

**City of Menifee General Plan Advisory Committee  
Meeting Minutes  
June 10, 2010**

**CALL TO ORDER**

The meeting was called to order by the Chair, Ken Gaunt at 6:17 p.m.

**ROLL CALL/INTRODUCTIONS**

Present were: Community Development Director Carmen Cave, and the following GPAC committee members:

B. Bouris, S. Chagolla, D. DeGeorge, E. Dilginis, K. Gaunt-Chair, D. Herrera, M. Mata, L. Mazei, M. Rosen-Secretary, C. Sullivan-Vice-Chair, and R. Williams. There were approximately sixteen members of the public present.

Committee members absent: D. Castillejos, S. Chandler, J. Gagnon, E. Kroencke, D. Stout, and D. Temple, and Planning Center member Wendy Grant, and Planning Center member Randy Jackson,

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

**PUBLIC COMMENTS (non-agendized)**

None

**APPROVAL of MINUTES**

No minutes were presented for approval at this time because it was left off of the agenda. Next time the minutes for May 13, May 27, and June 10, 2010 will be presented.

**CURRENT AGENDA TOPICS OF DISCUSSION**

**NEW BUSINESS-Focus Areas 4 and 5**

**Focus Area 4**

5.1- Carmen Cave informed the Committee of questions that the Planning Center had concerning the information we submitted. These included the following:

Should there be access to Bell Mountain via trails or roads for the public?

Should access be active as in parks or ball fields or other developed areas, or should it be passive as in just walking and riding trails?

Should it be left as open space?

Should we attempt to put power lines underground to maintain the rural character?

One Committee member explained that she wanted to see the area left rural and those rural areas already in existence be the only ones we have. She did not want to expand on the amount of rural areas we permitted because she felt that we would need large acreage for parks and other development for the City.

Another question from the Planning Center was, should the area South East of Bell Mountain be left rural as a buffer or should it be used for something else? If left as a buffer it would be next to the medium density housing and the rural estates.

Additional questions from the Planning Center were:

Should we preserve the wilderness lakes?

What kinds of mixed usage should the area North West of Garbani and Briggs be used for? Should we allow only small local shops like feed stores, small groceries, pharmacy etc?

What should be at the beltway on the East end of the City? Should we put in a ring road around the City to allow circulation?

#### **SPEAKERS-Focus Area 4**

Glenn Bosworth- He explained what would happen if we down zoned from 2 ½ acres to something smaller. He also explained that this is considered undeveloped property and they would end up paying \$5000 per year for the CFD and it could escalate.

Rick Croy- He lives on Garbani. He was concerned about zoning changes and the possible moving of rural properties.

Ron Sullivan- He is a Director of EMWD. He indicated that every Community needs a rural component, but water is not readily available to the large 2 ½ and 5 acre areas off of Garbani. They may have to pay a carrier to bring water to their homes. Wells in the region provide little (up to 5 gallons per minute) or no water. Large developments in these areas are therefore not practical. The cost to put water lines in would be considerable.

Jim Wang- He lives in the area at the corner of Briggs and Garbani. The development that was approved in that area is for 7000 homes. Would the City pay to put in the infrastructure that will be needed to accommodate this large influx of people? He would like to see his rural lifestyle left alone.

Janine Spalding- She lives on a 2 ½ acre plot on Lindenberger Road. 300 homes are proposed to go in which would ruin the rural environment. When we were unincorporated, the Supervisors agreed not to put in those 300 homes.

Melodee Waldman- She lives one block from Garbani. She is concerned about putting high density housing between the 2 ½ acre lots.

#### **DISCUSSION**

One Committee member stated that density represents additional profit to owners, and problems with water can be overcome. We need to have a balance of lifestyles and development. In Menifee we have the opportunity for some high density, some low density, along with transitions.

Another Committee member stated that we need to provide additional transition between Murrieta and Menifee and we need to know how the infrastructure will be handled.

The Committee agreed as follows:

Bell Mountain should be maintained as is. It should be passive, allowing walking, riding, and hiking trails only. No developed parks etc.

The mountain should be maintained as a transition.

Wilderness lake should be maintained.

North West of Garbani and Briggs there should be a mixed usage of small stores.

We should create a beltway around the City to help circulation.

### **FOCUS AREA 5**

This is the Scott Road area. Questions on this area included:

How are we to preserve the Scott Road policy area?

Land use was designated as low density residential and commercial. Should it now be rezoned, with the owners requests, to become commercial or business parks? Should some people be permitted to have a business and live there as well?

One Committee member informed the Committee that there are 70 parcels of land whose owners have agreed that they would like to change the zoning of the area so that they could put in Commercial or Business parks. This is an area about ¼ mile South of the Focus Area on the West of Haun.

### **SPEAKERS-Focus Area 5**

None

### **DISCUSSION**

It was agreed that we need to expand the boundary of Focus Area 5 to include the use changes proposed by GPA 1040.

We need to use a Business Park designation to mirror uses like the West Side and Rancho California Business Parks in Temecula.

Instead of overlays, we need to focus on underlying uses and add flexible components later.

The topography will help to define the transition from Business Park to rural.

Since there was a heated disagreement between 2 members of the audience, Carmen indicated that she would not permit that to continue and if needed, she would call in the sheriff to physically remove any offenders.

It was noted that at no time should any member of the audience have any direct discussion with a speaker or any member of the Committee. Any member of the audience is permitted to speak for 3 minutes either prior to, or directly after, the discussion by the Committee on any agenda item. The Chair will decide when members of the audience will be permitted to go to the podium to speak. There are lights at the podium to inform the speaker when their time is up.

### **Schedule of Next Meeting**

The next regular meeting of GPAC is scheduled for Thursday, June 24, 2010 at 6 PM at City Hall. There will be a presentation from the Safety Element (Fire, Flood, Earthquake, etc.). Randy Jackson will also give a presentation on Density.

### **ADJOURN**

Motion by Carol Sullivan and seconded by Debbie Stout to adjourn the meeting. This was approved unanimously. Chairman Gaunt adjourned the meeting at 8:01 p.m.

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Marty Rosen, secretary