

Winchester/Homeland Municipal Advisory Council

MEETING MINUTES

Date: October 12, 2017

Place: Winchester Community Center, 32655 Haddock Street, Winchester

Attendees:

Winchester MAC:

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

Absent: Jimmy Sheldrake (who was participating in the EMWD "Water Leaders Academy").

Ex Officio:

Opal Hellweg, Legislative Assistant for Third District Supervisor

Members of the Public

Call to Order: Call to Order by Andy Domenigoni at 6:35 PM.

Approval of Agenda:

Motion to approve agenda: Motion by Meredith; 2nd by Horecka. Approved unanimously.

Approval of September Meeting Minutes:

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

Guest Speaker: **K-1 Speed Track project**

Presenting: Kassen Klein, of Kassen Klein Consulting (real estate entitlement development consulting). Larry Markham, president of MDMG (Markham Development Management Group, Inc.).

Project is for a sport racing facility. Basics: The 50 acre site is located due east of the Wild West Arena, north of Grand Avenue, up against the southern face of the hillside of Double Butte. 14,023 s.f. building, two stories, on sloped grade; with reception area, restrooms, a pro shop, food outlet, cart garages & support. There are bleachers calculating at 300 persons. There is a surface parking lot for 217 cars, and additional parking for trailers for visiting racers. There will be two outdoor race tracks. The general mode is "arrive and drive." In that mode, guests will be racing electric cars (not gas, so much less noise). The tracks can morph into a single one-mile track, for special events. The Conditions of Approval (CoA) set a limit of four weekend special events per year. For those events, competitors will be racing gas-powered cars. Practice driving on Friday, Trials on Saturday, main Racing on Sunday.

Klein gave some history: K-1 currently operated 21 tracks. They have been before the WTA Land Use Committee (LUC) several times already. The project was schedule for a hearing at the Planning Dept in August; but K-1 "continued" the hearing, to September, later October, in order to come present to us in the WHMAC. The consultants representing the proponent (Klein & Markham) brought aerial imagery, maps, site plans, and a large bound book of the plans and Planning Department information, including the draft CoA.

Between Grand Avenue and the site, there will be a berm with a wall atop it, helping to mitigate visual and acoustic impact. The works will be notched into the hill. Much of the site will remain undeveloped, respecting constraints dictated by the local tribal interests, as well as environmental (LA pocket mouse, e.g.). Access off Grand Avenue will be shared with the Wild West Arena. Heavy landscape will be provided, especially along the south. The building is a two-story affair, partly set into the hill.

County Staff plans to recommend "Approval" of the project. The local Tribe has agreed.

Some citizens in our MAC meeting were unhappy, concerned with noise and traffic. The use of electric cars throughout most of the year seemed to set better with nearly everyone. The gas engines are yet a concern, but if limited to just the four events per year, perhaps not terrible. Markham noted that a Traffic Study has been done, illuminating impacts. As part of the CoA, mitigation is spelled out. There will be some improvements to the frontage, but not to normal "half-width" standards with accel/decal transitions; no justification for that at this time. There will be no improvements to the intersection of 9th Street

& SH 79 (Winchester Road) at this time. Rather, the CoA stipulates that the County will accept “cash in lieu,” toward future improvements, as other development moves ahead along the route.

Cindy Domenigoni noted that K-1 has been before the WTA LUC several times. The LUC had the same concerns, and more. However, over time, the project was revised and the members of the LUC shown that issues would be minimal or mitigated. The County is aware that K-1 has been working with our local citizens via the WTA LUC, and now the MAC. At the recent WTA meeting on September 5th, presentations were made; studies were made available, as were the draft CoA. After that went well, the WTA wrote a letter of recommendation for the proposed K-1 Speed development. Cindy read aloud the contents of that letter at the meeting, after which attendees at the WTA meeting voted unanimously in support. Cindy again read aloud the letter at the MAC, she submitted the letter to our MAC, to consider passing it on to the County Supervisor.

Various questions are asked and answered:

Q: “Cash in lieu”? A: Certain improvements won’t be done at this time, but the proponent will pay cash for applicable share of the improvements, to be done at a later date as development advances along route.

Q: Other fees? A: TUMF fees are in addition to the above fees, as are DIFs (Development Impact Fees), which help pay for roads, signals, police, fire, libraries, etc. Various fees are tied to project milestones, such as building permit, occupancy permit, etc. The proponent has no discretion over money collected in fees: only the County does.

Q: Noise? A: Started out as all gas vehicles. The noise studies were actually based on gas vehicles; so the impacts will be less than spelled out in the noise studies when electric vehicles are run, with is usually. A mix of noise signatures.

Q: Landscaping? A: Landscaping will be done on the private parcel. A little in the ROW. Also, as usual, a landscape maintenance bond will be paid that will help assure maintenance of the landscaping at first.

C: Denise Bowman expressed grave concerns about noise. She has a horse, and stated that this project would upset her recreational activities.

C: Angela Little expressed concerns over traffic, including the other approach from the west, at Briggs, Matthews, etc. She also asked whether the project would be responsible for funding their fair share of signaling Leon at Grand. Markham responded that the traffic engineering reports, and the County, are required to be objective. The estimated fees will be paid to the County, as set by the County.

C: Opal Hellweg noted the potential economic benefits, as visitors will bring dollars to our town. Klein noted that there are many types of visits and events, including birthday parties, kid’s parties, corporate parties, and more. Further, this area is anticipated to be hugely popular: The biggest market for carting is Calif. This track will serve the counties of Los Angeles, Orange, Riverside, San Berdoo & San Diego.

C: Dirk Meredith opined that this would be “A game-changer” for our sleepy community.

Additional statistics were offered. It was noted that the proponents for the two housing tracts nearby are in favor, also. No overnight camping would be allowed. No alcohol sales would be allowed.

C: Additional concerns over traffic. A: Markham explained a bit about how traffic engineering works, to determine whether signals are needed. He noted that a new signal requires 12 different “warrants.” Similar with new stop signs, though lesser requirements.

Q: Operating hours? A: 9 AM to 9 PM, seven days a week.

Q: Lighting? A: In accordance with Mt. Palomar Lighting Ordinance. Presently planned for LPS. May shift to LED, if economics dictate.

Q: Has this project been approved yet? A: Not yet. It was continued twice, in order to present to us. Now it will be up for approval next Tuesday.

Q: Is there material on-line to review? A: Yes. See County web site.

After questions, the WHMAC board took a vote: Motion by DM, second by Logan: “The Winchester/Homeland Municipal Advisory Council recommends approval of the K-1 Speed Track, with the joint recommendation of the Winchester Town Association and its Land Use Committee.” Domenigoni called the vote: All present voted “aye,” save for one citizen who voted “opposed.” The W/HMAC will forward the letter written by the WTA to Third-District Supervisor Washington.

Old Business:

- A. General County update; Opal Hellweg, 3rd District Legislative Assistant:
 - Opal advised us of the Community Clean-up Day, Homeland/Romoland. Saturday, October 21st, at Heritage High School. Flyers left. Q: Will those with a Winchester residence on driver license be honored? Opal was not sure (maybe not).
 - She stated that there will be a Board of Supervisors meeting this week.
 - The County will be putting up \$2M of the \$58M going into Scott Road improvements.
 - Guest: Marr Christian, from Code Enforcement. He advised us of the following: The Dispensary on 9th is finally gone, after lengthy due process. They were served with notice, after litigation. They signed settlement agreements. Mark reminded us that Code Enforcement is “complaint-driven,” so send in complaints as needed. He noted that due process for these civil matters can take a very long time, but that’s just how it is. Mark also advised us on the status of the homeless gentleman at Olsen & 74; he is now moving on, with intervention and some help.
- B. Sheriff Department update; Lieutenant Ray Huskey reporting:
 - Lt Huskey is the new lieutenant. Captain Fellows was also present. Stats read: Aug: 202 calls, 6 arrests; Sept: 194 calls, 4 arrests. Heard concerns regarding pot parties: Call immediately. Also citizens noted car chases, gun shots; again: report immediately.
- C. EMWD Updates: Director Paule reporting (Kevin Pearson was not present): Jimmy Sheldrake is participating in the “Water Leaders Academy.” Paule announced that there will be an EMWD Open House Saturday, September 28th, 9-1; brought flyers. EMWD will be sending out a newsletter by mail, announcing, in part, proposed rate changes. He discussed interesting ideas the State has, regarding taxing water use with a \$1 fee, for anyone above 200% of the poverty rate, to pay for improving substandard systems. Eastern will likely take a stance against this proposal. See: SB 623. Paule & Domenigoni noted that EMWD will begin to participate with us even more, with planning meetings with the WTA Land Use Committee, etc.
- D. Highway 79 Realignment update: No significant news.
- E. Land Use update:
 - 1. Winchester Homeland Planning: No report.
 - 2. TTM 37119 (part of Winchester Hills SP 293): No report.
 - 3. Winchester –Homeland General Plan Amendment #1207: No report.
 - 4. Stone Creek (TR 36365): Pending TPC hearings (in 2018).
 - 5. Villages North (TR 36504): Pending TPC hearings; perhaps in December 2017.
- F. City of Hemet update: Nothing significant re WHMAC. Logan noted a transit project of interest, called the “Hemet Mobility Hub Project.” Keep an eye on this? To be privately funded?
- G. City of Menifee update: Domenigoni noted that Ron Bradley is the City Manager. No other news.
- H. Assemblywoman Melissa Melendez’ Office:
 - Field Representative Samantha Stilwell gave a brief overview: Session has ended: Pushing for bills has stopped for now. She left flyers for legislative updates. She covered various bills that the Assemblywoman is either supporting or not. She noted that there will be a Public Safety Town Hall on November 9th, in Murrieta.
- I. Other Old Business:
 - 1. The Dollar General Store on SH 74 is still moving ahead. They are excavating & grading.
 - 2. Local citizens noted that the closing of the Domenigoni Parkway for the filming event was “a disaster.” Many agreed that the event had many negative impacts on our community.

Open Forum:

- 1. Mary Plum: Car Show fundraiser, October 14. She brought flyers.

Next WMAC Meeting:

Next WHMAC meeting is scheduled for Thurs., Nov. 9, 2017, 6:30 PM, at the Community Center.

Adjournment: The WHMAC adjourned at 8:29 PM.