

# MINUTES

## **GPAC Minutes**

*December 6, 2010*

### **1.0 CALL TO ORDER**

The meeting was called to order by Jay Corbin at 6:01 p.m.

### **2.0 ROLL CALL**

#### **In attendance**

Chris Plummer, Jay Corbin, Terrienne Palmer, George Mulopulos, Jeff Ohlfs, Paul Smtih, Steve Whitten, Marlana Brown, Lisa Pitts, Pat Flanagan

### **3.0 APPROVAL OF MINUTES**

Motion by Pat Flanagan to approve amended minutes, Second by Chris Plummer.

### **4.0 PUBLIC COMMENTS**

None

### **5.0 DISCUSSION ITEMS**

#### **5.1 Land Use Element**

Looking again at the document to Hogle Ireland and the city council:

##### Casino

Marlana made a suggestion that in the Land Use language that the GPAC not single out a casino and instead talk about the "tribe". Paul Smith suggested addressing the Casino in the circulation element. Paul showed increased concern about the location 800 feet from grammar school, it is a known tortoise habitat, and the social issues involved in a casino atmosphere. Chris Plummer inquired about the impact of development in this area on Sky's the Limit. Terrienne Palmer feels that the General Plan needs to address the land near the tribal land. Chair Jay Corbin is concerned with taking the Casino language out of the General Plan and addressing the potential development of 160 acre site. The GPAC reached consensus on addressing the Casino Issue and development including adding the word hotel to the document.

The GPAC reached consensus on Historic Land Use portion.

##### Septic/Sewer System

Steve Whitten distributed a few documents about Septic/Sewer Systems. In the CBRE study, it states a lack of a "downtown septic/sewer". Chauncey (Public—Works for Water Company) Highlighted that no one is talking about Nitrates. Paul Smith inquired if the city has a responsibility and oversight of treatment plants? Staff stated that there are no regular inspections and complaints to city would come in if the septic system stopped working. The city is making an effort to get more control over performance information of pocket treatment plants. Chauncey said he is not sure but thinks that a letter from the HOA is sent to Water Company about how the pocket plant is performing. Chris Plummer said he wants to see that studies to monitor Nitrates are taking place and determine if a Sewage Treatment Plan is needed. The Water Company only monitors wells they are pumping from. Vickie (Public) suggested that the GPAC remove discussion of costs in the document. Steve Whitten suggested we change the statement in the document to read:

Given the lack of information, the GPAC recommends that the city investigate this further before making commitment for a wastewater treatment facility and the city should possibly consider oversight of package treatment plant.

##### Non-residential development projections

Pat Flanagan feels that it is unfounded to use the FAR from inland empire.

GPAC agreed with Jay Corbin with our comment about the non-residential development projection being quite high for Twentynine Palms.

##### Clustering LU 5

Stephanie (Public) suggests allowing people control of clustering and there are rights, that the document says "required". Pat Flanagan reiterated that clustered design, minimize tortoise problems,

and the general plan should allow for clustering. Terrienne Palmer joined GPAC because of the clustering issue. Jay Corbin requested clarification from Staff—"can the city say thou shall cluster"? Staff answered that in the discretionary review, the city could make it required but one must be careful with development rights.

OHVs

Need language about OHVs in LU 5 suggested additions to General Plan:

The municipal code shall included standards for Prohibiting OHV in the overlay areas.

The municipal code shall included standards for Enforcement of illegal dumping in the overlay.

Miscellaneous comments...

Marlana suggested that in regards to the base, that the General Plan should provide consistent language in naming the Marine base. Throughout the General Plan and EIR, the Base is called various things.

GPAC feels that their should be consistency with regards to the naming as National Park Service and the Base .

#### **a. Solar uses/policies**

George getting calls to develop his property as solar developments. Staff brought to the GPACs attention the aesthetic issues, zoning, and finding places for this type of development. Marlana provided perspective and said that solar towers are bad for marine base. Courtney (Public) asked about transmission lines. Steve talked about FAA and that glare can disrupt radar signals. Marlana added that birds are attracted to the solar cells. Pat Flanagan talked about small solar developments which could be part of sustainability element and stated she feels that the city needs to have a sustainability element a la Palm Springs. George said the smallest development is 20 acres in San Bernardino County. Chris talked about funding for projects including AB811, SB 270 and SB 276 which all work with residents and cities to fund projects of this kind.

After discussion, the GPAC recommends city investigates solar development.

#### **b. Sustainability**

### **5.2 Circulation Element**

Circulation:

GPAC requests information from city engineer about the special study areas. What are we trying to achieve? Areas of concern include, reference to a 5-point intersection at Two Mile and Mesquite Springs/Larrea, a 6 lane road past the middle school and Luckie Park, and why are the same number of signals for 230,000 people suggested in the General Plan when we are looking at only 104,000 people.

Implementation Policy CI 1.14 the GPAC suggests be removed.

Implementation Policy suggestion: The city should encourage development of routes to work with the MBTA to provide tourists and citizens to decrease traffic and increase visitation to Park, downtown, Base.

Scenic Byway: Paul—Scenic route from Mexican border to Sierra Nevada or Colorado River. Pat—cannot get federal till you get county and state. GPAC recommends a new implementation Policy about a Scenic Highway.

Rural standards are also something the GPAC would like the city to consider in the General Plan.

### **5.3 Conservation/Open Space Element**

Motion by Chair Jay Corbin for an emergency item to be brought to the city council to ask for more time for the GPAC to finish its task.

Chris Plummer second

The GPAC was unanimous to put on agenda

Paul Motions that we Request more time from council. Chris Seconds

Discussion:

Jay feels we should request amount of time needed to finish and Pat agrees. Pat feels that the intensity is killer and that we should only meet every other week. Marlana aggress that we should ask for whatever time needed. Suggestion was made that we come with a proposed schedule to the next GPAC meeting. George and Steve want a specific time.

GPAC agrees that we should ask for as much time as we can get.

## **6.0 ADJOURN**

Motion to adjourn was made at 9:15 passed by consent.