

Nuevo-Lakeview MAC Meeting

Thursday July 20th 2023

Nuview School District Board Room

6:00 PM:

- Pledge of Allegiance

6:01 PM: Call to Order—Roll Call:

- Nick Chizo
- Lawrence Droughn
- Ken French
- Greg Morris (Chair Pro Tem)
- Jaime Sanchez

All members of currently constituted Nuevo-Lakeview MAC present

- motion to approve minutes and agenda – seconded and approved.

6:02 PM: Introducing Nuevo MAC liaison Rick Ramirez:

- Ramirez invited attendees to take magnets/goody bag.
- Ramirez: “How many follow Yxstian Gutierrez on social media?”
- Ramirez: 2nd round of C.I.D. (Community Improvement Designation) funding – coaching clinics/efforts to get the word out – “the more applications we get, the better it is.”
- Ramirez: Why people want to build in Nuevo: “5th District looks like Texas...Nuevo is right in the ‘Hit Zone’”.
- Ramirez: “Help me help you...Call me, I’ll walk you through it.”
- Ramirez: ‘Hire a Senior/Hire a Vet’: similar to what Yxstian Gutierrez did as Mayor of Moreno Valley – funding for next 2 years, if we run out, we’ll ask for more funding.
- **Morris to Ramirez:** “How is the \$57 million in funding being allocated?” **Ramirez to Morris:** “I don’t have a whole lot of details on that yet”

- Ramirez: “Soft launch for San Jacinto Animal Shelter in September 2023...Supervisor Gutierrez committed to review it for 3 years.”

6:16 PM: Evan Langan, Principal Planner for Riverside County’s 5th District:

- **Morris to Langan:** “Were keenly interested in the planning process.”
- Langan: outlined differences between “Ministerial” vs. “Discretionary” projects
- Langan: “Discretionary” projects include involvement of County Supervisors and public hearings, far more extensive, reviewed by 17 different county departments.
- Langan: goal is for projects to comply with all standards.
- Langan: Analytical environmental documents (‘Negative Declaration’) must be taken to a public hearing to a public hearing body (Planning Commission and Board of Supervisors).
- Langan: After all compliance boxes are checked, project then goes to decision-making bodies
- **Morris to Langan:** “That’s hundreds of steps; if the survey is found to be faulty, can it be re-visited?”
- **Langan to Morris:** “That (mistakes) shouldn’t happen...if mistakes happen, they’ll be re-visited.”
- **Rick Ramirez:** Projects must go through checks and balances...I handle land use/land development...I give developers my check list.
- **Morris to Ramirez:** We’ve spoken about this RE, getting on the ground floor of projects.
- **Ramirez:** “It’s on the website; 2nd step is your voice.”
- **Morris to Ramirez:** Can we get a list of active projects?
- **Ramirez:** I will come and do a tutorial RE, ‘Map My County’.
- **Langan:** Stoneridge: specific plan, already approved...was mostly housing but now industrial – comments were received.
- **Nuevo Community member Christina Heldoorn to Ramirez:** I couldn’t get ‘Map My County’ to work on Chrome or Safari...I couldn’t access any.
- **Ramirez:** I’ll follow up on website accessibility.
- **Ramirez:** Please take some magnets/goody bags.

6:50 PM: Riverside County Director of Code Enforcement, Bob Magee:

- **Magee:** Quite frankly, the noise ordinance wasn't being enforced.
- **Magee:** Update on Short-Term Rentals (S.T.R.'s).
- **Magee:** The Board of Supervisors gave Code Enforcement more teeth to enforce nuisance noise violations.
- **Magee:** Description of noise issues in Temecula wine country and Coachella Valley.
- **Magee:** Discussion of zoning and noise decibels...subjective sound in excess of 200 feet.
- **Magee:** Goal is to establish a baseline between nuisance noise and people enjoying the evening.
- **Magee:** Because of high temperatures, noise survey is on hiatus in Coachella Valley.
- **Morris to Magee:** When will noise study be done?
- **Magee to Morris:** Noise study will be complete by end of 2023.
- **Magee:** To get Board of Supervisor's attention, write letters/show up at meetings...the Board wants something more quantifiable.

7:01 PM: Art Marquez, Waste Management:

- **Marquez:** Reviewed general services to Riverside County and recycling mandates from the State of California...Reviewed bulky items pickup, motor oil, and Christmas tree pickups...Reviewed AB 341 (mandatory commercial recycling) and SB 1383 (organic waste).
- **Morris to Marquez:** Tires taken? **Marquez:** no.

7:08 PM: Chuck Santone, Nuevo Citizen's Patrol – Community Safety:

- **Santone:** Last 4th of July Parade the most attended.
- **Santone:** Balloons are a safety issue for horses and people – 73-year-old volunteer was hit in the face with a balloon – could have been really bad.
- **Santone:** Nuevo Citizen's Patrol has logged 361 patrol hours since last May.
- **Santone:** We have 3 new members...if you want to volunteer, please see me.
- **Citizen to Santone:** Anything done to the water balloon throwers? **Santone:** it was scary/iffy – would you like to be the person responsible for stopping the parade?

- **Citizen to Santone:** How about no water balloons? **Santone:** you'll have to talk to Riverside County Sheriff about that.
- **Morris to Santone:** Have Riverside County Sheriff here to address?
- **Riverside County Sheriff Lieutenant Matthew Koser:** I'm going to address the water balloons.

7:13 PM: Riverside County Sheriff Lieutenant Matthew Koser:

- **Koser:** More calls in June – RSO always gets more calls when kids are out of school.
- **Koser:** If somebody hits another person with a water balloon, it is assault, we need to get called for that. If assault results in great bodily injury, that's felony assault. Lions Club, in the future, we'll plan and we'll do what we need to do.
- **Koser:** We have a deputy that is assigned to the area and then we have our special enforcement team, they are assigned to this area as well. A lot of times the deputy that is assigned to this area might have to go elsewhere to assist.
- **Morris to Koser:** This goes back to the ongoing discussion about patrol hours and how much time is spent in the community.
- **Koser:** We're seeing a decrease in response time because of the Lake Matthews station opening.
- **French to Koser:** I called RSO and it was almost a 3-hour response time, is that your average for a non-emergency call?
- **Koser to French:** No, that's a little above average, but I would have to look specifically at what was happening at that time...I can take a look and find out what was going on...I can bring the response time statistics to the next meeting.
- **Morris to Koser:** That would be great, more data is better.

7:18 PM: Lieutenant Palmer, California Highway Patrol:

- **Palmer:** From April 1st to June 30th, we had 5 DUI's in this area...13 crashes and one crash that was an injury...Our crashes are definitely down on Ramona Expressway thanks to the median project – it's working.
- **Palmer:** We have two more supervisors that started this month, and two more supervisors starting in September – more people to get more done.
- **Palmer:** 3 trainees got off of training, 1 on training, and 2 more in training a month and a half, a significant increase in staffing for us.

- **Palmer:** 138 DUI arrests in May, compared to 66 last year...we're attributing that to more patrol officers out there.
- **Palmer:** Nuevo DUI checkpoint: working with Board of Supervisors to plan/arrange
- **Palmer:** Radar trailer on Ramona Expressway intermittently.
- **Palmer:** Trucks with bottom-dump double trailers traveling through area, we're getting calls on that and we have increased our commercial enforcement.
- **Santone to Palmer:** What trucks are doing is they're going down residential streets and blowing through stop signs.
- **Morris to Palmer:** It goes back to the question of data, how many hours do we see CHP and how effective is it?
- **Palmer to Morris:** We don't track patrol hours for specific areas, that's not data that we collect, but can get operations going, we have an entire team of commercial experts, and they have mobile scales, etc.
- **Santone to Palmer:** You do track sites out here, right?
- **Palmer to Santone:** Yes we do.
- **Palmer:** If you want to know specific sites, I can get that data for you.
- **Palmer:** CHP doesn't differentiate from alcohol and cannabis, it's charged under 23152, 'driving under the influence'...there are some sections I can the data up, if you're interested.
- **Palmer:** Restrictions on county roads is done by the County, not by CHP.
- **Rick Ramirez:** The best thing to do for trucks is gather the information, compile it, and send it to the MAC, send it to us, and then we can partner with the CHP to set things up to capture them.

7:28 PM: Riverside County/Cal Fire Battalion Chief Ryan Lubben and (in audience) Battalion Chief Chris Matthews:

- Nuview Station 3 calls for service: 130 total calls last month – Station 3's engine responded to 125 of those calls...5 calls for service an engine from out of area came to assist.
- **French to Lubben:** Do you have a breakdown of those 130 calls, how many were fires, how many were medical, etc.?
- **Lubben to French:** There is a breakdown, I didn't look at the exact numbers...it could be a multitude of things.

- **Santone to Lubben:** We've had several incidents of late: a helicopter crash, a fire off of Juniper Flats Road, and the Pulsar Fire...all 3 of those incidents Nuvview Engine 3 couldn't access...There is an Edison maintenance road I told Chief Matthews...is there a mapping system to help fire personnel get to the incident site?
- **Morris to Lubben:** In the future, I think everybody's really interested in data, so if you could break it down between medical and fire, etc. that would be great.
- **Sanchez to Lubben:** Who is in charge of maintaining all your fire roads?
- **Lubben to Sanchez:** It all depends on who the landowner is...and the regulations and the process of going through improving those fire roads.
- **Sanchez to Lubben:** We've had multiple incidents on the roads – the roads are not being maintained.
- **Matthews to Sanchez:** We tried to push dozers up a lot of those roads, the problem is the rock – solid rock.
- **Sanchez to Lubben and Matthews:** Who can we contact as a MAC to help you guys out...the roads are getting worse and worse and never get maintained.
- **Lubben to Sanchez:** Really, it comes down to the landowner.
- **Sanchez to Lubben and Matthews:** It is a big safety issue living here and seeing the fires over the years, these gentlemen (fire personnel) can't get to the area quick enough.

7:38 PM: Old Business, with District 5 Principal Planner Evan Langan and Rick Ramirez:

- **(Cannabis Dispensary) - Morris:** The proposed cannabis dispensary in our town center in Nuevo...There are some questions about it...is there an overview or summary?
- **Ramirez:** My goal is to, the minute it comes to notification that it is going to the Planning Commission, my first calls, emails, texts, is to the Nuevo MAC, because we really need you to show up to the Planning Commission, so your voices are heard.
- **Langan:** The Development Agreement is essentially a contract between the County and the business owner...Once that's completed, that's the final step before the Planning Commission hearing.
- **Morris to Ramirez:** That's my question Rick: do they have a timeline to submit their Development Plan?
- **Ramirez to Morris:** There is no time limit, we have some at 2 years, 3 years, there is no time limit.
- **Morris:** So if they don't complete it, it could go on in limbo for years?

- **Langan to Morris:** Sure, yes.
- **Citizen:** They went from 'Nibble This' to 'Cake' – how can they just change the name, don't they have to re-apply?
- **Langan to Citizen:** "I prefer not speak to those specific details, I'm not the project planner...I don't have those intimate details."
- **Morris to Ramirez and Langan:** That's a big question, Evan and Rick, how they did that?
- **Ramirez to Morris:** We can't go into the details as Evan said, but they are still on that planning document as Cake/Nibble This.
- **Morris to Ramirez/Langan:** But it was an ownership change...if it's an ownership change, shouldn't they have to start the process all over again?
- **Langan to Morris:** Not necessarily, it's not uncommon for applicant's name to change, sometimes developers, property owners, etc. will purchase essentially an entitlement midway through, and continue on taking it to its conclusion – I'm not saying that's what happened in this case, again, I don't have any details, but it's not uncommon for names to change in the course of the process of approval.
- **French to Ramirez/Langan:** They ('Nibble This'/'Cake') had said at the last meeting (5-18-23) that they were at that they had some traffic surveys and different things like that...they said just to reach out to them, she gave me her email, she said she'd provide all that for me, I reached out two dozen times with phone calls, emails – I've heard nothing back from them and they refuse to answer any of my questions...Is there any way to get from the County or from your department (looking at Evan Langan) any of those surveys that were done?
- **Ramirez:** Once it comes out of the process, all of the information that's in there – I don't want to say it's public – but it's in that document.

Morris to Ramirez/Langan: Is there a record of the (2019 cannabis dispensary) survey or not? I'm more concerned about the survey of the people around that site, when they first kicked it off, because they said at the last meeting, we surveyed people, the majority wanted us here. And we challenged that, saying, give us that document, please, because we don't believe that. We have since talked to the people around there, and they have said, no, we told them we *didn't* want it. It's important because if we can dispute that survey as part of the process – you see where I'm going with this.

- **Langan to Morris:** I would say to work through the Supervisor's office, if anything has been submitted to the Planning Department it becomes public record...at the tail end of all of this when it goes to a hearing, a package of all of those materials will be put together and presented to the Planning Commission for a decision.
- **Morris:** At the Planning Commission meeting, once we see that survey, can we dispute it at the Planning Commission, saying we believe the survey is false?

- **Ramirez to Morris/audience:** What I would say is concentrate and focus on the tangible reasons why you oppose the project.
- **Morris to Ramirez:** But something as substantial as the survey that's being disputed, it could go to litigation...
- **Ramirez to Morris:** But we could go off-line on that, because you're focusing on something that may not even be there.
- **Droughn to Ramirez:** We can dispute it – names, phone numbers, address....
- **Ramirez to Droughn:** Make your disputes factual, make them tangible.
- **Morris to Ramirez/Langan:** So in the interim, we can't reach out to them ('Cake Enterprises'), because we don't have their contact information...we can't get that until the development plan, or can we get that?
- **Langan to Morris:** No, no, you can get that any time, that's all public records...
- **Morris to Langan:** Can I get that from you?
- **Langan to Morris (chuckling):** Through the Supervisor's office, yes.
- Discussion on misuse of 'Green Zones' terminology by 'Nibble This'/'Cake Enterprises', along with mixed-use zones.
- **Morris:** We're trying to get a large zoning map for our community printed out, that's a work in process...
- **Ramirez:** I would recommend you don't need to print it out...
- **Morris:** No, it would be a great visual aid for us, because when people come in and we start having these discussions, you can reference that map and see.
- **Ramirez:** That's up to you guys, but I think the Map My County website has filters, you can pinpoint.
- Wrap-up of discussion of proposed cannabis dispensary, brief points about Stoneridge...**Ramirez** said he would immediately communicate any news/developments regarding Stoneridge or any other proposed developments to the MAC/Nuevo community.
- **Ramirez** talked about a development close to Dunlap Road he described as "a good development", comparing it developments in Irvine.

7:54 PM: Public Comments:

- **Claude Troudt:** Comments about how people/businesses/trailer park in East Hemet were not aware of a recently approved cannabis dispensary in Riverside County's 3rd District, even though Riverside County Planning went through its process..."How can there be any opposition when nobody knows what is happening?"...Speaking of Cake Enterprises: "They lie, they cheat, they're dishonest."

7:58 PM: Nuevo MAC Council Comments:

- **Lawrence Droughn:** We appreciate all the 1st responders and volunteer responders, we appreciate you...This is a very crucial season...We have to have responses at the proper time to where we get our voices heard...Thank you, Evan/Rick. Just for the record, you're hearing that this community does not want the dispensary, because Supervisor Gutierrez supports the needs of the community. Workshops: we need workshops to support some of the things that are needed in the community and get all the information – it's important we show up for these workshops so that we can understand what the needs is and how we can oppose. To **Evan Langan:** you used the word, "attractive", for an incoming business to be "attractive"; the thing is, the dispensary is not attractive at all...we need to get the boxes checked to make sure these things are being vetted correctly. We want an attractive business in the community - what's attractive as a whole to every man, woman, and child - that there is an economic value for the community, so we need to make sure we look at that...'Discretionary' vs. 'Ministerial'...'Discretionary' requires us to have a public hearing...the Planning Department approves Conditional Use Permits (CUP's), so CUP's are what we have to oppose what is not attractive to our community...Let us always remember that your voice matters but we have to go in the proper steps to make sure that your votes are counted.

Nick Chizo: No comments.

- **Jaime Sanchez:** No comments.
- **Ken French:** Thank you to all the 1st Responders...MAC will continue to do community's bidding RE, the proposed cannabis dispensary...We need to work on and improve dissemination of information out to the community...Supervisor Gutierrez' website is more general Riverside County as a whole, not us locally...I'm personally going to help with getting more information get out to the community.
- **Greg Morris:** Thanks to **Rick Ramirez** and **Evan Langan**...Thanks to everybody here.

8:04 PM – Meeting Adjourned