

Winchester-Homeland Municipal Advisory Council

MEETING MINUTES

Date: August 8, 2019

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, 3rd District Legislative Assistant

Members of the Public

Call to Order: Call to Order by Andy Domenigoni at 6:30 PM.

Approval of Agenda:

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

Approval of Meeting Minutes:

Motion to approve May Meeting Minutes: Motion by Sheldrake; 2nd by Meredith. Approved U.

Guest Speaker: Joel Morse, of T&B Planning; Project Representative – Menifee North Specific Plan, TTM 37533 and TTM 29322, in Homeland.

- Cindy Domenigoni read the letter written by the Winchester-Homeland Town Association (WHTA), dated July 17th. The speakers discussed
- Joel Morse of T&B Planning introduced the project: The project is Specific Plan, approved way back in 1994, and amended in 2004. The SP included areas on both sides of Briggs Road.
- In 2008, Menifee incorporated as a city. In 2016, an amendment to the SP was prepared to split the project to account for the incorporated areas. The project to the south has the intersection.
- There are 551 lots total at present, which is the same number as established in 2004. Lot sizes have dropped, from 6,000sf to 3,500 sf., mainly due to changing times and conditions.
- Map 29322 was approved. Water quality management features (a large basin) had to be included.
- Map 29322 has 138 lots. 25% had to be reduced in size to 3,500sf. For this Map area, no park is required at all. The developers decided to add a park. When Menifee incorporated, most of the parks ended up in Menifee. In the Specific Plan, all 33.5 acres of parks are under Valley Wide P&R. The developers decided to add 3.2 acres of new park in Map 29322.
- The “Substantial Conformance” process memorializes minor changes in a specific plan. There are the same number of lots and thus the same overall density. They now have a park in 29322.
- Details: Improving 1,900' of Briggs Road, from Watson to boundary. Includes 10' wide trail. At Watson Road: Improve south half-width + 12'. Sultanas: Improve west half-width + 12'. To County's 'Collector' standard. The other side is outside the project boundary; that's an 'Industrial Collector,' 78' ROW. As to the traffic signal: If this phase goes first, they will do the signal to an interim design; second development would then rework the signal to ultimate design. If the other portion (south) goes first, that development would build the ultimate signal; then the second development would pay their share of that. Undergrounding of utilities would be similar.
- Q (Angela D.): Most parkland ended up in Menifee. Per Dean Witter, with VWP&R, Menifee has the responsibilities for planning new parks in their city. A: There are 33 acres total of parks proposed in the SP. The park in this project is 3.2 acres; public park, maintained by the Association.

- Q: How does it work that the HOA would maintain a park? A: Per County, HOAs and CC&Rs must be created. This is their 'starting position.' Proponent stated they will meet with Valley Wide.
- C (Angela D.): The WHTA & LUC wrote their letter expressing their concerns.
- Q (Jeff L.): Where are the other 33 acres? A: Some in Menifee, some east of Briggs Rd.
- C: Dean Witter of VWP&R stated that they do maintain parks under 5 acres. Over thirty already.
- Q: Why were all the small lots placed east of Sultanas? A: Joel did not know. But the MHDR has been in the same area since 2004.
- C: Jeff L. expressed concern that there isn't a light at Sultanas. A: There is a signal there. There is also a 3' planter, 5' walk and 9' planter; Sultanas will be widened.
- Q: Regarding the park; what does the County require? A: 13.4 acres of park for the entire area.
- C: Concern that the horse trail is on Briggs. A: That location aligns with the Trails Master Plan.
- C: Dirk M. thanked Andy, Cindy, Jeff, and Supervisor Washington's office for helping with this.
- C: Cindy D. still expressed concern that the park is too small. As did others. A: Joel countered that the Marion Ashley Center is already nearby, which has a park. Also, they can't change the street, as it is already part of the approved Specific Plan.
- Joel's presentation and responses seemed to pretty well cover two of the items of concern in the Letter from the WHTA and LUC. However, the small park and its maintenance is still a concern.
- Motion by Meredith, seconded by Sheldrake: "That the Winchester-Homeland Municipal Advisory Council (WHMAC) transmit the Winchester-Homeland Town Association's Letter to Supervisor Chuck Washington, along with a Cover Letter from the WHMAC stating that the Proponent appeared before the WHMAC & community, addressing Items 1 & 3 in the Letter to satisfaction, yet with citizens still having concerns over Item 2." The vote was called: Unanimous.

A moment of silence was taken in honor of Kay Cenicerros, former 3rd District Supe., who passed 07/26.

Old Business:

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

- Opal Hellweg not present. In her place, reporting: Michelle Dearmond, Chief of Staff with Supervisor Washington (since late last year). She was with Supervisor Benoit before that, and has served the County for years. She comes from a long line of farming families in the Midwest.
- Per County Assessor: Property tax revenues up 6%; an indicator of a strong economy.
- The Board approved spending \$.5 million in funds to assist Veterans over next two years.
- In July, the Board approved the next step in the cannabis licensing process.
- Q: Update on SH 79 realignment? A: There's no money. Too far out yet. Noted that Supervisor Washington considers the SH 79 project very important to our valley.

B. Sheriff Department update; Deputy Andrew Showalter:

- Crime stats: June: 267 calls; 13 arrests; July: 235 calls, 6 arrests. (Figures include Homeland.)
- No trends to speak of. There was a murder in July.

C. EMWD Updates; Kevin Pearson:

- Present, but passed: No significant news.

D. Code Enforcement; Marr Christian:

- Cleanup in Mountain View. Many tons removed; alas, followed by more illegal dumping!
- As part of the Sheriff's Eradication program, they were able to clear out 13 sites of cannabis.
- C.E. is trying to find creative solutions to get help for 'Carl' in his red truck off 79.

E. Assemblywoman Melissa Melendez' Office; Casey Deaver, Field Representative:

- Casey mentioned various bills, some of which have died in process (water tax, soda labels...).
- SB 310: Would allow convicted felons to serve on juries (unless in jail).
- Gregg Cowdery thanked the Assemblywoman for having her last Town Hall Meeting here.

F. Senator Stone District Director, Darrell Connerton:

- Not present; no report.

G. Highway 79: No news.

H. Land Use update; Cindy Domenigoni, et al.:

1. Winchester Community Planning update:

a. Winchester-Homeland General Plan Amendment #1207 is still in process. Heading for the Notice of Preparation of the EIR. Cindy stated that we are waiting for the Draft EIR to be released.

2. Winchester Ranch Marketplace: Gained approval.

3. Stone Creek (TR 36365): Pending TPC hearings. Held up due to the Highway 79 Policy Area.

4. Domenigoni Plaza – Commercial development at Winchester Rd & Domenigoni Parkway. Update: Approved July 17th, by the Riverside County Planning Department. Ref: Land Development / Survey Deputy Director Richard Lantis.

5. Intersection of Scott Road & Leon Road. Letter sent to Supervisor Chuck Washington. Update: Transportation met with Rob regarding signal function & technicalities, and the interim signal versus the ultimate signal. The ultimate signal will require raising the grades up to 5.5', for hundreds of feet.

I. City of Hemet update; Jeff Logan: No news.

J. City of Menifee update: Doug Darnell, City Planner in the City of Menifee, in place of Desiree.

· The Police Department is ramping up for recruitments.

· Mountain Mike's Pizza opened a new restaurant in town!

K. Other Old Business:

· None.

Open Forum:

- Ben Franklin, pastor at AACTS International Ministries, introduced himself. Their main goal is to assist in the community. Their senior pastor is Dr. Brenda Harper. Located off Ninth, at Westcott.
- Gregg Cowdery reminded all: School starts Monday; be careful.
- Gregg also honored Kay Cenicerros, whom he stated once said of WHOA: "I've never met a crowd more hostile and loving." Kay greatly helped our community, in the realms of flood control improvements, our first park, and in mounting the earliest "Winchester Days" celebrations long ago.

Next WHMAC Meeting:

The next WHMAC meeting is scheduled for Thursday, September 12, 2019 6:30 PM, at the Community Center.

Adjournment:

The WHMAC adjourned at 8:02 PM JS/JL/Un).