

MINUTES

GPAC Minutes

March 28, 2011

1.0 CALL TO ORDER

The meeting was called to order by Steve Whitten at 6:02 p.m.

2.0 ROLL CALL

In attendance

Pat Flanagan(Chair), Steve Whitten(Vice-Chair), Marlana Brown, Jeff Ohlfs, Terrienne Palmer, Lisa Pitts, Chris Plummer, Paul Smith

3.0 APPROVAL OF MINUTES

3.1 February 7, 2011

3.2 February 28, 2011

3.3 March 7, 2011

Request from Steve Whitten and other members of the GPAC to receive minutes, and postpone the passage of the minutes till next meeting.

4.0 PUBLIC COMMENTS

This is the time for the public to address the General Plan Advisory Committee (GPAC) on issues within the jurisdiction of the GPAC that are not on this agenda. There will be a time limit of three (3) minutes per person.

No Public Comments

5.0 DISCUSSION ITEMS

a) Safety Element

General Plan update page SF-5: in the Earthquake section there is an editing error, remove the word about.

"Several earthquakes have been felt in the Twentynine Palms region in the last **about** 150 years, since..."

SF 1.3 page 60: CGPAC requests clarification of "State-Certified Professional" After discussion, the GPAC decided to leave this comment from George alone as we are not certain there is a better way to express the statement.

SF 2.6 page 62: The GPAC had a lot of discussion about alluvial fans and their dynamic nature. The GPAC feels that this policy needs to be rewritten.

Currently written: Prepare and adopt development policies to leave active streams in the alluvial fans in a natural, unobstructed state.

There are a variety of biological and CEQA issues involved with this statement. Also if you build up a pad, the water must course around the object and water does not always go where "we want" it. The GPAC feels the goal is preserve the values and dynamic nature of alluvial fans.

Pat's language: "Prepare and adopt development policies that minimize impacts on alluvial fans to preserve their value and acknowledge their dynamic nature. "

Paul's language: "Prepare and adopt development policies, which respect the biological values and dynamic nature of water movement on alluvial fans and leaves apparent active streams in a natural unobstructed state.")

SF 5.5 page 65: GPAC member comment on "hazardous material", GPAC disagreed feels that Hazardous material issues need to be enforced and that the current language should be preserved.

General Plan update page SF-34: Under Wild land Fires, second paragraph, the statement "some sections of JTNP have been mapped as having a very high fire threat." JTNP has not mapped this area as "very high fire threat."-JTNP has no fire threat maps. Pat references the Cal Fire- Fire Hazard Zones Maps to check what the state considers high fire areas. JTNP representative and the GPAC requests that Hogle Ireland, identify the source of this information, or remove

General Plan update page SF-53, Exhibit SF-3-This map of city evacuation routes shows Utah Trail, south into JTNP as an evacuation route. In the text narrative, it is identified that the Sheriff will designate evacuation routes. The National Park representative, says, that the National Park stands ready to assist the city in Mandatory Emergency evacuations. The National Park would like to stress routes through the park would be for declared emergencies and not routes of convenience for example if the highway is temporarily shut down because of a motor vehicle accident and at no time would semi-tractors would be permitted. The National Park is not intended for lots of traffic. The Park has and will work with city "during a

declared emergency, the Sheriff would designate the route. Staff commented that a framework is needed for Evacuation routes including major arteries. Staff recommends, we request clarification on the map.

The GPAC agrees with staff, that there is some confusion with the map including:

The comments in the upper section of the map do not sound related to the map elements.

Morongo does not go through to the highway.

Why do the lines terminate before the end of town?

General Plan update page SF-1 Purpose: Section 65302 of the State of California Government Code identifies seven mandatory elements in a General Plan, including Safety. Section 65302 (g) defines the hazards that need to be identified and addressed. These include:

- 1) Seismic hazards, including strong ground shaking, surface fault rupture, and seismically induced ground failure, such as liquefaction and slope failures;
- 2) Geologic hazards, including slope instability due to non-seismic causes, and subsidence;
- 3) Flood hazards, including storm-induced flooding, inundation resulting from the failure of water reservoirs, dams, and levees, and areas vulnerable to flooding after wildfires; and
- 4) Fire hazards, including both wild land fires and structure fires in the urban area.

Also included within this Element are wind hazards, the management of hazardous materials and policies for dealing with disaster preparedness, response and recovery. GPAC suggestions include:

1. Suggest replacing "need" with "are required".
2. Suggest list all the hazards to be identified, vice these include.
3. Capitalize the E in element

General Plan update page SF-11- Map showing Seismic Hazards, Exhibit SF-1-It is my understand the West Bullion Mountain fault may be in question by the USGS. Staff informed the GPAC that it is common to place these on maps.

General Plan update page SF-16-Tsunami/Seiche: Comment from Steve Whitten concerning tsunami/seiche as aquifer's although enclosed are not subjected to seiche issues.

General Plan update page SF-20-In the Twentynine Palms region, groundwater occurs in sediment-filled basins that are floored by crystalline rock, and bounded on their sides by faults or rock – both of which act as barriers to groundwater movement. For the most part, groundwater replenishment (recharge) in the aquifers occurs naturally by infiltration of storm water runoff that percolates into the alluvial sediments. During the last few decades, the rate of groundwater extraction has exceeded the natural replenishment, resulting in declining water levels and overdraft of the groundwater supply in more densely populated areas. This condition has prompted the development locally of artificial recharge. The closest recharge sites to Twentynine Palms are percolation ponds in the Yucca Valley-Joshua Tree area that receive water from the California Aqueduct via the Morongo Pipeline.

Twentynine Palms currently does not import water. Is the statement of "artificial recharge" accurate for 29 Palms? According to a member of the public who works for the water company, says Twentynine Palms is not recharging. The GPAC agrees with Terriane that it is not clear as to if the city recharges or not and this statement needs to be made clear that Twentynine does not have natural recharge and does not import water either.

General Plan update page SF-21-"To date, subsidence has not been studied or detected in Twentynine Palms" GPAC recommends that detected be taken out of the statement.

General Plan update page SF21- The information about the soils is incorrect. Pat Flanagan suggests consulting the EIR for soils information. The GPAC recommends that this information be checked and validated for accuracy.

General Plan Safety Element-Flood Plain Notification – (Purchasing or renting in these areas) A question arose about whether this is covered by Real Estate required disclosures? The GPAC felt it was and decided not to question or comment further.

General Plan update page SF-33-Implementation Policy: SF-3.1: Require property owners to maintain clearances between trees and power lines, to reduce the potential for downed trees and branches to come in contact with, and disrupt, adjacent distribution power lines, in conformance with the California Public Resources Code. The GPAC recommends replacement of "Require" with Educate and encourage, as we feel informational programs especially to new home owners is important.

General Plan update page SF-33-Implementation Policy: SF-3.2: Require the undergrounding of overhead utility lines in new developments, and review the cost benefit of systematically undergrounding the existing overhead utility lines in the planning area, to help reduce the impact of windstorms on the City's power system. After discussion, GPAC felt the intended goal is to have utilities underground throughout the city and this is a measure to create that.

General Plan update page SF-36-Implementation Policy: SF-4.3: Conduct regular inspections of parcels throughout the City, and require property owners to bring their property into compliance with fire inspection standards, including weed abatement and to encourage homeowners to follow fire-safe practices, including maintaining a fire-safe landscape, and keeping combustibles (such as fire wood) a safe distance away from all structures. The GPAC has the following questions: Who is

responsible for the regular inspections (City or Fire Department)? Who is to assure that inspections are being conducted? The GPAC requests answers/clarification to this.

General Plan update page SF-43-Implementation Policy: SF-5.9: Require an analysis for the presence of other related hazardous chemicals, lead-based paints or products, mercury, and asbestos containing materials (ACMs) when buildings or other structures, asphalt or concrete-paved surface areas are being demolished. If other hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, require proper precautions shall be taken during demolition activities and require the contaminants shall be remediated in compliance with California environmental regulations and policies. These actions are covered by Federal & State laws & regulations. The GPAC recommends that the statement should read " ... during demolition activities and require the contaminants shall be remediated in compliance with federal & state environmental regulations and policies".

General Plan update page SF-45-Fire protection planning is a key consideration in new and modified developments in Twentynine Palms. For all discretionary applications and most administrative applications, including building permit applications, a description of the project and/or plans are sent to the Twentynine Palms Fire Department for comment and clearance. Developments within Twentynine Palms are required to comply with all applicable County and State fire codes to reduce the opportunities for fires to start and/or spread, provide for evacuation of occupants and provide access for firefighters to extinguish the fire.-Suggest recommending the City pursue bringing the Fire Department under the City umbrella vice the Water District. The GPAC after discussion determined that the fire pursuing this is just not feasible.

General Plan update page SF-57-Implementation Policy: SF-6.5: Maintain mutual aid agreements with neighboring cities and the San Bernardino County Operational Area. GPAC asks what about the Mutual Aid Agreements between Department of Defense, Federal & State Agencies? Also the GPAC would like to add, "with the Fire Department, when possible and feasible". Also the GPAC would like to know, if it is possible to add information about the Mutual Aid agreements to the front matter?

b) Housing Element

Staff again informed the GPAC of how the housing element and certification works. Staff also discussed that self-certification is possible, but it can limit grant approvals.

General Plan update page HS-15 The City, due to the military domination of the economy, will continue to bear a disproportionate number of lower income families. The GPAC agrees with the base representative that this seems to be an assumption. The GPAC would like to know if there is a study to show this as valid. In general military families cannot qualify as low-income for low-income benefits under the state guidelines. The GPAC requests that this statement be omitted or site a valid source. If there is a study validating this information, G-5 would like to review it prior to this sentence being included in the General Plan.

General Plan update page HS-17 BAH stands for Basic Allowance for Housing and not "Basic Housing Allowance". Please fix.

General Plan update page HS-43 Biology section line 2, The South Coast Wildlands group published a study that designates (3) three primary corridors that connects the Joshua Tree area south of the City to the hills north of the City. To be grammatically correct, "connects" should be "connect"

General Plan update page HS-53-In the last paragraph, there are four "□" which should be spaces?-GPAC request this be fixed.

A comment from Jeff Ohlfs, is why is this the only element that has objectives, timeframe, responsible agency, and funding source for each of the Implementation Policies? This is not consistent with the other elements.-Staff commented that the Housing Element, has criteria much more defined then other elements. GPAC now understands this consistency issue.

General Plan update page HE, General Comment-Census Data--Suggest updating entire element with new data if possible.

General Plan update page HE, Page HS-17-BAH Info--Suggest updating with recent BAH if possible.

General Plan update page HE, Page HS-18-Is the unemployment data correct for 29 Palms? Seems high-Suggest updating with new data if possible

General Plan update page HE, Page HS-24-How often is the CAP Homeless Survey conducted?-Suggest updating with new data if possible

General Plan update page HE, Page HS-28-Median Home Sales Price-Suggest updating with new data if possible

General Plan update page HE-100-Program HS-1: Code Enforcement

The City's Code Enforcement Division takes a proactive approach to gain compliance with City codes from private properties, both residential and commercial. The Division inspects properties as a result of regular patrols or from community complaints. Occasionally through these inspections structures are found to not to be up to code, particularly building code. These

deficiencies are required to be brought up to code to avoid any further penalties.- Currently the Code Enforcement program is not very proactive, but the GPAC would like for them to be as it is written in the New General Plan. The GPAC suggestion is to revise this to read: "The City's Code Enforcement Division provides a proactive approach..." "

General Plan update a general comment about ADA requirements: Are ADA requirements, addressed in the appropriate areas for multifamily dwellings and parking?

General Plan update page HS-45-The GPAC requests comments about natural gas be added.

c) Review of General Plan Comment Sheets (Land Use, Circulation and General)

Steve Whitten will send out the Comment sheet on Land use and Circulation

Marlana Brown is working on the Noise and Recreation comment sheets

Lisa Pitts will do Safety and Housing...

Pat Flanagan and Lisa Pitts will do conservation/open space.

d) Schedule of Future Meeting Dates

Schedule to have a meeting on the 4th... or the 11th... then the 25th...maybe...

e) Environmental Impact Report

i) Supporting EIR Technical Reports

6.0 GPAC MEMBER COMMENTS

Paul Smith had some comments/recommendation that information about the characteristics of Deserts should be included in the opening front matter to give people a better feel for the area. The wording came from this information about what a Desert is and its characteristics... in the opening front matter... Natural History of California by Allen Schoenerr Sunday April 10th Wine tasting...at 3-5

Steve will add this to the General Comments...

7.0 ADJOURN

Motion to adjourn was made at Adjourn at 8:25 p.m. passed by consent.