

Highgrove Municipal Advisory Council Meeting Minutes

October 28, 6:30 pm
Online via Zoom

- I. Call to Order at 6:32 pm by Cristina Tejeda
- II. Pledge of Allegiance
- III. Roll Call and Introduction

Jeff Girod
Kathryn Grimble
Jennifer Grob
Rachelle Roman
Cristina Tejeda

- IV. Motion to approve minutes for MAC meeting on Jan. 29, 2020; minutes approved
- V. Approve motion that two previous Mac Meetings on April 29 and July 29 were canceled due to COVID-19 protocols. Motion by Rachelle Roman. Motion approved.
- VI. New Business:
 - A. Reappointment/extend the terms for Jennifer Grob and Kathryn Grimble. Motion approved.
 - B. Status update on older Highgrove/Pigeon Pass opening:

Juan Perez, TLMA Director
Transportation and Land Management Agency

- Builds a transportation network to accommodate growth
 - Look at extension of corridor from Moreno Valley to Pigeon Pass, preliminary planning of where it would come out and where it would connect
 - At this point it is on hold, due to economic downturn related to COVID-19.
 - More discussions to come. Long-term project.
 - Regional housing needs assessment: To determine what growth is needed to keep up with Housing demand. Received allocations from state. Share concepts and thoughts for community input.
- C. Status Update on Land Rezoning in Highgrove

Robert Flores
Principal planner
Riverside County Planning Department

Peter Minegar/Project Manager
Michael Baker International

<https://planning.rctlma.org/HE6>

Overview of Housing general plan:

- Long-term land use and safety element.
- Just starting out.
- Rezoned Highgrove Town Center: Center Street North Neighborhood, Center/Spring Street Neighborhood.
- Process includes community outreach, public review of housing element, planning commission, approval hearing, submit to state for review.
 - Cristina Tejeda asked how many residents it will accommodate.
 - Jeff Girod asked about rezoning and infrastructure. Cristina asked for list of how Highgrove is currently zoned.
 - Jenn Grob asked about opening of Pigeon Pass. Shared concern about congestion and emergency use and additional schooling requirements with more residents.
 - Jenn Grob asked about zoning considerations that would require additional school sites.
 - Cristina Tejeda asked if there is a consideration for additional law enforcement.
 - Kathy Gray asked for clarification on numeric goal of 40,000 for additional residents. County is looking at several unincorporated areas. Kathy Gray asks if residents will have any voice in the decision.
 - Wendell Bugtai asks if Robert Flores will attend future meetings to provide specific numbers. Flores said it is a consideration.
 - Edwin Melgar voices concern over Pigeon Pass project. Opening corridor will turn into a 215/60 bypass. Nothing done to address growing population of Highgrove. Several things should be considered before opening Pigeon Pass. Juan Perez says it is a very long-term project. Perhaps as long as 5-10 years.

D. Status update of RUSD school planned for Spring Street
Angelov Farooq, Board of Education for RUSD, Trustee Area 3

- Getting a neighborhood school is a top priority in Spring Mountain Ranch.
- Measure O helps to make this possible. State bonds would allow matching funds.
- Highgrove Elementary, put in more than \$20 million, 99 percent complete.
- Already completed environmental process for the site. Wants community involved in the visioning process. Much more detail about how they will form committees.
- Already selected architect.

Sergio San Martin, assistant superintendent for RUSD

- Project originally called Helen Keller project, slowed down after 2008 recession
- Measure O provided new funding

- 13 acres
- Selected architect
- Why are we putting a school here? Spring Mountain Ranch is scheduled to build 1400 homes. Another potential 2000 homes are being planned.
- 1 of 3 schools being planned
- 800-1500 new students in the next 10 years
- 12-classroom building at Highgrove Elementary
- Preparing for 1,164 new TK-12 students in the next 10 years

Roger Clarke, President, Ruhnau Clarke Architects

- Many local, state and federal agencies regulate new construction of schools.
- General considerations of classroom loading standards. Still deciding if it would be a k-8. Other room: Library, art, music, multipurpose rooms.
- General considerations: Size of site, kids have areas to play, vehicular access and drop-off, site allows for future expansion, building placement provides optimum paths of travel, energy efficiency, fire safety, accessibility.
- Site location is on E. Spring Street.
- Design process: visioning/pre-design, schematic design, design development, construction documents, bidding and approval, construction administration, close out and move in. (Still at the very beginning of the process.)
- Year away from submitting schematic design to state.
- 14-15 month construction period.
- Who informs the design: Executive Committee including Superintendent and Board of Education, Design Committee will include district staff, educators and community members, Communications Committee including community members to inform the community, school reps and district staff.

Nadia Zeien and Jennifer Dubon

- Strategic process to collect data
- Visioning and pre-design include site visits, workshops to develop a unifying vision, educational specifications to share vision with the community.
- What is driving the layout of these spaces – co-teaching, outdoor learning, etc.
- What you can expect: project updates at Highgrove MAC Meetings, townhall meetings, ongoing communication and involvement

E. Sergeant David Robles from CHP was scheduled but did not attend.

- Cristina Tejeda mentioned that there is a lot of concern about speeding. Wendell Bugtai will follow up.

F. County Services Area (CSA) 126 Update

Mike Franklin, Economic Development Agency

mfranklin@rivco.org

- 1997 voted for \$120/parcel voter approved assessment

- For new developments, range is \$554 to \$3,005
- 1,927 parcels collecting \$231, 240 presently
- Why is there no full-time deputy? Region already qualifies for direct deputy residents. 1 deputy for 1000 residents. Paying for enhanced services: targeted enforcement, parole sweeps, money can only be spent in CSA 126.
- Process for removing assessment: Voter initiated to remove the tax. 2/3 voter super majority would have to approve it.
- 20-foot container set next to the existing container at the Community Center: vetted through the real estate department, already have parking issues. Not sure there is enough room. Mike Franklin offered to be the liason.
- Document reviewed is on Supervisor Spiegel website's in the news section.
- Edwin Melgar: Assessment is high but is happy with the way the area is being maintained. Are there any provisions to replace damaged trees. Mike Franklin said yes, there is money to improve the community and only be spent where it is collected. Once the community is built out, the assessment will reassessed to see if should be reduced.
- Cristina Tejeda asked if the CSA 126 form is being monitored. Mike Franklin said yes, it is.
- Shannon Mead asked about street sweeping in Spring Mountain Ranch. Mike Franklin said sweeping can't be taken care of until they are county. Currently they are owned by KB Homes and deficiencies have to be addressed beforehand.
- Barn/Horse Corral, proposal is to turn it into a dog park. Community concerns about the noise and trash. Working with the landscape architect. Proposals include building a large shrub/cypress row up to 40 feet high.
- Shannon Mead had concerns about vandalism, trash and loitering at the proposed dog park location.
- Cristina Tejeda noted the spray paint on the curb that indicates improvements that are planned. Mike Franklin confirmed it.
- Kathy Gray voiced concern about the tumbleweeds on Center Street. Sidewalk is not accessible. Mike Franklin said it's not a CSA area but he will reach out to the appropriate folks in the transportation department.
- Any additional concerns should be directed to mfranklin@rivco.org

G. Board member discussion and vote on MAC meeting frequency

- Discussion on board member frequency. Should it meeting quarterly, monthly.
- Jenn Grob said frequency should be increased.
- Rachelle Roman, Katie Grimble, Jeff Girod and Cristina Tejeda agreed every other month.
- Motion passed to increase frequency of meetings to once every other month. To be discussed at the next meeting.
- Jenn Grob asked if we reassess the frequency of meetings at the next 1-2 meetings.
- Wendell Bugtai will work with Matthew Maldonado to adjust schedule. Plan is to remain on Zoom (remote) for the foreseeable future.
- Next meeting will be scheduled for Wednesday, December 30, 2021.

- Kathy Gray asks that zoom meetings be posted publicly. Matthew Maldonado said all information is posted on Supervisor Spiegel's website page.
- Wendell Bugtai said the January 2021 meeting will have to be rescheduled because the frequency will be modified. Cristina Tejada asked that we can confirm the presenters for December 2020.
- Fire department, code enforcement, Sheriff/CHP are invited on a regular basis to Highgrove MAC meetings. Mike Franklin from CSA 126, Animal Control and Planning are also requested.
- Kathy Gray asked is Supervisor Spiegel will attend future meetings. Wendell Bugtai said it is being planned.

VII. Public Comments, 2 minutes each

- Kathy Gray has a concern about activity at an A-framed house on Center Street, S&W/C&W Services. Wendell Bugtai has asked Kathy Gray for more information to share with code enforcement.
- Code enforcement issues related to vehicles parked in public areas, illegal dumping can be sent to Wendell Bugtai at wbugtai@rivco.org

VII. Future Agenda Items:

- Katie Grimble: Impact of a new school on the rest of the Highgrove area outside of Spring Mountain Ranch.
- Shannon Mead: Dispensaries in Highgrove.
- Time of meetings, perhaps moving it earlier to 6 pm
- Frequency of recyclables.

VIII. Date of next meeting: January 27 may move to December 30 based on presenter availability

IX. Cristina Tejada adjourns the meeting at approximately 8:43 pm.

Minutes submitted by: Jeff Girod, Secretary

Minutes approved on January 27, 2021 by Highgrove MAC

