

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> September 25, 2013 Time: 9:00 A.M.	<b>Agenda Item No.:</b> 1
<b>Project Description:</b> CONTINUED FROM SEPTEMBER 11, 2013. Conduct a public workshop to facilitate the development of draft regulations to address issues related to wells, continued from September 11, 2013.	
<b>Project Location:</b> County-wide	<b>APN:</b> County-wide
<b>Planning File Number:</b> REF120022	<b>Owner:</b> N/A <b>Agent:</b> N/A
<b>Planning Area:</b> County-wide	<b>Flagged and staked:</b> N/A
<b>Zoning Designation:</b> County-wide	
<b>CEQA Action:</b> TBD	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

This item was continued from September 11, 2013.

- a. Conduct a workshop to facilitate the development of draft regulations to address issues related to wells; and
- b. Provide direction on the preparation of draft regulations.

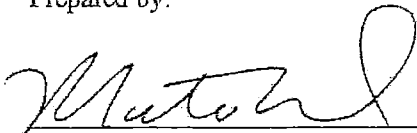
### BACKGROUND AND DISCUSSION:

On September 11, 2013, the Planning Commission conducted a public workshop on the development of regulations related to wells. At that workshop the Planning Commission received a detailed presentation from staff that covered a range of issues including recommendations from the Agricultural Advisory Committee (AAC), received public comment including several letters, and had initial discussion on each issue. The packet distributed for the September 11, 2013 workshop included a "Working Paper" and other relevant documents, including the minutes and packets from previously held workshops with the AAC.

The primary purpose of the workshop is for the Planning Commission to provide staff with recommended direction to facilitate the preparation of a draft ordinance and Administrative Manual. Staff will present the Commission's recommendations to the Board of Supervisors for final direction. Ordinance(s) and an Administrative Manual will be created based on this direction. Draft documents will then go through a public comment and review process including the Agricultural Advisory Committee, Planning Commission and final action by the Board of Supervisors. Ordinances will establish specific criteria that must be met and the Administrative Manual will address certain technical issues that may vary depending on location/conditions including the details of impact assessments and modeling, well testing protocols, well design standards and other aspects related to implementing the ordinances.

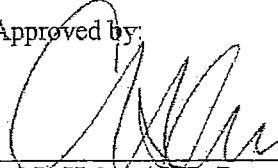
Staff presented the working paper, and the Planning Commission received public testimony, but the PC did not have time to discuss the issues before needing to adjourn due to lack of quorum. The PC continued the workshop to September 25. Staff recommends that PC begin with Commission discussion, then take any additional public comment from anyone who did not have the opportunity to speak previously or wants to address matters not already addressed by their prior comments.

Prepared by:



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Resource Management Agency

Approved by:



Carl P. Holm, AICP, Deputy Director  
Resource Management Agency

(831) 755-5394  
September 17, 2013

cc: Front Counter Copy, Planning Commission; Counsel (Strimling); RMA (Holm, Noel); RMA-Planning (Onciano); Env Health Bureau (LeWarne, Sandoval); MCWRA (Franklin, Gagne); Ag Commissioner (Roach, McGinnis); Nancy Isakson; The Open Monterey Project; LandWatch; Planning File REF1220022

Attachments: Provided with 9/11 staff report