

Winchester/Homeland Municipal Advisory Council

MEETING MINUTES

Date: September 8, 2016

Place: Winchester Community Center, 32655 Haddock Street, Winchester

Attendees:

Winchester MAC:

Andy Domenigoni, Chairman; Dirk Meredith, Vice-Chairman; James Horecka, Secretary; Jimmy Sheldrake; Jeff Logan.

Ex Officio:

Opal Hellweg, Legislative Assistant for Third District Supervisor

Members of the Public

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

Approval of Agenda:

Motion to approve: Motion by Sheldrake; second by Logan. Approved unanimously.

Approval of August Meeting Minutes:

Motion to approve: Motion by Sheldrake; second by Meredith. Discussion: Revise May to June; show Logan as absent. Motion to approve minutes as revised: Sheldrake; second by Meredith. Approved unanimously.

Guest Speaker: Marwan AlAbbasi, discussing the commercial project at the SW corner of Hwy 74 & Hwy 79.

Mr. AlAbbasi introduced himself and gave a brief bio. AlAbbasi is a licensed general contractor, usually performing public civil works. For example, he recently completed the Olive Street Sewer Trunk Line, and he is currently working on the large Flood Control Project along Hwy 74. He is also a developer who has completed several commercial projects. Then he described the project that he is building at that location. He purchased the property from Del Webb, on June 9, 2015. This consisted of 3.5 acres, then 2.5 acres. The first phase of the project will feature a Circle K convenience store and a Shell gasoline station. These are set to open in December. The site plan is set up to be trailer-friendly. He stated that the second part of the first phase will include three new restaurants: Subway, Alberto's and a pizza place, another suite in between. The next property is in process in the county, which will take some time. AlAbbasi said the original scheme had four buildings; he dropped one, opening up the parcel for improved circulation and parking. As part of the project, extensive street improvements will be performed. AlAbbasi said he is doing other projects in the valley as well: Near Heritage High, and at Sanderson & Menlo in Hemet.

- Q: Sewer? A: 6" sewer approved by EMWD.
- Q: Storm water? A: Accept, treat, boxes, return in a controlled fashion same path as before (standard).
- Q: Plans for Pyrite? A: No plans.
- C: Gregg Cowdery complimented AlAbbasi on the Flood Control project. AlAbbasi also paved a portion of Case Road to help facilitate construction, safety and flow during the project.
- Q: Offsite improvements? A: Yes, \$1.5 million worth, including signal work, widening the state highway, extra lanes, sidewalks, cameras and more.

Mr. AlAbbasi concluded by noting that he and his family intend to own and operate these facilities.

New Business.

B. None.

Old Business:

A. Update – Opal Hellweg, 3rd District Legislative Assistant:

- Opal was not present. No update this meeting.

B. Sheriff Dept.; Lieutenant Chavez reporting.

- Chavez presented a Certificate of Appreciation to Andy & Cindy Domenigoni & family for their support of the annual National Night Out at the Perris Sheriff Station. 200 local volunteers participated.

- Latest crime report: August: 215 calls, 6 arrests. Crime trends: Burglaries of model homes & job sites.
- Q: Aware of prostitutes at Hwy 74 (near Post Office)? A: Chavez did not know (he only does oversight).
- Q: Your position on ballot issues? A: No comment.
- Q: Are you aware of the dispensary on 9th Street? A: No news.
- Chavez introduced his guest Lt Brian Gonsalves, out of the Temecula office of the California Highway Patrol. Gonsalves noted that our area is outside of his normal area, which runs up only to Scott Rd, but he came to address us. Another station normally serves our area: The San Geronio Pass CHP handles our area. But Gonsalves spent 2.5 years working at that station. He is a local resident, 16 years, lives in Murrieta; invested in community. Essentially, Gonsalves briefed us on typical duties, areas of responsibility, etc. Primary focus includes DUI, speed, seatbelts, unsafe lanes changes, following too close, etc. with the aim of reducing the mileage death rate. Their geographic area of responsibility is vast. He left us with contact numbers: Emergency 911. Normal business, 8-5 M-F, call 951-769-2000; 951-506-2000.

C. EMWD Updates; by Kevin Pearson reporting:

- Kevin not present, due to other business. He will be at the next WMAC meeting, with a presentation on the recover wells at the ponds along Simpson, with a guest speaker.

D. Highway 79 (realignment) update.

- No update.

E. Land Use:

- GPA 1120 Housing Element and Downtown Winchester. The Winchester Town Association (WTA) sent the comment letter on May 30, 2016, commenting on the Draft EIR. The County hearing was continued to October 5th, at Riverside. The County has filed a county-initiated General Plan Amendment Application. This will go before the Advisory Committee on the October 6th meeting of the General Plan Advisory Council. County staff will make a report on the General Plan Amendment. The WHMAC Land Use Committee will have a chance to review that report. Staff will make a presentation. County officials include Steve Wiese, Planning Director, and John Hildebrand, Planner. The General Plan Advisory Council will consider the application, and then vote yea or nay. Later, the matter will be taken up at a Public Hearing in the Planning Commission.
- Proposed K-1 Speed CUP 03733. No update.

F. City of Hemet update:

- Jeff Logan reported. The upcoming election will feature another crack at the proposed 1% sales tax increase to fund additional public safety, including certain fire and police services.

G. City of Menifee

- Andy Domenigoni and Jeff Logan reported. Andy stated that they will put together a committee with Mayor Scott Mann after the first of the year.

H. Other Old Business:

- None.

Open Forum:

1. Mary Plumb announced an upcoming event supporting Joey's Pals: A Car Show at the Perris Skydive Park, on September 25th, benefitting scholarships for local high schools. Flyers available. Logan suggested she post on the WHMAC Facebook page.
2. Andy shared a Code Enforcement Newsletter, for those interested. "The Posting." Andy will give this to Jeff Logan to post on the WHMAC website.

Next WMAC Meeting:

The next WMAC meeting is scheduled for Thursday, October 13, 2016, 6:30 PM, at the Community Center.

Adjournment: The WHMAC adjourned at 8:03 PM.