City of Menifee General Plan Advisory Committee
Meeting Minutes
April 17, 2010

CALL TO ORDER

The meeting was called to order by the Chair, Ken Gaunt, at 9:09 a.m.

ROLL CALL/INTRODUCTIONS

Present were: Community Development Director Carmen Cave, Planning Center Wendy Grant, Planning Center Randy Jackson, and the following GPAC committee members: S. Chagolla, D. DeGeorge, E. Dilginis, K. Gaunt-Chair, D. Herrera, E. Kroencke, L. Mazei, M. Rosen-Secretary, C. Sullivan-Vice-Chair. There were approximately four members of the public present.

Committee members absent: B. Bouris, D. Castillejos, S. Chandler, J. Gagnon, M. Mata, D. Stout, D. Temple, and R. Williams.

The Secretary distributed an attendance roster for everyone to sign in.

PUBLIC COMMENTS (non-agendized)

Glenn Bosworth noted that he was concerned about what was to be done with some properties. He did not believe that the City was doing enough to notify developers of meetings and that was why there was a poor showing of developers at the property owner workshop of March 11, 2010. (42 people attended).

TOUR OF THE CITY

The GPAC Committee left on the tour at 9:26 a.m.

A handout with maps was distributed to the Committee (appended to minutes).

The first stop was Focus Area #3 (Newport/Town Center).

The area across from Lowes on LaPiedra is owned by the Pechanga Tribe and will probably be used for retail/commercial. Across Haun there is a commercial area owned by Regent. This is intended for mixed use: retail, professional offices, and residential. There is a flood control channel put here as a consequence of putting in the shopping center which is 750,000 square feet and about 60 acres.

An overpass will be put in at Holland without an entrance to the 215. Staff are also discussing the possibility of a 215 entrance at Garboni.

The question of a Transit Center was discussed or perhaps a walking overpass.

The second stop was Focus Area #5 (I-215 and Scott).

This is going to be a major retail commercial area. At Scott and Haun there is a Walmart project, The Junction (commercial/retail), The Shops at Scott (small retail center), and Commerce Point with offices in front and warehouses in the back.

There is a widening project being worked on for the 215 (11 lanes) as well as for Scott Road (6 lanes).

The third stop was Focus Area #4 (Holland/Briggs).

This is the eastern incorporated area of Menifee. It has low density residential with unimproved dirt roads. We were informed that people here want to keep it rural with large

lots so that they can keep animals. The Committee will be faced with questions such as do we pave all the roads and what kind of residential or commercial facilities do we want to put there.

The next Focus Area that we went to was #1 (Ethanac/Highway 74).

We stopped on Menifee Road between Ethanac and McLoughlin. This is heavy industrial with some residential behind it. Heritage High School and the Edison Power Plant are here. No flood control facility was ever put here and that must be done before any development proceeds.

There is a train track on Mathews. Right now it is for freight only. It is in dire need of renovation. It is estimated that it will take a quarter of a billion dollars to extend the train from Riverside to Perris. It would be additional to extend it to Menifee with a possible train station at Mathews. The question arose as to the feasibility of putting some Transit Center here as well as at Area #3.

Some of the homes here are not up to code and some form of incentive help was suggested to try and help the homeowners to renovate them.

The last Focus Area that we visited was Focus Area #2 (Sun City/Regional Medical Center).

The area across from the Hospital may be used for Health Care Services such as offices for doctors, lab work, and other supplemental care. The Fleming Ranch which is near there will eventually have 1500 residences which will increase our need for Healthcare. Right now SW Healthcare services 27% of Menifee's homeowners for healthcare.

SCHEDULE OF NEXT MEETING

The next regular meeting of GPAC is scheduled for Thursday, April 22, 2010 at 6 PM at City Hall.

ADJOURN

Motion by Carol Sullivan and seconded by Marty Rosen to adjourn the meeting. This was approved unanimously. Chairman Gaunt adjourned the meeting at 12:45 p.m.

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Marty Rosen, Secretary