

# Winchester/Homeland Municipal Advisory Council

## MEETING MINUTES

Date: February 9, 2017

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 6:31 PM.

### Approval of Agenda:

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

### Approval of January Meeting Minutes:

Motion to approve: Motion by Sheldrake. Correction noted: Domenigoni was not absent (typo). Motion to approve minutes as amended: Sheldrake; second by Meredith. Approved unanimously.

Guest Speaker: Introduction of Planning Staff for Winchester/Homeland by Jerry Jolliffe from the Riverside County Planning Department. The team gave a presentation. Jolliffe noted that we are the only community he and the County has seen that had a PLAN already: Nice. He mentioned other growing communities they are working with: Cabazon, Meadowbrook, Westlake (Elsinore area). He showed out downtown use plan and bubble plan. He stated that the current focus will be on the Community Plan. He explained a little about the General Plan process: That minor changes are common, but that major changes can be made every eight years.

For our Community Plan update: The planners will set up an interactive meeting: early to mid-summer. They will prepare reports. Process might take about 1-1/2 years. David Barquist, AICP, noted that it is a bottom-up process. The Policy Program will act as a “filter” for projects. The graphics told the tale of the various steps, from Team introductions on. Jerry Jolliffe will be the Project Manager. The aim would be to develop a Community Plan, building upon our prior efforts (which they commended). This would establish official land use policies, regulatory structure and design guidance. CEQA would evaluate environmental impacts. There would also be a Circulation Analysis, modeling and so forth. They would not start from scratch, but rather build upon what we have already accomplished. It would be a collaborative effort. The boundaries are not yet fully defined, but would be.

Existing projects would be considered, of course. They noted that already much of the MAC area has entitled projects, scattered throughout the valley; many of which have been in place for many, many years. They would also consider: Existing policy context. The County General Plan. The adoption of the Housing Element. Future transportation enhancements. Existing entitlements. Prior planning efforts to date.

There would be a series of Community Outreach Meetings:

1. Introduction, History, Visioning.
2. Exploration of Alternative Ideas.
3. Selection of a preferred Alternative.

Stakeholders would include: Local residents & owners of parcels within the MAC area. County Flood Control. EMWD. Tribal entities. Other agencies, adjacent cities and areas, special districts.

### Schedule:

- Baseline Conditions, Outreach: Winter/Spring 2017.
- Draft Plan development: Spring/Summer 2017.
- Environmental Documents (EIR, e.g.): Summer/Fall 2017.

- Final Plan development: Winter/Spring 2017/2018.
- Planning Department Hearing: TBD.

They continued with their overview for a time... Then the floor was opened for questions:

- Q: What is the projected growth for this area? A: Unknown at this time: TBD.
- Q: What are the yellow areas on the maps? A: Those are projects that already have entitlements. Many!
- Q: What about roads, etc.? A: Those go along with development.
- Q: How will infrastructure be paid for? A: The usual means: Development fees, etc. There would be no cost to the asker of the question. Further: There will be no direct cost to us locals for this planning effort.
- C: Horecka noted that development will, by necessity, follow the latest applicable codes and standards: As we are starting mostly with a clean slate, the built environment and infrastructure will be built to the most modern standards: By default!
- Q: Questions about lifespans of Specific Plans and other entitled projects. A: Of course that varies.
- Q: Will there be design guidelines? A: Yes; TBD.
- C: Dave noted that the County just enacted the Housing Element. It was approved 2.5 months ago. Already he sees conflicts between what we are proposing and the Housing Element as approved.
- C: Dave also noted that there is a "time/demand" component: 20 to 40 DUA (dwelling units per acre) is "not Winchester." Not now, and probably not for 15 years or more. Jolliffe responded that this would be a living document, and that the County would look at these matters on a rolling basis over time.
- C: The mixed-use designations are a concern. Downtown is comprised of very many small lots. Jolliffe noted that most of the core was excluded from the Housing Element, by intent.
- Internal consistency was also discussed: That is a requirement: Elements under the General Plan must be consistent with the over-arching principles of the General Plan.
- Q: What about Double Butte? A: Areas will be included in the reviews.
- Jolliffe reminded all that THIS effort is focused on downtown Winchester only. That is what is on the table at present; that is what is funded. Homeland - Green Acres would be taken up in future years.
- Q: Where will the jobs come from? Commercial? A: The future will tell. Jolliffe reminded us that the planning is HIGH LEVEL. Yes, we all understand that there is a triangle: Jobs-Rooftops-Retail.
- Q: Will there be zoning changes? A: Reminder: This will be a high-level plan.

All present thanked the presenters.

#### New Business.

- A. Public Use Permit No. 931 – Charter School K-8<sup>th</sup> at Keller and Pourroy Road (600 students. This project is NOT within our MAC boundaries. This item is listed for information only.

#### Old Business:

- A. General County update; Opal Hellweg, 3rd District Legislative Assistant:
  - Opal Hellweg noted that it is essential that citizens participate: This is the purist form of government, where WE, the citizens, get in there to help direct our future. She urged all to participate in the upcoming planning process and community meetings, as well as attending the MAC & WTA meetings.
  - Opal briefed us on Supervisor meetings; budget, etc. See on line for budget details.
  - Cal Fire and other agencies were hit hard. The County is looking at a contingency budget. Cal Fire may be hit with selective closures and/or selective staffing.
  - Uncertainty regarding ACA under the new president. Also uncertain about marijuana enforcement, etc.
  - Opal noted that the process for finding a candidate for replacing Supervisor Benoit (who passed way) continues. Persons have applied. The Governor appoints County Supervisors.
- B. Sheriff Department update; Lieutenant Edward Chavez reporting:
  - Chavez gave updates on crime stats: Jan: 215 calls for service, 5 arrests.
  - Various topics were discussed, including budget cuts, crime trends...
- C. EMWD Updates:
  - Kevin Pearson stated that the permit is in hand for the recovery wells by the ponds. Slated to begin soon.
  - The State extended the Emergency Regulations by 270 days. That we are still in drought conditions.
  - Director Paule expressed some dismay that we, users in the EMWD service area, hit our marks as far as water use reductions. He stated that he hopes that the EMWD Board will lobby the State, to take us out of the Emergency Regulations sooner rather than later.

- D. Highway 79 Realignment update:
  - Cal Trans has made a Record of Decision: They did select a route. Which one? Not known.
- E. Land Use update:
  - Tentative Tract Map #37119 (part of Winchester Hills SP 293): Pending revisions.
  - GPA 1120 Housing Element and Downtown Winchester – TPC 10/5/2916:
    - Went before the Board of Supervisors on December 6<sup>th</sup>: Approved by the Board of Supervisors.
    - GPA 1207: Support for our vision of the downtown core was passed by the Planning Commission. It was scheduled to go before the Board of Supervisors on February 7<sup>th</sup>. However, this was NOT heard on that date. Still pending.
  - Proposed K-1 Speed CUP 03733:
    - No news. We had raised questions about proximity to housing, noise, etc.
  - City of Menifee Detachment:
    - LAFCO postponed making a decision at the recent meeting. Continued for 30 days. Requested additional information.
- F. City of Hemet update; Jeff Logan reporting:
  - Jeff Logan reported that there were no new issues of significance to our MAC.
- G. City of Menifee update:
  - Andy Domenigoni is still planning to set up a meeting with the new mayor & city manager.
- H. Assemblywoman Melissa Melendez' Office:
  - Samantha Stilwell represented Melendez. She covered various efforts and bills the Assemblywoman is championing, and others. Announced upcoming events of interest (see their website).
- I. Other Old Business:
  - 1. None.

Open Forum:

- 1. A citizen announced that there is an upcoming Federal Food Bank distribution, taking place at the Community First Church of God, 2<sup>nd</sup> Monday of the month. Proof of need or income is not required.

Next WMAC Meeting:

The next WHMAC meeting is scheduled for Thursday, March 9, 2017, 6:30 PM, at the Community Center.

Adjournment: The WHMAC adjourned at 8:16 PM.