

QUESTIONS WITH REGARD TO
LAGUNA STUDY

A. GENERAL QUESTIONS

1. Is the City the Appropriate Agency?
2. Is the level of sophistication for staff & governing boards of a city of 6,000 sufficient to carry out the study? Do we have the time that seems to be required?
3. What are the costs/source(s) of funding to the City to carry out any staffing?
4. What is relationship to upcoming State Parks Bond Issue (Prop. #70) in June? What if bond issue loses?
5. Is there a timing or schedule proposed to carry out Recommendations?
6. Has anyone researched the legal authority City has/hasn't?

B. FILL/NO FILL QUESTIONS

1. Was the City Council's existing City Council Policy No. 46 on Morris Street developments considered by the Committee, before you arrived at your recommendations?
2. Did the Committee differentiate between properties on West side of Morris; vs East side?
3. Did the Committee consider property owners along Morris St. are paying into a 20-year Assessment District to finance the street & utilities prior to developing their property?
4. If these owners now can't develop their properties, is some kind of compensation planned?

C. OTHER AREAS, FILL QUESTIONS

1. Can owners of existing (old) buildings remove and then replace their buildings (but on a higher "filled" elevation)?
2. Many owners of parcels have no way to meet the "no net fill" requirement, unless they excavate from elsewhere in the Laguna. Did the Committee contemplate this? Would it be permitted?
3. What is meant by "not be retroactive"? From when? (Date of presentation of the Study to the City Council? Date it's adopted by the Planning Commission? City Council?) or (date a Development Plan was approved?)
4. Are the recommendations in the Study unanimous?
5. Were other suggestions offered? What were they?
6. Did the Committee differentiate between previously developed properties below 76' and those where "no commitment" has been made by past city actions?
7. If the U.S. Corps of Engineers changes the flood plain elevation, as established by them, from 76' to 75', how does that affect your study? Would your study recommendations then apply only up to the 75'?

Some General Comments from
Bob S., Sue Nelson + Richard N.

- A
1. yes - within sphere + in concert with other agencies - lead by example
 2. yes in limited way - set policy + direction - seek funding for necessary studies. ask other more appropriate agencies.
 3. Ask city staff to be more knowledgeable + observant.
Need to have staff but not essential - draw on other sources.
 4. Best sources of funding - we need to find out mechanism.
If fails there are other sources.
 5. No schedule - ASAP - Denver report languished - time to act is now. Need to be prepared for Bond act funds.
 6. NO - City can't circumvent federal ^{state} Regs.
 - 7.

(B)

① NO-commissioned to look at Laguna.
considered morris street a different issue

② NO

③ NO

④ They can develop per policy 4b

(C)

①

Did not make land use study - generally fill is

②

detrimental but recognise that

③

due to historical precedent - some

④

filling will occur - very sensitive

⑤

application needed.

⑥

* Land Use Study