

Winchester/Homeland Municipal Advisory Council

MEETING MINUTES

Date: October 13, 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 Horecka; second by Meredith. Approved unanimously.

Approval of September Meeting Minutes:

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

Guest Speaker: Property Tax Division Chief Pam Elias from the Riverside County Auditor-Controller.

Ms Elias introduced herself and gave a brief bio. She has been with the County of Riverside for 36 years. Worked in Property Tax for 27 years. Went back to school. Promoted to Chief.

She then told us of the basic workings: The State appraised properties for Utilities, Verizon, Railroads, etc., as well as unsecured property, like boats, planes, mining.

She suggested that all homeowners file for a Homeowner's Exemption for their primary home they occupy; save \$70 per year. The State reimburses the County for funds lost though this.

She explained Supplemental Bills: Additions, etc. The Assessor's Office looks at properties on January 1st. But tax bills come out in June: Sometimes the valuation changes over that time.

Redevelopment increases property values, and therefore tax revenues: "tax increment."

She explained the basics of pass through calculations: How tax monies are apportioned. She delivered a fine presentation overall; very informative. Then she opened up the floor to questions.

- Q: How does the Lottery fit in? A: The Lottery is run by the State, not Counties.
- Q: Is it cost effective to join TEETER? A: Depends. If a city has cash flow problems, that may help to even up the revenue stream.
- Q: On assessment, the annual increase cannot exceed 2%, correct? A: Correct, for regular matters.
- Q: What about Special Assessments? A: Those are "ad valorem": based on value. Special assessments are based on the special thing: Water lines, e.g. Some assessments, like for schools, have their own set-up; yet still are often tied to the valuation of property.
- Q: What about Fire taxes? A: Those taxes are due.
- C: Citizens can make voluntary donations to fire protection. (This person once did, but ceased.)
- Q: Special Assessments; do they ever go away? A: That depends; some do sunset. Some are for a specific task, like weed abatement. Some landscape assessment districts may continue without end.
- C: On the tax bill, there is the main tax, then other line items; EMWD, e.g.

Ms Elias concluded by sharing contact information. Attendees learned much from her crisp presentation.

New Business.

- A. Andy Domenigoni met with representatives of the Soboba tribe last week. He stated that they were interested in what is going on in the Winchester area these days. Andy gave them some information & maps. He said that they are beginning to look at their property near the corner of SH-79 & Domenigoni Pkwy.
- B. Citizen asked Andy Domenigoni about the status of Specific Plan 310, which was approved 2004. He responded that the market is not favorable at present; no work; doing agriculture only at this time.

Old Business:

- A. General County update; Opal Hellweg, 3rd District Legislative Assistant:
 - Opal has returned. She announced that the Board of Supervisors passed a Budget: 3/2, with Washington and Jefferies dissenting, due to cuts in the budget for the Sheriff's Department. Hospital update: In June, 2015, they took on the EPIC system, and partnered with Loma Linda & others. 150 people to run EPIC. This has worked out very well.
 - Chuck Washington: Ordinance 932 passed. This prohibits the manufacture, sale, distribution of marijuana in unincorporated Riverside County.
 - Opal noted changes in Code Enforcement. Locally, a bunch of (former) model houses are occupied by squatters; one of the houses burned recently. Summary abatement will be done. There have been changes to the process for appeals; a hearing officer will be involved.
 - Opal and Andy attended the "State of the County" event. Each District presented its own five-minute video of highlights of there are. Our Third District features the most agriculture!
 - Valley Wide Parks & Recreation opened "Heroes Park" at Spencer's Crossing. 14 acres.
- B. Sheriff Department update; Lieutenant Chavez reporting:
 - Chavez brief us on current crime stats: Aug: 215 calls, 6 arrests. Sep: 205 calls, 4 arrests.
 - Compared to other areas, Winchester has low rates. Budget cuts have not helped. Mail theft continues.
 - For areas with issues, Chavez suggested establishing Neighborhood Watch. Also take steps to get better at prevention, be less a target, etc. Sheriffs generally must prioritize calls; can't be everywhere.
- C. EMWD Updates; by Kevin Pearson reporting:
 - Kevin not present, due to other business.
 - A guest speaker is planned for the November WHMAC meeting, to update us on the Pond recovery.
- D. Highway 79 Realignment update:
 - No update.
- E. Land Use update:
 - San Pedro Farms TTM 36467 – Winchester Hills – **Letter** from Winchester/Homeland Town Assoc.
 - Dan Long of Rancon Group. It was noted that the original acreage was not 1995; it was closer to 2,500. Valley Wide changed requirements from 3 acres per 1000 to 5 acres per 1000. The original Tract Map had 379 residential Lots at 5,000 s.f. minimum; not 4,000 s.f. min. (some lots over 6,000 s.f.). The Specific Plan *does* have architectural guidelines, which govern and must be abided by.
 - Cindy Domenigoni rebutted: Reports from County Staff show 1,995 acres. There are over 20 TTMs. Most have decreased lot sizes now, but not less lots. She expressed concerns regarding architectural design, quality of development, etc. The County Housing Element includes low-income housing stock per state mandate. Long noted that there has also been losses to acreage available for lots due to water quality management requirements.
 - Dirk Meredith moved that the WHMAC accept the Letter from the WTA to the County; Sheldrake seconded. Discussion: Horecka suggested that a Cover Letter be included, which succinctly sums up what questions the WTA has that they wish answered or clarified. Meredith moved that we vote on the amended motion; Sheldrake seconded; vote called: Passed, unanimous. The WTA will include a Cover Letter with the existing Letter, for clarity. WHMAC will pass these through.
 - GPA 1120 Housing Element and Downtown Winchester – TPC 10/5/2916:
 - The Planning Commission PASSED the Housing Element, with one amendment; shifting one area in Lakeland. The WTA Land Use Committee has some questions, which they'll take up w/ Steve Wiese.
 - Winchester/Homeland General Plan Amendment:
 - This matter was heard by the Advisory Committee. It was PASSED unanimously by the Advisory Committee, with some minor changes under the flight path of Hemet Ryan Field and down by Scott Road. This will now proceed to the Planning Commission, Public Hearings, Board of Supervisors. This is the first stage of a three-stage project. They will also be studying other areas, besides ours.
 - Proposed K-1 Speed CUP 03733:
 - The Staff Planner and the Proponent are evaluating the letter that the WTA sent.
- F. City of Hemet update; Jeff Logan reporting:
 - No news directly related to our area.
- G. City of Menifee update; Andy Domenigoni and Jeff Logan reporting:
 - The "Parks" matter would have to go before LAFCO.

H. Other Old Business:

- None.

Open Forum:

1. It was noted that CHP David Kling (ret) is the father of Palm Springs officer Lesley Zerebny, who was shot and killed while responding to a domestic violence call October 8th.
2. Mary Plumb noted that October is "Domestic Violence Month."
3. Jeff Logan noted that there is a Community Clean-up event coming up in Homeland; see flyers.
4. Brandon Webb, Assistant to Congresswoman Melissa Melendez, visited. He told of current efforts. Dirk Meredith lauded the recent Veterans event that they put on. Melendez's bill AB 1176, which would change theft of a firearm to a felony, was vetoed by Governor Brown. A study was done on Student Privacy Protection, finding that it was easy to get all sorts of private information. A go-forward plan was passed to look into ways to improve this sorry situation. Webb noted that the Internations Megan's Law died in the Senate. Webb noted that the Governor did, however, pass new news that make denim the state fabric, that control cow flatulence, and that allow convicted felons to vote from behind bars.

Next WMAC Meeting:

The next WHMAC meeting is scheduled for Thursday, November 10, 2016, 6:30 PM, at the Community Center. The WHMAC will be dark in December.

Adjournment: The WHMAC adjourned at 8:42 PM.