

# Winchester/Homeland Municipal Advisory Council

## MEETING MINUTES

Date: April 12, 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:

Motion to approve agenda, amended to defer approval of the March meeting minutes: Motion by Horecka; second by Sheldrake. Approved unanimously.

### Approval of March Meeting Minutes:

Deferred: See above.

Guest Speaker: Juan Perez, Agency Director of Riverside County Transportation and Land Management Agency.

Mr. Perez introduced himself, and gave a brief bio. He started working for the County in 1992. He currently oversees the Public Works group. RivCo has some 2,200 miles of roads. Also covers the Planning Department, Building & Safety Department and Code Enforcement. Assisting Russel Williams, with the Transportation Department, presenting a slide show.

On April 11, 2017, the County Board of Supervisors authorized the preparation of a new Winchester Community Plan, GPA #1207. GPA #1207 includes several areas (showed map), including a potential future transit stop at the railroad.

He went on to cover various other projects in or near our area: The Clinton Keith Road Extension Project, with the City of Murrieta (\$88M), a 3.5 mile stretch connecting I-215 to SH 79. Six lanes when open; a complex project. The Scott Road / I-215 Interchange Project (\$57M); construction may start in summer, 2018. He discussed the history of the Domenigoni Parkway, from 2003 to present, from funding sources, the 'hot' market conditions at the time, the recession crash, etc.

Perez noted that TR 30322-1 will be required to pave Olive, from Rice to Leon.

Perez discussed the Salt Creek Bridges CFD, which was dissolved in December, 2106. It became no longer feasible to sell CFD bonds on raw, undeveloped land (land-secured financing). The approach now will be to pay RBBD fees as housing units come on line: A 'pay as you go' approach. This saves bond and insurance costs (10-20% bump). The bridge designs are about 65% complete. Leon Bridge is the priority; it would be phased, with 'half' a bridge first. The Menifee Road and Bridge Benefit District (RBBD) Zone E was established March 24, 1988. Fees range from \$4016 - \$4686 per unit (house). The vast majority of the fees will go to the bridges at Leon and at Rice; nearly \$6M to Newport improvements.

He then opened the floor for questions, briefly summarized here:

Q: Status of the Highway 79 Realignment Project? A: This project has been in process for decades running. It will cost over \$1B. Some federal funding and other sources. Much work has already been accomplished, including: Environmental studies, traffic engineering studies, etc. The environmental documentation is completed. CalTrans approved. Next up: Seeking money to continue design and engineering. Then right-of-way acquisition. The project will be done in segments.

"Winchester is at the crossroads." With this regional route running through it, Winchester will become a hub of a lot of transportation activity.

C From Angela Domenigoni: Thank you for the recent paving efforts. R: You're welcome; that was a priority of Supervisor Chuck Washington.

Q: The E/W corridors and East Grand Ave exit off SH 79 are important to us. A: Stetson, Stowe, Grand and McCall will be the important corridor. Also, Ethanac; working with Menifee, Perris, etc., including a grade separation at the bend of SH 74. Ethanac presently ends at the river. RivCo is working with a developer there to get a bridge built. From there, Ethanac would extend west, toward Lake Elsinore, eventually hooking up with I-15 at Nichols Road. All that is in various levels of planning (thus in flux).

Q: How many lanes at Scott Road? A: Four, for a portion.

Q: Will there be a bridge at Holland Road? A: Yes, but overcrossing only; by the City of Menifee; also one at Keller Road.

Perez noted that there will also be improvements to Gilman Hot Springs Road to improve safety: widen certain areas, install some paved medians, improve some shoulders, and add passing lanes.

Q: Are we getting benefits from the gas taxes? A: Yes.

Q: Gregg noted that we need a signal at SH 79 and Haddock, for the 700 kids who attend Winchester School. A: SH 79 is CalTrans; not Riverside County.

Q: Gregg asked about a signal at Stowe Rd. A: SH 79 is CalTrans.

Q: Gregg asked why the County repaved our 'good' roads (instead of poor ones)? A: Unknown.

Perez noted that the railroad has been in place since 1888. Clout!

C: Compliment on repaving Stetson at California. Q: Why only west half? A: Not sure; the City of Hemet may not have participated in that effort.

C: A citizen noted that there are potholes near Winchester Store. A: They'll look into that.

Q: A Homeland resident inquired about the County maintaining dirt roads... A: The County maintains 2,200 miles of roads at present. The County will NOT take on dirt roads and maintain them. Other means may be available: CFDs, etc. However, that usually does not happen. The general rule is that the road must be improved FIRST. Once a given road meets County standards, then the County may elect to include it among maintained roads.

C: Compliments to Lawrence Ty, Traffic Engineer.

C: Jeff Logan described concerns with traffic on SH 74 through Homeland, including many accidents, some deaths, issues with high-speed, etc. Citizens have many concerns, including various concerns over the medians that CalTrans announced they will be constructing. Jeff presented the Letter of such concerns, with 164 signatures of locals, to Mr. Perez.

Q, by Dirk: Finch Street, between SH 79 & Garfield Avenue, was vacated. Locals feel 'blindsided,' as none of us were notified (neither the WHMAC, WTA, nor residents immediately adjacent). A: That was a general vacation; a summary decision.

Q: Alacante Drive, in Juniper Flats; will it be paved? Sewer? A: Only if driven by development.

Q: Serena at Watson; will the County come out and grade a dirt road? A: No.

C, by Charlie: At various tracts, intersections seem too close to one another. New example: Rice Road at Domenigoni Pkwy, he feels, is far too close to SH 79. He observes that it is already causing problems, with traffic backing up and high-speed travelers having to suddenly slow.

Q: What is a 'dedicated street'? A: Perez described basics. 'County Maintained' is the highest level. 'Dedicated' just means that a right of way is dedicated to public use (not necessarily improved at all).

C: Comments about poor roads leading to issues with emergency vehicles doing their jobs. Example: An ambulance got hung-up on a road so badly-eroded that utilities were exposed.

Q: Will paving roads affect/change zoning in any way? A: No.

C: Various roads show on 1980 Parcel Maps, with ROW offered for dedication; those maps were not accepted; what happens? A: That would have to be reviewed case-by-case.

C, by Andy Domenigoni: Asked that the County please changed the name of the Menifee RBBB to the WINCHESTER RBBB.

#### Old Business:

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

- The Board of Supervisors met in March, regarding the Cannabis issue, a Cannabis Workshop. They agreed to establish an ordinance, and to assign fees. They will not put a tax initiative on the ballot in November.
- AB 54; called a sanctuary issue; the Sheriff is upholding Federal law.
- Supervisor Washington: Mayor's Summit. 23 cities, with mayors and city managers.

- Dirk commented: He attended the Cannabis Workshop, which hundreds of others attended. He opined that the County had done their due diligence. The actions apply only to unincorporated County areas. There are suspected some 300 to 1,000 illegal groves in the Anza area. Dirk felt that the attitude in general was positive toward cannabis, but also for appropriate regulation. The vote for action was 4:1, with Ashely casting the 'no' vote. Juan's team will craft the draft of the proposed ordinance.
  - Gregg Cowdery noted that Winchester turns 130 years old this year.
  - Opal stated that Hans Kerncamp, from Waste Management, has developed an 'app' for reporting graffiti and illegal dumping; more info to come in the near future.
  - Angela D. asked, that if there end up being fees for cannabis, will those moneys be used to buoy the pension shortfall? Opal responded that fees gathered would be used to mitigate the impact of cannabis operations.
  - Others questioned whether our area has the water resources to support vast cannabis growth; already this is an issue in the Anza area. Dirk stated that the County intends to allow commercial cannabis in only three zones. Also, the growing would have to occur indoors, and would be limited to one acre.  
Note: All this is still up in the air, as the County works through the issues.
- B. Sheriff Department update. No report.
- C. EMWD Updates; Phil Paule:
- MWD wants the 'twin tunnels.' Voted for the \$11B project. The Central Valley pulled out, but MWD decided to carry on without them. A secure water supply is deemed essential. San Diego and LA were against it.
- D. Code Enforcement: Not present; no report.
- E. Assemblywoman Melissa Melendez' Office Field Representative: Not present; no report.
- F. Senator Stone District Director, Glenn Miller: Not present; no report.
- G. Highway 79: Juan Perez mentioned.
- H. Land Use update; Cindy Domenigoni not present, so no report from her on items 1-4.
- 1) Winchester –Homeland General Plan Amendment #1207: In process still.
  - 2) Stone Creek (TR 36365): Pending Planning Commission hearings (early 2018).
  - 3) Villages North (TR 36504): to Board of Supervisors.
  - 4) The Land Use Committee (LUC) had a meeting last Tuesday, regarding part of the Menifee North Specific Plan. Near Highland Palms and the storage facility. The next LUC is slated for May 1<sup>st</sup>, 3:00 PM, at the Domenigoni offices. Q: Does this mean that Menifee wants to annex Homeland again? A: No.
  - 5) All will be getting a notice in the mail: There will be another Community Workshop coming up, perhaps in June or July. Depends on Jerry Jolliff's schedule.
- I. City of Hemet update; Jeff Logan: No report.
- J. City of Menifee update: Andy Domenigoni & Jeff Logan: No report.
- K. Other Old Business: None.

#### Open Forum:

Sage citizen Bill Donahue introduced himself. They are working on a Sage Town Hall Association, to represent the citizens in the area. A 501-c-3. Based on guidance from Andy Domenigoni off our MAC, and inspired by our MAC. They started out with no defined boundaries, no grouped areas; they made some proposed maps. Their area is spread over three General Plan maps. They are hoping to gain status as a 'Census Designated Place. They are hoping to get their own zip code, etc.

Announcement: Eleanor M. Shackelford, local citizen & steadfast attendee of our MAC, passed away.

#### Next WMAC Meeting:

The Next WHMAC meeting is scheduled for Thursday, May 10, 2018, 6:30 PM, at the Community Center.

Adjournment: The WHMAC adjourned at 8:40 PM.