

# Winchester-Homeland Municipal Advisory Council

## MEETING MINUTES

Date: November 8, 2018

Place: Winchester Community Center, 32655 Haddock Street, Winchester

### Attendees:

Winchester MAC:

Dirk Meredith, Vice-Chairman; James Horecka, Secretary; Jeff Logan; Jimmy Shel Drake

Absent: Andy Domenigoni, Chairman

Ex Officio:

Opal Hellweg, Legislative Assistant for Third District Supervisor

Members of the Public

Call to Order: Call to Order by Dirk Meredith at 6:30 PM.

### Approval of Agenda:

Motion to approve agenda: Motion by Horecka; second by Logan. Approved unanimously.

### Approval of Meeting Minutes:

Motion to approve September meeting minutes: Motion by Logan; 2nd by Horecka. Approved unan.

Guest Speaker: Nathan Hultgren, from the Economic Development Agency.

Mr. Hultgren described for us what the Riverside County Economic Development Agency (EDA) does. In a nutshell, the EDA increases jobs, wages and capital investment in the heart of southern California. They are committed to doing everything they can to assist growth of the economy. He mentioned new incentive programs, assistance with starting a business, DIF financing, etc. Part of their aim is to demonstrate that Riverside County is “business friendly.” They support sustainable communities.

They have also set up Small Business Development Centers: For example the Inland Empire Small Business Development Centers (SBDC), which provides a vast array of technical assistance to small businesses and aspiring entrepreneurs. This includes no cost, extensive, one-on-one, long-term professional business advising, low-cost training and other specialized services. They also can assist with site selection: [www.RivCoProspector.com](http://www.RivCoProspector.com), which lists many sites provided by real estate listings.

The EDA can assist with permits and approvals, helping to expedite processing. Mr. Hultgren stressed that the EDA is part of the effort to make the County ‘business friendly.’ The EDA can also assist with bond financing, SBA loans, etc. There are also Incentive Zones, Recycling Market Zones, Foreign Trade Zones (four of them). He mentioned “California Competes,” which offers state income tax credits.

The EDA also has One-Stop Centers. These offer business solutions, business intelligence, etc. Also there are high-tech initiatives, including ‘incubators’ like “ExCITE Riverside” and the Temecula Valley Entrepreneurs Exchange (TVE2), etc.

Hultgren also discussed the Office of Foreign Trade, noting that 95% of the world market is *outside* the USA. He discussed Strategic Partnerships.

Mr. Hultgren is a Senior Economic Specialist. He fielded various questions, including:

- Q: Recycling? How does that work? A: There are loans available to help recycling activities.
- Q: Are Enterprise Zones still a viable thing to put in? A: They could be....
- Q: What is an E-2? A: A financing mechanism for expanding specific small businesses.
- Q: The County has approved cannabis cultivation; is the EDA in a position to help new small businesses in this realm? A: Well, the law goes into effect next year. Elements are still in flux. Opal Hellweg added that the facts of the new ordinance will be brought to us in January.

- Q: What about help with construction? A: A little; but those industries will come regardless of what happens, so there is very little need to incentivize that component of the economy.
- Q: Where does the financing money come from? A: Varies; some from federal sources. The County Board of Supervisors reviews/approves financing.
- Q: Does the EDA also help 'big' businesses? A: This varies. Some are looking for large lots, e.g. Hultgren closed by stating that the EDA also helps 'brand' Riverside County, and he shared with us a video: Riverside, 1893 to 2018, covering 125 years of growth. He noted that Riverside is now the 10<sup>th</sup> largest county in population in the US.

Old Business:

- A. General County update; Opal Hellweg, 3rd District Legislative Assistant:
- The midterm elections are behind us. Although votes are still being counted, with about 25,000 to go. Regarding Proposition 6, to repeal the Gas Tax: Opal noted that Juan Perez (RCTLMA) opined that "Another road won't get repaved unless that stays put."
  - The last Board of Supervisors meeting covered the Budget. Discretionary Revenues are up \$14.8M. There are some unanticipated costs, including DA, public defender, Riverside County University Health System (\$13M hit), opening a new Detention Center in Indio, upgrading the Emergency Center in Perris. They are considering a medical office building to serve some uses, as that is less costly than a Hospital. They must also address inmate health (Ref the Gray case). Opal noted that vast pension obligations persist. There are also high costs of fighting the recent wildfires; about \$2M, for the Holy Fire, Cranston Fire, etc. There are run-off risks, which may result in costs. Opal noted that the Sheriff's Department is doing well.
  - Sarah Rodriguez applauded the recent Homeland Cleanup event. She stated that there were 304 'customers,' and that 383 tires were brought in; in all, 68.9 tons of refuse. A big success!
- B. Opal noted that Chief of Staff Jeff Comerchero is retiring. Michelle DeArmond will likely be named new Chief for Riverside Supervisor Chuck Washington.
- C. Sheriff Department update. Lieutenant Ron Lawyer, Perris Station. Recent numbers: Sept: 235 calls; 5 arrests, 1 a warrant, 3 drug-related. Oct: 247 calls, 9 arrests, 3 being parole violations, 1 stolen vehicle. For the most part, our local numbers are 'low' relative to other places. In response to a question, Lt Lawyer noted that Homeland stats are not in the Winchester stats he quoted. The 'dividing line' is Mapes Road. As of January 1 of 2016, Homeland was bumped into Perris.
- Q: Car accident? A: Call the CHP.
  - Q: Cleanup in Juniper Flats? A: Call Code Enforcement.
  - Q: Homeless persons camping in some fields? A: Ref 602 Notice. They have to be squatting on a person's parcel; trespassing that actually affects *that* property owner. A copy of the 602 Notice has to be on-file for the Sheriff to go out there. That notice is valid only for 12 months.
  - Q: The City of Menifee is forming its own Police Dept.; what effect might that have on the Sheriff's Dept.? A: Probably little to no effect. Perris, Menifee & Canyon Lake all have contracts with the Riverside County Sheriff Dept. The Sheriff needs 78-79 bodies; yet they actually only have 58, with staff having to work overtime! There are ongoing challenges: The usual, like recruitment, retention, Millennials, etc.
- D. EMWD Updates; Director Phil Paule:
- EMWD has hooked up two more parks and a school to recycled water.
  - Q: Are there savings for doing this? A: Yes, about 25% savings to Valley Wide when they switch to using recycled water. More importantly: No new parks would get built today *without* recycled water!
- E. Code Enforcement: No report.
- F. Assemblywoman Melissa Melendez' Office: No report. However, she was re-elected.
- G. Senator Stone District Director, Darrell Connerton:

- The Senate is now starting into the bill development cycle. The call is out for citizens for come up with ideas for issues that might be solved by a bill. Senator Stone had three bills passed last year. Stone has a program called “There Oughta be a Law!” Students write their ideas, and one is selected. The winning student presents the bill, in their own words, to the committee. (The student is flown to Sacramento & back.)

H. Highway 79: No news.

I. Land Use update; Cindy Domenigoni, et al.:

1. Winchester Community Planning update: Winchester-Homeland General Plan Amendment #1207 is still in process.
2. Winchester Ranch Marketplace: In EA process.
3. Stone Creek (TR 36365): Pending TPC hearings. Held up due to the Highway 79 Policy Area (47 units over the maximum allowance).
4. Villages North (TR 36504), with 507 homes. BOS approved May, 2018.
5. TM #30322 – South of Olive Avenue: Change in Conditions. TPC hearing 11/7/2018, yesterday. Gregg Cowdery attended the TPC hearing. There was one new condition added: Required slurry seal on the road, to CalTrans standards. Gregg had brought photos to the hearing, showing flooded roads, from 1993 storms. Staff will also review the plans during development. So the Planners appear to have listened, to a point; our local input had some positive impact, helping to create a safer environment. Letter from the WTA read aloud by Dirk Meredith. He also read the cover letter aloud.

J. City of Hemet update; Jeff Logan: No significant news.

K. City of Menifee update: No significant news. A representative of Menifee was present today: Cheryl Kitzerow, Community Development Director. As she is not on our Agenda for this evening, she can't cover official business. The WHMAC welcomed her to our humble hamlet.

L. Other Old Business: None.

Open Forum:

None.

Next WHMAC Meeting:

The next WHMAC meeting is scheduled for Thursday, January 10, 2019 6:30 PM, at the Community Center. **No December meeting!**

Adjournment:

The WHMAC adjourned at 7:47 PM.