

West Desert Municipal Advisory Council (MAC)

July 6, 2017 at 6:00 p.m. at the Cabazon Community Center

Staff's Meeting Notes

Attendance: 5 community members
3 MAC members
1 county Supervisor's Office staff
2 county Code staff
2 county Planning staff

Agenda Item 5.a.b. (Cabazon Community Plan Update)

1. Peter Hersh (Riverside County Planning Department) presented the project to the MAC and received the following questions during the presentation:
 - a. Community member #1 stated that Cabazon is located where the 2 highest peaks in Southern California come together during Peter's discussion of the project location and physical attributes.
 - b. MAC member #1 stated that the Cabazon Dinosaurs will not be going anywhere (or will not be removed from the community), when Peter identified them as a landmark that should remain.
 - c. Community member #1 stated that the "Pacific Crest Trail," which runs from Mexico to Canada runs by his house in the Cabazon Community Plan project boundary.
 - d. Supervisor's staff member stated:
 - i. The Banning Airport will end existing operations and will be closed, and the City will be adaptively reusing the site as a "rail port." He stated that he will provide county Planning staff with contact information for city Planning staff that should be contacted about the redevelopment efforts.
 - ii. The tribe (Morongo) will be voting soon on an expansion of the hotel/casino (in a non-vertical expansion).
 - e. Supervisor's staff asked if the Mixed Use was a "Millennials or Generation Z" trend as a preferred way of living (living situation/type of living development).
 - f. Community Member # 1 asked if the identified flood control berms and channels, as shown on the presentation by Peter, would flood the area where these facilities meet.
 - i. Supervisor's staff answered that these planned facilities are improvements to flood control.
 - ii. Peter also stated that currently the area is prone to flooding, and Flood control improvements would reduce the size of the area subject to flooding.
 - g. MAC member #2 stated that the train runs during the day also, when Peter stated that he believes Amtrak passenger trains run past Cabazon during the overnight hours only.
 - h. Supervisor's staff asked if Planning can provide a printed copy of the bubble land use diagram for display in the Cabazon community meeting room.
 - i. Community member #1 stated that Planning staff should add a railroad in the Infrastructure Need slide that Peter was discussing.

2. After Peter finished the presentation of the Cabazon Community Plan project, the following questions or topics were discussed:
 - a. Community member #2 asked what he can do with a property he owns on the north side of Main Street with the MUA land use and if he can use it for residential?
 - i. Peter Hersh replied that residential is allowed in the MUA.
 - b. Community member #1 suggested that the old gas station north of the freeway on Haugen-Lehmann Road should be planned as a “staging area” for the Pacific Coast Trail.
 - c. Supervisor’s staff asked what the process was for the community plan and what was the formal adoption process? And when can the community provide their comments.
 - i. Peter Hersh replied that the project is taken to Planning Commission for a recommendation to the Board, but the Board makes the final adoption; however, both are opportunities for public comment. Peter added that there will be an Environmental Impact Report (EIR) prepared for the project, which also has a 45-or 60 day comment period. However, stakeholder and community coordination will continue in order to develop a community plan before it is presented to the Planning Commission and Board of Supervisors.
 - d. Community member #3 asked what the definition of affordable housing is.
 - i. Peter Hersh replied that it is housing for people that make between 80% and 120% of the area’s median income with lower target incomes possible with subsidies.
 - ii. Robert Flores (Planning) added that he believes that the median income for a family of four (4) in Riverside County is \$65,000.
 - e. Community member #3 stated that the central part of Cabazon already has disadvantaged persons (community) and the east part of Cabazon already has severely disadvantaged persons (community), and he asked if bringing in affordable housing will devalue the property in Cabazon.
 - i. Peter stated that the market will dictate if affordable housing is incorporated in any future developments.
 - ii. Supervisor’s staff stated that Cabazon already has high density land use, which was changed with the Housing Element, as required by the law.
 - f. Supervisor’s staff thanked Planning staff to close the Q&A.