



Member Savage stated he did not think this area should be included as a Focus Area. He recommended a Chevron PowerPoint presentation that had been shown at a community meeting approximately five years ago, and was available on the City's website.

Chair Stopper clarified that the Chevron-owned property in West Coyote Hills had been added as a Focus Area at the last GPAC meeting.

Committee discussion was held regarding a new discussion and vote on whether to include this item, and it was decided that the previous decision to include the Chevron-owned property in West Coyote Hills as a Focus Area would stand.

#### Focus Area L – Chevron-Owned Property in West Coyote Hills

The following comments were received from the Committee:

- Right-of-way up Gilbert, Robert E. Ward Park, greenbelt area given to City in exchange for Specific Plan and Development Agreement in 1977.
- New Federal laws may require alteration of Specific Plan.
- Development Agreement has not been contested.
- This area has already received a lot of focus.
- City has already made a deal.
- It is private property, consider private property rights.
- Specific Plan has been in effect for approximately 30 years, could be another 30 years before development happens, what will ultimately be approved is unknown.
- Mission statement should be used across the board for new development, etc.
- Consider that the City has already accepted land for streets and park.
- High level of community interest in this area – it should be discussed.
- Primary focus of the community is on open space – many pros and cons – should be looked at in the context of the process, not project.
- Treat it as a focus area, not a project; do not change policy for approval process.
- Open space has been an issue since 1972 and a group of people have been working to preserve this open space since then – retain the integrity of the master plan.
- Plan is currently being negotiated – zoning is a gift.
- Should be developed in a rural manner, not clustered housing like Amerige Heights. No sidewalks, curbs, gutters, streetlights, massive grading. R-1-20 zoning.
- Allow people to enjoy the open space.
- Possibility of using a small piece of land for a green cemetery.
- Should adhere to mission statement.
- Development here is in the hands of the Planning Commission.
- What is Chevron willing to do for the community?
- Park that is going to be maintained forever – how many people visit the area and how many people would be utilizing the park?
- Preserve and protect significant natural features, i.e. five vista points, ridges, natural grading.
- Develop trail system that will be integrated with the City's existing trail system.
- Maintain largest amount of open space that is fiscally responsible, and make it accessible to the public as soon as possible.
- Further develop Ward Park, integrate with trail system.
- Support greenbelt concept – secure additional open space through clustering of homes.

- Plan should emphasize open space.
- Should be green irrigated, sustainable development, use green building methods.
- Focus area should not be used to slow down development approval process.
- Could be used in conjunction with the University.
- Accessibility to trails is important – don't cut it off with a gated neighborhood.
- Work done by activists and Chevron over the last 30 years is appreciated – develop a plan that tries to be agreeable with both sides.
- Larger lots for key areas – views, greenbelt concept with clusters helps continue a sense of community.
- R-1-20 and R-1-30 bring affluent neighbors who could participate in community, charities, and other organizations.
- Include Laguna Lake and Clark Park in this focus area.

The following comments were received from the public:

- Chevron presents a balanced plan.
- Maintain open space in perpetuity.
- Non-native plants can cause fires to occur – uses native plants.
- Development creates higher likelihood of exposure and sources of ignition.
- Irrigated areas would have to be maintained, i.e. mowed, etc.
- Landslides naturally occur in the area.
- West Coyote Hills illustrates ideas of desired use.
- Balancing open space with density, using greenbelts for transition, trails, species protection, nature center.
- Model for sustainable development and conservation education.
- Make Chevron a partner with the City for the nature center.
- Chevron to provide adequate trails, establish trust to build out trails and maintain them.
- City needs to decide to move forward, and provide access for people who want to use the space.
- Area around reservoir/tanks is a good place for stables.
- Would like to see Chevron plan implemented, giving public access to about 50% of the land, which will be maintained.
- Trails and nature center – create a respect for the environment and the history of the land through educating people.
- Family-oriented project – wildlife education.
- California gnatcatcher and cactus wren habitat – this project would help those populations.
- Change boundary of focus area to include Laguna Lake and Clark Park.
- Use land for education/research with the University.
- Coastal sage scrub currently in the area is going to become extinct.
- Focus on the park not on the buildings.
- Remediation plan should be included in case there is a need to clean up the land in the future (i.e. previous gas, oil uses)

After discussion, it was the consensus of the Committee that this focus area should remain.

Mr. St. Paul explained that, based on the comments received, a Draft Focus Area Report would be prepared and provided to the Committee.

Draft General Plan Outline Handout

Planning Manager Zelinka provided the Committee a draft General Plan Outline and explained the proposed structure.

Member Fitzgerald questioned why childcare had been included when the GPAC had decided at a previous meeting not to include it.

Member Haley asked if mansionization and some type of tree language could be included, and Mr. Zelinka responded affirmatively.

Vice Chair Griffin asked what was meant by "Community Service Finance" under "The Fullerton Economy" meant, and Mr. Zelinka explained it was the cost of City services, i.e. financing services to the community.

Member Harrell asked if "Open Space", as listed under "The Fullerton Natural Environment", was a mandatory element, and Mr. Zelinka explained the State required the City's Open Space Element to document open space resources and other natural resources that are part of undeveloped and undeveloped spaces, i.e. parks, creeks, etc.

Member Bushala commented on the issue of noise and the importance of addressing the topic.

**AGENDA FORECAST**

Mr. St. Paul explained that the Final Vision Statement and the Land Use Focus Areas would be presented to the Planning Commission in late January 2009. Staff would provide the Planning Commission presentation to the GPAC prior to the meeting. The next General Plan Advisory Committee meeting will be held in February. Staff would notify the Committee when a meeting date was scheduled.

**STAFF/COMMITTEE COMMUNICATION**

Mr. St. Paul reminded the Committee that Ethics Training was required of all Members, and the next training was scheduled for January 15, 2009 in the Council Chambers at 6:00 p.m.

Mr. Zelinka asked the Committee for clarification on the "Economic Sustainability" definition in the Vision Statement, and suggested the following: Economic Sustainability is essential to a local economy that remains strong into the future. This change was agreed to by the Committee.

**ADJOURNMENT**

Chair Stopper adjourned the meeting at 8:56 p.m.