

# Winchester-Homeland Municipal Advisory Council

## MEETING MINUTES

Date: October 14, 2021

Place: Winchester Community Center, 32655 Haddock Street, Winchester

### Attendees:

Winchester-Homeland MAC:

- Andy Domenigoni, Chairman; James Horecka, Secretary; Gary Long; Jimmy Sheldrake.
- Our fifth seat is still vacant.

Ex Officio:

Opal Hellweg, 3rd District Legislative Assistant, was on vacation; Pacifica Hoffenberg filled in.

Members of the Public

Call to Order: Call to Order by Andy Domenigoni at 6:32 PM.

Flag Salute. Introductions.

Approval of Agenda:

Motion-to-approve by Sheldrake; second by Long. Approved unanimously.

Approval of Meeting Minutes from September 19, 2021:

Motion-to-approve by Long; second by Sheldrake. Approved unanimously.

**Guest Speaker:** John Hildebrand, Planning Director, Riverside County Planning Department.

- Hildebrand introduced himself & gave a brief bio.
- The Planning Department has a staff of ~35 at present.
- Status update and notes of interest for Winchester:
- There are two parks currently under planning & advanced planning.
- He mentioned the process of planning that we have been going through over the number of years. The work that we and the planning consultants have done was included by staff in our packet.
- The EIR is a huge chunk of the County General Plan amendment. It's about 75% done. There was a hiccup; they are now working to assure consistency and completeness. Hopefully it will be in good shape by December.
- Hildebrand stated that he intends to return to our WHMAC meetings monthly, to keep us informed of progress.
- Planning has established a Community Core Area in downtown Winchester, with focus on infrastructure, land use, design guidelines, etc. There is also a "Highway 79 Policy Area." In total, 50,000 acres; a lot of EIR work!
- Q: Who is doing the EIR? A: Planning is transitioning to another firm to do the EIR; Kimberly-Horn was doing it.
- Q: Infrastructure? A: There was a reduction requirement to slow growth, of 9%; that will go away, to be replaced with something else.
- Q: Timing? A: Consultant done in December. County review time. Perhaps hit January release for public comment.
- Q: (AL) Circulation Element? A: Planning is working to remove the LOS (Level of Service) requirement, and transition to VMT (Vehicle Miles Traveled). The VMT & LOS have been completed. Studying ways to mitigate traffic.
- Hildebrand mentioned the difference between General Plan vs Local Plan (which can change w/o changing G.P.).
- Q: (CD) Density Transfer Program, to be able to give incentives to developers in the core area? The notion seems to have stalled. Cindy believes such incentives are key to success; stated that Jerry Jolliffe helped. A: Hildebrand reminded us that Jolliffe retired. This is not a linear process. Planning is considering incentivization. This would have to be analyzed by the EIR. The idea hasn't vanished; still part of considerations. Cindy advised him that the Land Use Committee meets twice a month, suggesting that all work together.
- Q (GC) With Kimberly-Horn, we were talking about design concepts for downtown, including an off-ramp from the realigned SH 79 to Grand Avenue, connecting to McCall. A: That's all part of the process.
- Q: Will zoning look the same as it does now on the General Plan? A: Some land uses are being changed; in foundation. This effort is not doing "Zoning Consistency."
- C (JH): The WHMAC will be dark in November & December, so Hildebrand won't be able to attend those two months. Suggested he attended the WH Town Association meeting instead in November. A: Sounds good.

- Q (AD): We won't be surprised with differences in the new work as opposed to the work done under Kimberly-Horn, will we? A: No.
- Q (AD): May we keep this map? A: Sure.
- Conclusion: Hildebrand reminded us that info is on the County Planning Dept website. Applause for our guest.

#### Old Business:

##### A. General County update; Opal Hellweg, 3rd District Legislative Assistant:

- The Board of Supervisors didn't meet last week (holiday).
- Redistricting is a hot topic: Robin Brock, Deputy Chief, is reviewing all. She understands that our citizens with to keep the WHMAC solid & whole.
- Community Improvement: ARPA funds of \$1M are available, spread over 5 districts; \$200K each. These funds are aimed at helping non-profit organizations, related to COVID-19; must be 501(c)(3). Applications on website.

##### B. Sheriff Department update; Deputy Pendleton:

- Crime stats: September: 55 calls; 4 arrests.
- Q: Cannabis status? A: An on-going challenge; a never-ending list of problems. Recent hit: Bust worth \$5M.
- Q: What is the sheriff enforcing? A: There is a 6-plant limit for growing. Growing more is illegal, whether 7 or 7,000 plants. He noted an increase in violence and homicides. Problems with water consumption. Anza is an example, where illegal growers have dropped their water table to emergency levels. Each plant consumes 4-6 gallons of water per day; a thousand plants is a lot of water, drawn from wells or stolen. Also chemicals, runoff onto other properties. Growers are applying chemicals that have been illegal in the US for decades. He also noted that marijuana loaded with such chemicals is bagged by the growers and sent to market with it all.

##### C. Cal Fire Winchester Station #34; Ken Moffitt. Not present. No update.

##### D. EMWD Updates; Alma Ramirez:

- EMWD will host Water Fest "virtually." October 25<sup>th</sup>-28<sup>th</sup>; she brought fliers. The event will end with the EMWD Water Leaders event.
- Upcoming Town Hall meeting (in person), at the French Valley Library, November 4<sup>th</sup>. AR brought fliers.

##### E. Code Enforcement:

- No representative present; no report.

##### F. Assemblyman Kelly Seyarto's Office; Assemblyman Kelly Seyarto in person!

- Background: On the Murrieta City Council 1997-2006; took a break, and then returned, 2016. He noted that things have changed: the state seems to have taken a new role, with more of them trying to manage locally.
- Seyarto went through a long list of bills. He brought handouts covering this (or see state websites).
- Advised that office is the same as Assemblywoman Melissa Melendez's former office, on Kalmia in Murrieta.
- Stated that his goal is to be there when he needs us; and not when we don't.

##### G. Senator Melissa Melendez; Amanda Fisher:

- Noted several new bills introduced.
- Veterans' Expo: October 22<sup>nd</sup>, 10-2, free. Monte Leon Meadows. ~60 vendors. She brought fliers.

##### H. Valley Wide Park & Recreation District; Robert Byers, Recreation Supervisor:

- Completed another successful OLDlympics event. Theirs is the longest senior-specific event in California.
- The Playground here at the Park has been completed. The Park Accessibility improvements are nearly done.
- Autumn Elegance," a big fundraising event, is slated to November 5<sup>th</sup> at Soboba Casino.
- Announcement: The Valley Wide Board voted to rename this very room In Memory of **Dirk Meredith!**

##### I. Highway 79:

- No fresh news.

##### J. Land Use update; Cindy Domenigoni absent:

1. Winchester Community Planning update: Still awaiting DEIR.
  - a. Winchester-Homeland General Plan Amendment #1207: Awaiting EIR.
2. Cannabis Storefront Retailer – CUP #190032; not yet approved by the Board of Supervisors.
3. Crossroads / Boulder Crossing – TTM #38305 & TPM #38037 – NW corner of Hwy 79 and Domenigoni Parkway: Presently under construction. Rough grading complete.
4. Matthews Road: Proposed change of zone. See July Minutes.
5. SoCal Mulch CUP 200009 (Rich Soltiziak was present...)
6. RV Storage & Pod Storage PPT 190038
7. Val Daele Homes: Proposed 164 units on 14.9 acres (south of Salt Creek).

8. Riverside Views TTM 37670 (81 acres at Briggs & Old Newport Road).

- The next Land Use Committee (LUC) meeting will be Tuesday, October 19<sup>th</sup>. At the following LUC, in November, Cannabis will be discussed.
- Regarding SoCal Mulch CUP 20009: JS motioned to support SoCal Mulch; GL 2<sup>nd</sup>; all in favor.
- Regarding PPT 190038 RV Storage & Pod Storage: "No position."

K. City of Hemet update:

- No representative present; no report.

L. City of Menifee update; Doug Darnell:

- The city received a pre-application of development on the north side of Newport Road, north of the Stater Brother's center: 130,000 sf of commercial retail; 5 restaurants, of which 3 are drive-thru pads.
- The city is finalizing the Housing Element. To be discussed at the Planning Commission meeting November 10<sup>th</sup>, then to City Council. The Housing Element document is out for public review: Updated draft on website.
- Q (AD): What is the status of the partly-constructed theater? A: Unknown.

M. Other Old Business:

- Redistricting: The County will meet on October 19<sup>th</sup>. The main interest in our community is that the WHMAC boundaries remain intact as they are. Attendees were encouraged to log their opinion on the County website.

Open Forum:

- Adam Eventov, Public Affairs Manager at SoCalGas. Eventov advised us of the Customer Service number for all questions: 1-800-427-2200. Some SoCalGas news: They reopened a branch: 280 E. Stetson. New natural gas fueling station near EMWD in Perris. Updating a compressor station in Moreno Valley. SoCalGas plans to become carbon-neutral. Gregg Cowdery asked if SoCalGas will be adding lines in our area: A: That would be developer-driven; cost-prohibitive on a one-off basis.
- Gregg Cowdery noted that Jerry Jolliffe has finally retired. He served our community well, helping advance our efforts planning for our future. Thank you, Jerry!
- Angela Little: Register your opinions regarding Redistricting, on-line. Based on the recent Census.

Next WHMAC Meeting:

The next WHMAC meeting is scheduled for Thursday, January 13, 2022 6:30 PM, at the Community Center. No November meeting due to Veterans Day; December is dark.

Adjournment:

The WHMAC adjourned at 8:31 PM. M:JS/S:GL