

Winchester/Homeland Municipal Advisory Council

MEETING MINUTES

Date: January 11, 2018

Place: Winchester Community Center, 32655 Haddock Street, Winchester

Attendees:

Winchester MAC:

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

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:

Andy: Correct agenda item E-1: Winchester Hills SP 293 to Winchester Crossroads SP 288. Motion to approve agenda as-corrected: Motion by Sheldrake; 2nd by Logan. Approved unanimously.

Approval of November Meeting Minutes:

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

Guest Speaker: **EMWD Master Plan for Winchester & Homeland.**

EMWD Director Phil Paule introduced Joe Mouawad, P.E.; Assistant General Manager; Planning, Engineering & Construction. Mouawad delivered a polished PowerPoint presentation. A paper copy of the slides will be kept on file. Covered, in brief:

- 2017-2022 Capital Improvement Program, with Breakdown.
- Winchester Sewage Lift Station Odor Control Project & other Improvements to same.
- Lake Skinner supply Transmission Pipeline.
- Olive Avenue Sewer Benefit Area.
- Conestoga Sewer Infrastructure Benefit Area.
- Contact Information: Joe Mouawad, PE; 951-928-3777, Ext. 4463; mouawadj@emwd.org
- Q: Are there sewers planned for the area between SH 74, SH 79 & Stowe? Also: When? A: Yes, master planned for build-out to the land use set by the County. Ultimately, development must pay its own way. Works like so: Developers build the infrastructure; then EMWD operates it. There are a few financial mechanisms that sometimes assist: CFDs, SBDs (Special Benefit Districts), etc. Though some take time. For example, for Quail Valley, it took 12 years to get grant funding. The situation was pitched as a public health hazard, as septic systems across the area were failing.
- Q (Cindy D.): What is the status of the 36" line in Olive? The Housing Element of County Land Use plans for 9,000 dwellings. Is EMWD accounting for expected development? Cindy hopes the system will prove adequate, & hopes to see coordination & communication. A: EMWD engineers base designs on the latest and best information, as well as buffers & contingencies. Further, loads on sewer systems these days are lower than they have been in the past, due to conservation efforts, lower-consumption fixtures, etc. For example: 20 years ago, average use was 212 gallons per person per day; in 2016, that figure is down to 122 g/p/d.
- Q: Wells? A: Four wells will be drilled, for desalination plants. There are benefits for locally-sourced water, to help offset costs. There is also a salt offset.
- Q: How accessible is EMWD's Master Plan? A: EMWD will have it available; will give contact info.

- Q: Met has easement rights; where? A: Met has had an easement about 100-ft wide, since the Fifties, running through certain areas. These are raw water barrels (large concrete pipes). Not suitable for pressure.
- C (Andy D.): We have lots of areas that have no infrastructure at present, yet much grow is expected. A: "We're here to help."
- C (Gregg C.): Current Specific Plans show 30-40k population; build-out expected to be 60-70k persons. A: Infrastructure will advance as (& when) development advances.
- C (Dean Witter of Valley Wide Parks): Dean expressed his gratitude to EMWD for partnership.

Old Business:

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

- Board met this week. Revenues: \$828M. Expenditures: Far more. George Johnson: "Structural balanced budget. Opal noted that general liability insurance costs \$15M. There was an inmate case that resulted in a \$40M hit. PERS costs: \$279M; will come to fruition in ~10 years.
- Good things include: An in-principal approval to seek and acquire the French Valley Library.
- Olivia Balderrama: Annual Clean-up Day is slated for March 10th. Bulky items, etc. Follow usual rules, including ID showing local residency. The organizers are working to put together groups of volunteers from the community to assist in the effort, for various areas of focus. Help plan the event, then participate. A similar effort in Val Vista succeeded, thanks to many volunteers. For sites to be cleaned-up, they will have to acquire the permission of the property owner, and provide proper supervision (especially of high school students).
- Q: The vacation of Finch Street, west of Winchester Road, caught us by surprise. Several present expressed dismay, not only with the vacation of the street, which we believe never should have been approved, but also the process. Or more correctly, the lack of transparent process, lack of notification of neighboring property owners, and especially the lack of involvement of the Winchester/Homeland MAC, the Winchester Town Association Land Use Committee. To have vacated a street in what the County knows to be our designated Downtown Core, without informing us at any point along the way, is a classic example of how NOT to conduct Planning. Upon hearing that: noticing was not required (not subject to CEQA), nor that there was any responsibility to notice property owners nor the MAC disturbed a number of our local citizens. "Please: Don't blind-side us."
- C: Gregg Cowdery noted that some of the existing paved roads in town will be undergoing re-paving. Exact details not known at this time.

B. Sheriff Department update: Sheriff not present. However, Marr Christian of Code Enforcement was here, & presented:

- The illegal dispensary at 9th Street is back open. Complaints coming in. The matter is with the County Council. As to the other three: The 'Flower Shop' is out. 'Homeland Choice' is out. "Homeland Selective": Court papers secured; once the 10-day period has expired, if not vacated, the matter will go back to Council for a permanent injunction.
- Criminal activity suspected at various trailers. Marr noted that it's not legal to live in a travel trailer.
- Update on outdoor cultivation cases: In the Third District, they have closed 125 outdoor cultivation cases; there are 46 open cases. These figures don't include the cases that the Sheriff is handling.
- Once a notice is filed, the offender has 10 days to remedy. If not done, on Day 11, the County starts the ball rolling for abatement. There is a \$1000 per day civil penalty. Code Enforcement notifies everyone involved, including the landowner, from whom the County can collect.
- Reminder: Riverside County prohibits marijuana, with certain exceptions. See County for specific rules and other details.

- In the future, new measures may be put forth for the public to vote upon. But for now: See County website.
- C. EMWD Updates:
 - See above presentation.
- D. Highway 79 Realignment update: No news.
- E. Land Use update (by Cindy Domenigoni):
 1. TTM 37119 (part of Winchester Crossroads SP 288):
 - Jim Lytle, representing the proponent, gave a brief overview presentation of the project, including a very small scale site plan mounted to a board. This project has been before the Winchester Town Association Land Use Committee, on multiple visits, for review. Cindy Domenigoni spoke, advising the WHMAC of current concerns that the members of the Land Use Committee and WTA have with the project. The Land Use Committee, along with others, prepared a Letter: "Land Use Committee Comments on TTM 37119 as of January 4, 2018" which Cindy Domenigoni presented. Discussion ensued. At times, the discussion became heated: It would seem that differences remain unresolved.
 - Issues included, but were not limited to: Poorly written & organized staff reports, confusing to read & understand; concerns with traffic & circulation; extremely small lot sizes as low as 2,400 s.f.; very high densities; perceived scant recreational amenities, etc.
 - Cindy Domenigoni, on behalf of the Winchester/Homeland Town Association, formally requested that the WHMAC forward said letter to our County Supervisor.
 - Dirk Meredith motioned, Jeff Logan seconded, as follows, that: "The Winchester/Homeland Municipal Advisory Council forward the letter 'Land Use Committee Comments on TTM 37119 as of January 4, 2018' from the Winchester/Homeland Town Association to Supervisor Chuck Washington." Andy Domenigoni called for the vote; passed, unanimously.
 2. Winchester Homeland Planning: Workshop #3 slated for our Feb. meeting. Notices will be mailed out ahead of time.
 3. Winchester –Homeland General Plan Amendment #1207: In process still. No news.
 4. Stone Creek (TR 36365): Pending TPC hearings (early 2018).
 5. Villages North (TR 36504): Pending TPC hearings (December 2017).
 6. K-1 Speed: Planning Commission approved the project. Proponents plan to move ahead.
- F. City of Hemet update; Jeff Logan reported: Nothing significant re WHMAC.
- G. City of Menifee update; Domenigoni & Logan reported: No significant news.
- H. Assemblywoman Melissa Melendez' Office: No representative present.
- I. Other Old Business:
 1. There's a clogged storm drain under Winchester Road, at Asbury. Gregg Cowdery said he will bring his up to Flood Control when he attends a meeting there on February 14th.

Open Forum:

1. None.

Next WMAC Meeting:

Next WHMAC meeting is scheduled for Thursday, February 8, 2018, 6:30 PM, at the Community Center.

Adjournment: The WHMAC adjourned at 8:40 PM.