

Winchester-Homeland Municipal Advisory Council

MEETING MINUTES

Date: March 14, 2019

Place: Winchester Community Center, 32655 Haddock Street, Winchester

Attendees:

Winchester MAC:

Andy Domenigoni, Chairman; Dirk Meredith, Vice-Chairman; James Horecka, Secretary; Jimmy Sheldrake. * Absent: 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 6:33 PM.

Approval of Agenda:

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

Approval of Meeting Minutes:

Motion to approve November meeting minutes: Motion by Sheldrake; 2nd by Meredith. Approved U.

Guest Speaker: Juan Perez & Charissa Leach of Riverside County TLMA

Juan Perez is the Director of Transportation & Land Management, Riverside County.

Charissa Leach is the Assistant Director of TLMA - Community Development.

- Mr. Perez heads up Transportation, Planning, Building & Safety & Code Enforcement. Ms. Leach oversees everything else (in TLMA). This is her first time at the MAC. Juan Perez has been coming to Winchester for about 27 years. Originally, in 1992, he worked for the City of Hemet.
- Huge storms this year have greatly affected us. (A storm in February resulted in us canceling our MAC meeting.) In Lake Elsinore, there was 8" of rain in 12 hours; canyons experienced a 200-year flood event. County closed bridges at the Whitewater River, near Thermal. So far, an estimated \$73M in infrastructure and property damage. \$23M in damage to SH 243 and SH 74. The State has approved a declaration of emergency. Transportation, Flood Control, Code Enforcement, the Sheriff, Fire and others are still working with Cal-Trans to open mountain roads: Efforts on-going.
- The Scott Road interchange improvements are under construction. A \$60M project. County is the lead, working with the City of Menifee. Aims to be open for the holiday season.
- Focus on road paving: Thanks to the Gas Tax, paving is continuing. The County has 2,200 miles of roads and 109 bridges to maintain. The roads in Val Vista are some of the oldest.
- Our grass roots efforts on the Winchester Community Plan are important. The Plan should move forward (in the County) around the end of the year. Fruition in a year or so.
- Local tract development is warming up again, in some cases. Some projects were approved as far back as 2004/5; advancement was stalled by the recession. Improvements will be coordinated with development; example: The Domenigoni Parkway (which was built in advance, via bonds).
- Charissa Leach addressed cannabis. She stated that the cannabis legislation program was approved by the Board of Supervisors in October 23 of last year. The effective date was December, 2018. No one has received any permits for sales. 245 interest forms were submitted. There were two meetings, in which questions were taken. The County will compile all the questions, and their answers, and include them in the RFP, which will go out. They will re-release these RFPs on April 12th. Applicants will be reviewed, scored and ranked. The top 50 cultivators and up to 19 retail

sales entities will be selected, and notified. From there, those must then apply within 120 days.
(She cannot answer any of the RFP questions tonight.)

- Q: What is the definition of ‘outback property? A: There is no such thing.
- Q: What is the grow area size allowed? A: Up to one acre; indoors.
- Q: Indoors? A: Yes, indoors, or ‘partially indoors.’
- Q: Is industrial hemp permitted? A: No.
- There is a web site set up to help the public with the cannabis program. “Map my Property.”
- Q: What Zones will allow cannabis? A: For retail sales, Commercial C-1, CP & CPS, Industrial & Mfg. For growing: Agricultural zones; Industrial & Mfg. may allow indoor only. Note: Please see the County website for current facts!
- Chosen participants will have to enter a Development Agreement. There will be a base rate fee. There will be negotiations related to “community benefit”; the County feels there needs to be some benefit to local neighborhood. Cannabis legislation is not seen by the County as some ‘windfall.’ The Department of Building and Safety will enforce facilities, as usual, along with the ADA, California access compliance requirements, the Health Department, etc.
- Pop-up dispensaries are still illegal.
- Note: The County only has jurisdiction in unincorporated Riverside County (not within cities).
- Q: (DM) What is the status on the Hwy 79 Realignment project? A: Working on it still. Since ~1997! Cal-Trans has approved the project. Still ahead are: Design, engineering, ROW acquisition, construction, etc. It’s easily another decade before things get moving.
- Q: What about ROW acquisition, soon? A: Perez does not know. Likely years away yet.
- Q: (GC) What about the backups at Clinton Keith at SH 79? When with things get connected properly along there? A: That’s a \$70M project overall. There is no set date on solving the remainder. Will require financial participation from Murrieta, new project in the area, etc.
- Q: What about the new high school at Wickerd & Leon? A: A \$1M road project; it may not be done before the high school opens. Schools do their own thing.
- Perez said he will send a representative to a future MAC, to update us. He’ll also inform Angela as to where meetings will be held.
- Q: (Charlie): What about light rail into Hemet? A: Back in 1997, RCTC bought the ROW all the way out. Improvements, if any, would be done in stages. Already Metrolink has been extended to South Perris, which was a huge undertaking that took years. To replace all the rails to federal standards would cost upwards of \$250M. RCTC is trying to increase ridership.
- Q: Road paving (unimproved)? A: Chip seal may be one effective method. Beyond that, it’s R&R to County Stds. All depends on the road and funding.
- Q: How do we get roads on a list? A: Submit our needs to the County. Eligibility varies widely. The work done a couple of years ago was funded via a Community Block Grant. Keep in mind that the County has thousands of miles of roads to tend to. To maintain a road, the County must accept the road into the system. Other methods of achieving improvements are possible: Assessment district; works but not cheap. Get neighbors to all work together (good luck...).
- Q: Concern about narrow dirt road near Leon & Wickerd. A: Perez can address in the future.
- Q: What can be done to a road if it is not County maintained? A: Be cautious with any efforts.
- Q: Riparian rights? A: That’s a civil matter. If watercourses are messed with via illegal grading, report the activity to Code Enforcement.
- Q: When will the name be changed from Menifee Road & Bridge District to Winchester Road & Bridge District? A: “What’s in a name?” Note: County funds are for County projects. The next priority in that is the Leon Bridge.

All thanked Mr. Perez and Ms. Leach for an informative session.

Old Business:

- A. General County update; Opal Hellweg, 3rd District Legislative Assistant:
- The February MAC was cancelled due to heavy storms and the damages unfolding.
 - The Board approved items including: Public Safety, Healthy Communities, Infrastructure, Economic Development. The Discretionary portion of the budget is \$875 million. The entire budget is about \$6 billion. Reserves: ~\$150M; aim is to have \$225M in reserve.
 - Section 8 Housing: There are about 90,000 people on the list. 60% are seniors &/or disabled.
 - The fundraiser for Valley Wide Parks and Recreation was a big success. Dean Witter chimed in. They are celebrating their 39th year! The aim is to make sure that all can play, regardless of financial means. 260 participants. Figures to come.
 - Opal noted that Supervisor Chuck Washington is the chairman of RCTC. Also: Check out the website rebootmycommute.org.
 - Q: Can Supervisor Washington come to the MAC someday? A: Opal will inquire.
 - Gregg Cowdery noted that there are pictures of the Winchester Clean-up Day, on the FB page.
 - Cindy D. stated our appreciation for the Clean-up Days, and Supe. Washington's support.
- B. Sheriff Department update; Deputy Andrew Showalter:
- His first time at our MAC. He has worked in our general area since 2008.
 - Crime stats: Jan: 227 calls; 3 arrests; Feb: 173 calls, 4 arrests.
 - Grand theft at DR Horton. One attempted homicide.
- C. Code Enforcement; Marr Christian:
- Cleaned out the junk on Leon Road. Dealt with homeless off Hwy 74. The dispensary on SH 74 is in receivership now; the last one out there (at the moment). For issues, please send him emails, with pictures, or use the handy App. One new dispensary popped up behind Winchester Inn. Code Enforcement continues to assist with the homeless near Four Seasons.
- D. EMWD Updates; Kevin Pearson:
- The state of California has announces that we are out of the drought (for now).
 - Thanks to all for achieving 44% conservation in the EMWD service area.
 - EMWD is still countering the water tax proposal, with other creative ideas.
 - Q: Water rights? A: Varies widely; contact an attorney.
 - Q: Master planning? A: EMWD looks far ahead, with long-range planning.
- E. Assemblywoman Melissa Melendez' Office; Cynthia Bennet:l
- Cynthia brought us up to date on legislative efforts. One included the ABC test, which affects status of 'independent contractors' (vs employees). There is a proposal to make California a "shall issue" state (gun rights). Proposed regulations regarding the Safer Living Home industry. Announcement: On March 28th, there will be a Town Hall meeting at the Marion Ashley Community Center.
- F. Senator Stone District Director, Darrell Connerton:
- Senator Stone has submitted 17 bills so far this year. He briefly described a few.
 - See the Senator's web page for current details.
- G. Highway 79: No news.
- H. 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).
- I. City of Hemet update; Jeff Logan: Not present.
- J. City of Menifee update; Andy & Jeff: No news.
- Desiree of Menifee was present. She said a few words, on an 'unofficial' basis: The median home value in Menifee is now \$400k. Menifee is expecting 16,000 new homes over the next

few years. Cannabis dispensaries are not welcome in Menifee. Menifee city hall will be moving to a new location very soon.

K. Other Old Business: None.

Open Forum:

- The WTA Board proposed to have their WTA meeting on the same night as the MAC meeting. Response: The MAC will send two board members (A.D. & D.M.) to attend the next WTA Executive Board meeting, slated for 2:30 PM on April 10th, to discuss the proposal.
- The Domenigoni Poker Ride will be coming up soon!
- The Winchester Women's Group made a \$20,000 donation to Valley Wide Parks & Recreation. The money will go toward needed improvements in the parking lot, etc. Thank you!!!
- A \$10,000 donation was made to the Marion Ashley Community Center. In thanks for a great experience there. Thank you!
- Andy Domenigoni noted that they are making some progress toward setting up a meeting with leaders of the City of Menifee.
- Frank has sold Winchester Store. Frank introduced us to the new owner, "Danny." All present thanked Frank for his many years of dedication and hard work behind the counter of his "country store." We also welcomed the new owner.

Next WHMAC Meeting:

The next WHMAC meeting is scheduled for Thursday, April 11, 2019 6:30 PM, at the Community Center.

Adjournment:

The WHMAC adjourned at 8:30 PM.