

# Winchester-Homeland Municipal Advisory Council

## MEETING MINUTES

Date: April 11, 2019

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 agenda, deferring approval of the minutes: Motion by Horecka; second by Meredith. Approved unanimously.

Approval of Meeting Minutes:

Deferred.

Old Business:

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

- Things are largely status-quo at the County. The Census is coming up. She stressed that it's important to get accurate counts to get proper representation.
- Importance of health mentioned, including a new \$2.3M grant to address the opioid crisis.
- Opal announced the new French Valley Library will go before the Board (a 25,000 s.f. facility).
- Opal introduced two of her coworkers in attendance, first time: Jason Sanders and Greg Conner, Animal Control officers. Some grant money has enabled Animal Control to offer a spay/neuter mobile clinic in Winchester. The event has already filled-up, but there will be another in May. The mobile clinic bus can handle about 30 appointments per day, dogs under 50#. First-come, first-served. Those with citations will be prioritized over others. Winchester residents only. Minor Q&A regarding details followed. Citizens expressed gratitude for the opportunity.
- 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:

- Crime stats: Feb: 173 calls, 4 arrests; Mar: 220 calls, 5 arrests.
- Noted there have been some thefts at job sites, including copper, tailgate theft, etc.

C. EMWD Updates; Kevin Pearson:

- Not present; no report.

D. Code Enforcement; Marr Christian:

- Not present; no report.

E. Assemblywoman Melissa Melendez' Office; Cynthia Bennet:

- Cynthia brought us up to date on legislative efforts. Bills are moving through committee. She left a flyer in back, for those with an interest. Of note: A bill for grant funding to combat human trafficking – vertical prostitution. Another called the Campus Free Speech Act, which proposes to create free-speech zones on state-run campuses, and would hold them accountable to show how they are supporting free speech.

- The Water Tax passed at the Assembly level.
  - There is a proposed tax on tires (though tires are already taxed).
  - Freedman proposal, which would require firearms be kept in lock boxes when not in use.
- F. Senator Stone District Director, Darrell Connerton:
- Senator Stone is very busy, as always. A bill was heard today, SB 340, which would stop the selling of rail bonds that would fund the High Speed Rail project. The bill died. Stone argued that this train would not solve our commuting woes. Also, SB 393, Vessel Impoundment. If a vessel on a lake or river was involved in an incident that resulted in death, and DUI was involved, the vessel would be impounded. Other bills coming up, addressing: Opioid abuse, vaccination of children, etc.
  - Q: What is Senator Stone's position on SB 323? A: He is reserving forming an opinion until the revisions have been completed. Last year, a similar bill passed, but Governor vetoed it.
- G. Highway 79: No news.
- H. Land Use update:
1. Winchester Community Planning update:
    - a. Winchester-Homeland General Plan Amendment #1207 is still in process.
    - b. EIR Scoping Session scheduled for April 30, 2019. (This will be at the County; our Land Use Committee people plan to attend this.)
  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).
  4. There are some projects coming up, which will be reviewed by the Land Use Committee.
  5. Regarding a proposed apartment complex in Homeland, at Briggs Road: The parcel was originally approved for 209 single-family dwellings; now there are 1,200 units proposed. We have not yet seen the latest plans. "Emperors North" (?).
  6. Dirk Meredith noted that the County is working on our Land Use Map. For example, they are looking at changes around Grand Avenue. Studying Patterson, Ranchland, changing zone to Commercial Tourism, CR Commercial Retail, a buzz leading into town. Dirk expressed his personal concerns that CT & CR zones would be too limiting, and could push development way out. Also concerned over massive BP and LI zones. Angela opined that little would differ, and that the plan includes vast areas of housing already. There have been some good discussions at the WHTA. The precise zoning need not all be ironed out; just enough to get going on the EIR. The Grand Avenue exit is important: We'll need it. Above all, the County needs to get our direction, and keep pressing forward. Gregg opined that CT zone will not work; it is too restrictive, allowing only a few uses. He also reminded all that an exit at Grand Avenue will not be built until actually warranted. Yet the zone is a sort of 'north gateway.' For the EIR: We should choose the higher, more intense use, to capture the density. Also desirable: Auditoriums, hotels, entertainment venues, to draw visitors. Wineries were mentioned, but Dirk noted that they would not be feasible, as they must be in Ag zones.
- I. City of Hemet update; Jeff Logan: No news.
- J. City of Menifee update; Andy & Jeff: No news.
- A visitor from Menifee was present: Tamara Harrison. She noted that the City is in the process of updating their Development Plan. See their Agenda, on-line.
- K. Other Old Business:
- Pastor David Serven of Winchester Methodist Church: The church to put to higher use some land they have. They are considering making places for homeless veterans. Perhaps utilizing shipping containers, in two or three levels. They are 'checking the pulse' of this notion.
    - Q: How many? A: If small homes, 16-20. If larger, stacked containers.
    - Q: What is the need, in terms of numbers? A: Opal stated there are about 120 homeless vets. The county is trying to make it a priority to release the results of the recent count effort; tar-

- get for the info is April 30<sup>th</sup>. Serven is also pastor at the San Jacinto United Methodist Church. He noted that their food distribution service is booming (due to very high needs in the area).
- Sheldrake noted that such housing ought to be close to key facilities needed by veterans. We are not at all close. They should be closer to Loma Linda, e.g. Transit will be a key problem.
  - Horecka noted that building housing with shipping containers, while seen as trendy, is not at all inexpensive. On the contrary, it's very expensive and difficult compared to conventional.
  - Angela: Regarding 'back-to-back meetings of the WTA & MAC: She noted that the trial period was approved. Opal responded that no, the WHAT and WHMAC meetings may NOT be combined. The Town Association is a non-profit entity, and the MAC is a government entity. Opal will have to check with Supervisor Washington. However, our MAC meeting will be the same as always.

#### Open Forum:

- Suggested topic for a future meeting: Flood Control.
- Dirk Meredith: Coming up May 4<sup>th</sup>: The Domenigoni Ranch Charity Ride for Diabetes. This will be the 14<sup>th</sup> ride, which is held every two years. Dirk has served as chairman for 28 years, consecutively. Flyers in the back. In addition to the ride, there will be prizes for winning riders in various categories, live music and dancing, raffles, dinner & desert, etc. Plus the opportunity to ride on private land in beautiful country. Bring your own horse, or rent a horse! Proceeds to benefit Camp Conrad Chinnock, offering diabetes camping and educational services for children. Dirk proclaimed, "It's about as bitchin' as you can get!"

#### Next WHMAC Meeting:

The next WHMAC meeting is scheduled for Thursday, May 09, 2019 6:30 PM, at the Community Center.

#### Adjournment:

The WHMAC adjourned at 8:13 PM (JS/DM/Un).