilize the slope, or re-phrase consistent with Policy 9.
- Policy 10 – re-word. This is unclear.
- Policy 11 – review with public works to ensure this policy reflects current practices.
- Policy 12 – shouldn’t the second sentence be an action item?
- Policy 13 – should be revised to reflect the county’s current practices. Caves are not considered structures and thus are not subject to all building code requirements. Access/egress and fire suppression requirements are determined by the Fire Department based on the cave’s use or occupancy. Mechanical, electrical and plumbing permits are required, and a building permit is required for the cave portal.
- We should add a policy under Goal 3 requiring the County to set a good example and meet or exceed fire safety and defensible space requirements for County buildings and roads.
- Policy 14 – start with the phrase “Consistent with building and fire codes,” and eliminate the words “restricted and/.”
- Action item 14.1 – define “urban development” somewhere. Also add a phrase “unless adequate fire services are provided.”
- Policy 15 – revise the last phrase to clarify that structures can be rebuilt even if no longer permitted by zoning.
- Policy 19 – omit reference to “fire hazardous buildings” – there’s no such thing.
- Omit goat side bar and EMF sidebar.
- Clarify that Policy 24 is consistent with current requirements.
- Move policy 28 to Goal 6.
- Policy 29 – are there federal standards related to EMF? I don’t think so. Also, revise policy so it relates to siting of electrical infrastructure as well as sensitive land uses (residential, schools, hospitals, child care).
- Add a policy somewhere about self-reliance after a disaster – County should support preparedness etc.
- Also include a policy about preparedness/responsiveness related to terrorism and civil unrest.
- Policy 32 – revise to say “Safety shall be considered in the maintenance and construction of all new roadways and related improvements.”
- Add something about safety having to do with all modes of transportation.
- Add a policy stating that State and federal agencies should ensure the safety of people using their land and facilities, reducing risks and un-reimbursed costs to the County.
- Policy 33 – x-reference the airport planning documents and make this policy statement specific to safety.
- Move Policy 35 to Goal 1.
- Policy 36 – revise “all types of communication.”
- Policy 37 – should refer to all critical infrastructures, not just wells. Also omit “internal combustion engines as.”
- Policy 39 – omit vital or critical. Also begin the last sentence with “Consistent with State and federal requirements,”
- Combine policies 41 and 42 and clarify to say something like “to the extent that the County is aware of special needs populations requiring extra assistance following a disaster.... Responders should be aware of these populations and provide assistance, etc., etc.”

Hillary confirmed with the committee that their next review of the Safety Element is estimated to be in late March of 2007.

6. Vineyard Development Ad Hoc Subcommittee Report – Hillary Gitelman-County Staff

The committee did meet and has done a lot of work; however, they do not have a report at this time. Staff will take the work the sub committee has done to date and incorporate it into the Conservation Element which the committee will see in draft format in September and will be a work in progress. Beth Painter noted that this is a very important piece that people will be looking at and they want to do it right and only once.

7. Future Agenda Items

- a) Election of Chair & Vice Chair July 26, 2006
- b) Circulation Element, July 26, 2006

9. Adjourn – 4:36 PM