



General Plan Advisory Committee

Riverside County 2008 General Plan Update

MINUTES

Meeting Date/Time: July 29, 2009, 9:00 AM

Location: County Administrative Center, Room 5C

Members Present: Dennis Chinaeff (Chair), Joseph A. Richards (Vice Chair), Mark Balys, Bill Blankenship, Barry Burnell, John Criste, George Hague, Michelle Randall, Steve Robbins, Matt Webb and Steve Pastor (Alt. for Steve Corona)

Members Absent: Tom Kirk, Stan Skipworth, John Snell and Ronald Sullivan

County Present: George Johnson, Ron Goldman, Jerry Jolliffe, Katherine Lind, Mitra Mehta-Cooper, Josh Lee, Cindy Thielman-Braun, Phayvanh Nanthavongdouangsy, Darcy Kuenzi, and Mark Brewer

Guests Present: Dan Silver (Endangered Habitats League), Dave Woodward, Nancy C. Lacey, Bob Wheeler, Greg Burnett, Jackie Spanley, Frank Miller, Gordon Lanik, Pam Nelson, Patricia Ratliff, Mike Naggar, Margie Breitkreuz, Scott Sewen (CA Dept. Fish and Game), Chris Morgan, and Joyce Schwartz

1. **Call to Order:** GPAC Chair, Dennis Chinaeff, called the meeting to order at 9:05 a.m.
2. **Roll Call:** Roll call of GPAC members in attendance (as per list, above) and introduction of County staff and guests/public attendees.
3. **Oral Communications:** Chris Morgan and Mike Naggar, representative of property owners within Reinhardt Canyon, request the reversal of the GPAC recommendation made on June 18, 2009 on a Parcel Specific County Initiated Change (Exhibit C8-16) due to the following reasons: a) the lack of notification to land owners, b) an opportunity to address issues raised and c) resolve pending issues associated with proposed development project and the City of Hemet. Katherine Lind states that because this request is an oral communication and not on the agenda, no action can be made on the item during this meeting. However, it would require a GPAC vote to discuss at a subsequent meeting. Matt Webb and Barry Burnell would like the recommendation reversed to hear all sides. Majority of GPAC votes to uphold the June recommendation with 10 to 2 vote. It was discussed that all concerns raised on this recommendation will be discussed further at the Planning Commission.
4. **Approval of Minutes:** Unanimous approval of minutes from previous meeting (June 18, 2009).
5. **Old Business:**
 - a. **Response to Comments:** Mitra Mehta-Cooper, Principal Planner presented letters received since the last meeting: Robert Hewitt (June 4, 2009) re: Lake Nuevo Area Plan issues,

especially the 2/4 du/ac Policy Area; Approximately 30 letters were received re: Northeast Agriculture Conversion Policy Area since November of 2008, these letters are categorized in three categories: old letters received prior to last meeting, new letters received since the last meeting and all letters received after the GPAC packets were sent out; Frank Miller (July 22, 2009) and Gordon Lanik (July 24, 2009) re: Anza Policy Area; Endangered Habitats League, Dan Silver (July 29, 2009) addressed series of items on the agenda; GPAC Member, George Hague (July 28, 2009) re: San Jacinto Wildlife Area, a note that this request was not received with adequate time for staff to prepare requested maps. Mitra requests that all comment letters be sent to staff by the Friday prior to the meeting.

b. Action Items from Last Meeting: The following items were carried over for discussion and possible action from the prior meeting.

- i. Northeast Agriculture Conversion Policy Area:** (Also previously referred to as the “Northeast Dairies Policy Area”). Mitra Mehta-Cooper, Principal Planner Riverside County, presented information on the Northeast Agriculture Conversion Policy Area located within the Lakeview Nuevo Area Plan. Out of the concern for land use compatibility issues due to development interest evident by a series of proposed and approved specific plans in the vicinity of Ramona Expressway, the Planning Commission directed Staff in July 2007 to propose a strategy for the long range planning for the area. Staff proposes the Northeast Agriculture Conversion Policy Area for the area of concern. The policy area includes Residential and Business Districts and outlines policies for flood plain, compatibility between Community Development and dairy/agricultural uses, and the continued operation of dairies and agriculture. Appendix E further outlines the allowed uses within this Policy Area. An environmental issues map was presented to the members. The GPAC discussed the item and provided the following comments to staff: have a discussion with impacted dairy owners regarding the proposal, clarify language in term of ‘non-dairy uses’ and agriculture uses in proposed policy 5.2, San Jacinto Wildlife Preserve should be clearly delineated, and wildlife preserve and hunting area should have buffer zones, MSHCP Criteria Cells should be considered, etc. The consensus from public comments was of opposition to the policy area due to the following reasons: proximity to wildlife and an active hunting area, water quality and supply considerations, habitat restoration, rural character of communities, preservation of open space and agriculture, implication of development impact on MSHCP, specific plan and land equity issues, and absorption capacity of the area. Mike Naggar, applicant representative, stated the dairies are in support of policy area because it provides for future transitions of uses.

Action: Unanimous vote to carry this item to the next GPAC meeting with the request for additional information on San Jacinto Wildlife Preserve Area, MSHCP issues and transition of development.

- ii. Anza Rural Village Overlay Policy Area:** Item carried over from previous GPAC meetings (June 18th and July 29th). Jerry Jolliffe, Deputy Planning Director provided a brief presentation on the background of the Anza Valley Policy Area. The proposal establishes the Anza Valley Policy Area covering approximately 89,000 acres with the existing Rural Village Overlay (RVO) in the middle. The intent of which is to integrate the Anza Vision and Goals endorsed by the Board of Supervisors on February 2006 into

the General Plan. The policies pertain to the Anza Valley Policy Area with detailed policies for the Rural Village Overlay. Comments from public includes the following topics for consideration: transfer of rights, scale of the village, need for water study, need to reconsider RVO boundary, encourage village nodes based on 15 min walking radius and other smart growth concepts, potential for vineyards and wineries as economic catalyst, and clarify language and the intent of the Anza Valley Policy Area that extends beyond RVO. In general the residents who spoke are in support of the Anza Vision and Goals with the need of the ground water study. Topic discussed amongst GPAC members included water availability, Rural Incidental Commercial Policy, CSD within nodes, moratorium on development, and revised RVO boundary to core area of Anza.

Action - Unanimous vote to carry item to the next GPAC meeting with the direction to revise to policy language to clarify policies that pertain to Anza Policy Area versus the Rural Village Overlay and to refine the rural village nodes.

- iii. **Prado Basin Policy Area:** Item carried over from the July 29, 2009 GPAC meeting. Josh Lee, County Planner presented the proposed policy and provided GPAC letters from Orange County Flood in regards to acquired parcels. Proposed policy allows for development to occur contingent upon Riverside County and Orange County Flood District review. GPAC discussed the need and intent of the policy area, proper placement of burden, eminent domain issues and existing Riverside County policies and process for Riverside County Flood District review.

Action – Unanimous vote to not create the Prado Dam Inundation Policy Area, but to make the map changes for acquired lands in the flood inundation area.

6. New Business:

a. Presentations and Informational Items:

- i. **Greenhouse Gas Emission Reduction Strategies:** Cindy A. Thielman-Braun, County Planning. Presentation on Greenhouse Gas Emission issues and the County’s proposed approach to addressing these issues. Three part concept approach: 1) General Plan Policies; 2) Environmental Impact Report for GPA 960 (EIR 521) will identify mitigation measure at a programmatic level to achieve consistency with state directives; 3) the Climate Action Plan (CAP) as an evolving mechanism for implementation of the identified mitigation and policies. Proposed general plan policies will be presented at a subsequent meeting.
- ii. **Vista Santa Rosa Policy Area:** Jerry Jolliffe, Deputy Planning Director. Due to time constraints this item was moved to a subsequent agenda.

b. Discussion - Proposed Action Items: (*Voting actions require quorum*)

- i. **Arroyo Watershed Policies:** Jerry Jolliffe, Deputy Planning Director. Information for Arroyo Watershed Policies was presented. Materials relevant to the development of these policies are posted online. These policies are an outcome of a study by and the ongoing efforts of the County-City Arroyo-Watershed Committee (CCAC). In June

2007, the Board of Supervisors endorsed policies that reduce the impact of human activities on watersheds and directed its incorporation into the General Plan. The proposed policies from the CCAC recommendation are proposed to be intergraded into four elements: Land Use, Circulation, Safety and the Multi-Purpose Open Space. GPAC discussions included the following: policies are applicable to unincorporated areas of the County; however, not much coordination has happened among various entities in charge of watershed management in the county. Additional revision and corrections to policies were distributed after the presentation.

Action- Motion to extend the meeting to 12:30 p.m. or soon there after was made; motion was passed unanimously.

Action – Motion to approve staff recommendation was withdrawn. Unanimous vote to continue item to a subsequent GPAC meeting to allow GPAC members to review the policies and new materials.

Action- Motion to extend the next GPAC (September 09, 2009) meeting to 3:00 p.m to allow time to discuss all continued items. Motion was passed unanimously.

- ii. **Circulation Element – Trials Map:** Jerry Jolliffe, Deputy Planning Director mentioned that proposed Trails and Bikeway maps are available online. General Plan would incorporate by reference the Regional Park and Open Space District's Trail Development Standards. Policies regarding trails and bikeways within the Circulation Element are still under development and will be presented to GPAC at a later date. General Plan would be updated in regards to trail acquisition, development, and operation and maintenance policies. GPAC advises for a general, less detailed cross sections for trails in the General Plan. Michelle Randall would like trails across private properties to be eliminated. Public Comment: Nancy C. Lacey stated that she is satisfied with elimination of trails on private properties in the vicinity of Mocking Bird Creek and Boulder Springs development and thanked Michelle for her hard work.

Action - Motion was made to approve staff recommendation with modification to trails map for eliminating trails across private properties and to remove the detailed standards from the General Plan and place them into a separate document. Motion passed unanimously.

5. GPAC Member Comments and Staff Announcements: None.

6. Adjournment: At 12:33 p.m., Chair Chinaeff adjourned the meeting until September 09, 2009, at 9 a.m., in Room 5C or other room (to be announced) if 5C is unavailable.