

Winchester-Homeland Municipal Advisory Council

MEETING MINUTES

Date: November 9, 2023

Place: Winchester Community Center, 32655 Haddock Street, Winchester

Attendees:

Winchester-Homeland MAC: Andy Domenigoni, Chairman; James Horecka, Secretary; Thomas Laury; Jimmy Sheldrake.

Members of the Public.

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

Flag Salute. Introductions.

Approval of the Agenda:

Motion JS; seconded TL: Unanimous.

Approval of the Minutes from October 12, 2023:

Motion TL; seconded JS: Unanimous.

Staff Reports:

- A. Supervisor Chuck Washington's Office; Andrea Mares, Legislative Assistant:
 - Enhanced Infrastructure Financing Districts (EIFD) are special districts with defined boundaries that use local property taxes to issue bonds to fund infrastructure projects. Examples: Streets, public safety. Establishment of an EIFD would NOT result in new taxes or fees to property owners. Supervisor Washington is supportive of the initial feasibility study to see if an EIFD would prove to be the right financing tool for our area needs. He has requested that the county earmark an allocation in the next fiscal year's budget to fund both the evaluation process and the EIFD initiation, pending the findings of the study.
 - Supervisor Washington allocated \$62,000 in Third District fund to Fire Station 83 for a 'Jaws of Life' tool.
 - The Board approved the county's notice of intention to purchase land at the corner of Washington Street & Keller Road for a new fire station, one of Supervisor Washington's priorities.
 - C (AD): Thanks again to Supervisor Washington for helping fund Winchester Days!
 - Q: Can we please reduce the speed limit on Domenigoni Parkway! A: Please email Andrea personally.
- B. Sheriff Department update; Aaron Klundt:
 - Stats: October: 298 calls, 1 arrest. For Homeland: 248 calls, 3 arrests.
- C. California Highway Patrol; Steven Rusk, Lieutenant:
 - His office is in Beaumont, yet he covers down to Scott Road.
 - Regarding altering the speed limit on Domenigoni Parkway: Here's the process: An Engineering Traffic Study (ETS) is performed. Traffic speeds are measured via devices placed on road (hoses, counters). The results are analyzed. There will be a bell curve. From that, engineers will take the 80th percentile. Speed limits are based on that. The result may change the limit, or not. He noted that there have been several fatal collisions lately. The CHP can be part of positive change, by doing enforcement. He thinks an ETS is needed.
 - Staffing: The CHP will be starting a 12-hr shift & starting a half-hour earlier: Presence at Winchester School.
 - Senior Volunteers: White shirts in a patrol car: A presence, which may help deter issues. Volunteers?
 - CHP is hiring; up to 35 years old. Also: Youth aged 15-21 encouraged to join the Explorer Program.
 - C: Our top concern at present is safety at the intersection at Hwy 79 at Winchester School.
 - Q: Does your area of coverage include Homeland? A: Partly; they split with the Riverside station.
 - Q: Our population has grown; what are the criteria for more officers? A: Their station is allocated 44 field officers; they only have 21 at present. They need candidates! "Join the 1000" program.
 - Q: How many officers currently serve out area? A: Three.
- D. Cal Fire Winchester Station #34; Jeff Veik, Deputy Chief Western Operations:
 - Statistics for October: 73 calls. November, so far: 30. Year to date: 1,300 calls!
 - They will be meeting to establish staffing for the new Haz Mat Team.
- E. EMWD Updates; Alma Ramirez (not present; no report):

- F. Code Enforcement; Matt Piper:
- Rough numbers: Closed about 30 cases, opened about 70 cases.
 - They did a joint operation to clear out the big homeless encampment in Homeland.
 - Winchester Inn is still in litigation. Court date perhaps in mid-December.
 - Patterson Avenue cleanup might be done by the end of the year.
- G. Emergency Management Department; Camille Collins, Emergency Services Coord. (not present; no report):
- H. 36th District Assembly member Eduardo Garcia; no representative present; no report.
- I. Senator Kelly Seyarto's Office; no representative present; no report:
- J. Valley Wide Park & Recreation District; represented by Craig Shultz:
- Autumn Elegance was a big success.
 - Craig listed a number of events slated through the end of the year. He left flyers in the back.
 - Q: Where does VWPR feel a new gym should be built? A: Under study.
- K. Soboba Band of Luiseño Indians; no representative present; no report.
- L. Winchester Land Use Committee update; Cindy Domenigoni:
- See the Land Use Committee Meeting Report, dated 10/17/2023, on file. Some highlights:
 - The letters regarding vacations of certain roads were submitted to Supervisor Washington.
 - The LUC started a list of needs for the Enhanced Infrastructure Financing District. The current EIFD Wish List is appended to their Report.
 - Cindy is awaiting a meeting with Supervisor Washington, regarding best utilization of the Land Use Committee, which is slated for December 7th, 10:00 AM, at the supervisor's French Valley office.
 - There may be certain funding available for infrastructure that could help the Highway 79 Realignment.
 - Change of Zone 2200026 has a Planning Commission hearing on 11/1. Cindy to transmit comments to them.
 - Thomas Laury suggested there be two signs placed on Hwy 74 to identify Homeland. Andrea Mares said she'll pass on this suggestion to Supervisor Washington.
 - Next meeting of the LUC is scheduled for December 5th, 3:00 PM, at Cindy's office.
- M. City of Menifee update; Doug Darnell, Planner:
- Doug brought us up to date on various projects, including: Banner Park, Rockport Ranch, etc.
 - The Menifee Valley Specific Plan Draft EIR is available for review, on line, through December 4th. The Planner contact for this is Ryan Fowler.
 - Q: Is Menifee planning a transit center in the project? A: Not sure.
 - C: Concern regarding dust from various roads under construction. A: DD gave his card to citizen, to follow up.
- N. City of Hemet; no representative present; no report.
- O. Department of Animal Services; no representative present; no report.
- P. Other Departments and Public Agencies:
- None.

New Business:

- A. Guest Speaker: Perris Union High School District presentation, with guest speakers Hector Gonzales, Director of Facilities, and Fred Good, Facilities Planning Consultant.
- The team gave a PowerPoint presentation.
 - There several high schools in the district, including Paloma, Liberty, Heritage, and Perris High Schools.
 - Good stated that most districts in California are losing students each year. In contrast, Perris Union High School District is growing: rapidly! He said the new high school is already full, after being open just three years.
 - They updated the Master Plan, and presented that to the Board in August. There was much interest in the process. There is a Master Plan for each site.
 - Site sizes are as follows (acres): Heritage 35; Paloma 50; Perris 63, Liberty 50.
 - Costs are rising. Paloma HS cost \$95.6M.
 - Priorities include safety. Example: Creating a single-point of entry.
 - Other facilities: Pinacate Middle School. Perris Lake Alternative Education Facilities. Pathways for Adult Life Skills (Special Ed). California Military Institute.
 - Good stated that enrollment trends are upward, showing a graph of growth. They continue to search for a future site; no specific site found yet. The Villages at Lakeview HS site is currently on hold.
 - They did find and purchase a site for a new Middle School #2.

- Costs are spiraling up; split between new construction and improving existing.
- Sources include state money, matched by local funds. The Board was shocked that PUHSD already needs another new high school just to keep up with demand. The Board commissioned a survey to see if there would be public interest in another bond.
- Q: Do you have a map of the boundaries of PUHSD? A: Showed Map, with limits.
- C: Concern regarding redistricting. A: Boundaries have been around for a very long time. Changing district boundaries is an exceptionally difficult process.
- C: Gregg Cowdery noted that Temecula & Hemet traded a few schools years ago.
- Q: What's the status of Unification? A: The Menifee Union School District has wanted to secede from the Perris Union HSD. MUSD asked the State Dept. of Education. Status: Petition has gone to the state.
- Q: What is your revenue stream for building? A: Property taxes, Bonds, Developer Fees, some special grants.
- Q: Where does the money from the Lottery go? A: They are prohibited from using that money for facilities.
- Q: Cost per acre? A: Unknown.
- Q: What type school would be built next? A: A high school.
- Q: Where? A: Somewhere between Heritage HS & Liberty HS.
- Q: Explain bonds. A: Covered basic concept & process. Noted that the last bond passed, but just barely.
- C: Please strive to assure infrastructure around a new school be improved to be able to support traffic, etc.
- Q: Why not build a new HS in Winchester? A: Different school district (mostly Hemet USD).
- C: Please improve infrastructure rather than, or in addition to, schools. R: 2,500 students each site...
- C: Suggested partnering with Parks & Rec. R: They already do. Cited example of cooperation & joint use.
- C: Bring back Shop Classes! R: Liberty offers Four Paths: Business, Engineering, Public Service, & Health. Paloma HS offers a culinary program. They are striving for career readiness.
- All thanked the presenters for their informative presentation and lively discourse.

Public Comments:

- None.

Councilmember Reports and Comments:

- Andy Domenigoni asked Andrea Mares to please make a Map overlaying the school districts on our MAC area.
- Thomas Laury reported on their visit to the facility of the Independent Trading Company. They were impressed by the facility and business. He feels strongly that this business would be a great fit in Winchester. They are the largest independent importer of this type of clothing (sweatshirts). The proposed facility would be a warehouse, with about 40 employees, on 10 acres. Typical in/out truck traffic. It is not a heavy logistics facility.
- Andy Domenigoni thanked "Uncle Joe" for tuning-up a few local dirt roads. Also thanked Andrea Mares, public agencies, guests and local citizens.
- Horecka asked that the "Next Meeting" info be put back into the Agenda, as that's handy for residents.

Agenda Items for next meeting:

- Suggestions for future topics: Update on Soboba plans for their property in Winchester. CalTrans news.

Adjourn Meeting:

- The next WHMAC meeting is scheduled for Thursday, January 11, 2024, 6:30 PM, at the Community Center.
- The WHMAC adjourned at 8:29 PM. M:JS / S:TL