

# Winchester Municipal Advisory Council

## MEETING MINUTES

Date: February 10, 2011

Place: Winchester Community Center, 32655 Haddock Street, Winchester

### Attendees:

#### Winchester MAC:

Andy Domenigoni, Chairman

Dirk Meredith, Vice-Chairman

James Horecka, Secretary

Jimmy Sheldrake

Al Ramirez

#### Ex Officio:

Opal Hellweg, Legislative Assistant for Supervisor Jeff Stone

Members of the Public

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

Flag Salute. Introductions.

### Approval of Agenda:

Sheldrake made a motion to approve the Agenda with revisions as follows: Under New Business, add Murrieta letter; under Old Business, add Website Update. Second: Horecka. Approved unanimously.

### Approval of January 2011 Minutes:

Motion to approve: Sheldrake. Second: Meredith. Approved unanimously.

### Guest:

Scott Bangel, from Riverside County Parks and Open Space.

Bangel introduced us to what they do; 13 regional parks & 150 miles trails, from Norco to Nevada border. Brought Mark Brewer, Senior Park Planner, who educated us on Double Butte Park. Brought map, told of history. Land Fill closed 1994, capped/sealed 1996. Under purview of Waste Management. Development of area would be severely limited, with heavy restrictions. Stiff rules in place. Mostly unbuildable. County is managing the land as Open Space. No plans are on the radar for any development. Bangel & Brewer fielded questions from the audience. Brief summary: Q: What portion is developable? A: Little of site is developable. A Strategic Plan and Comprehensive Plan is in the works; long-term. Q: Supervisor Clayton Record had promised a park; will it be a park? A: Same answer. Q: Is monitoring required forever? A: Methane burners and monitoring are long term. Q: Could a Wilderness Park be made there? A: Various ideas might be put in Strategic Plan. Old plans won't likely work. Park design would involve our community. Q: Timeframe? A: Depends on funding. Q: Can RDA funds be used for Double Butte? A, by Hellweg: No; must stay in zone. Q: Could a solar facility be placed atop landcap? A: No, cap cannot be penetrated. Q: What is budget of RCP&OS? A: \$3-4M; rather tight.

### Guest:

Phil Paulie; Director, EMWD. Mr. Paulie could not attend; in lieu, Peter Odencrans from EMWD spoke. Water rates are not planned to increase right now. Sewer rates most likely will; however, not much in Winchester is on sewer. Discussed news reports regarding water quality in Riverside County; meets standards. Odencrans fielded questions: Q Andy Domenigoni: Will sewer rate increases lessen cost of reclaimed water? A: Not likely. Q Al Ramirez: Are sewer improvements in Winchester planned? A: Not any in immediate future; would depend upon development.

Cont...

**New Business:**

- A. Land Use Meeting at 3rd District Office in French Valley. March 14, 2011, at 3:30.  
Kick-off meeting; Al Ramirez and Jimmy Sheldrake will represent WMAC.
- B. Redevelopment: Roads in Winchester Downtown:  
Opal Hellweg brought guest Olivia Barnes, Legislative Team Member from Sup. Stone's office. RDA funds may be used for a Land Use Plan if tied to economic viability for the future (we feel it would be). Regarding fixing dirt roads in the core: County Trans cannot do this. Streets would have to be adopted, requiring improvements meet standards; asphalt, etc.; no dirt roads. RDA funds to pay for a comprehensive Land Use Plan may be our best bet: Ask for what we as a community want; our ultimate vision; work out a program to follow that vision. Audience questions/comments: Opal will have Scott bring a Map of County Maintained Roads. Andy Domenigoni: A Map of the existing Land Use Plan would be useful to us. Cindy Domenigoni: A Land Use Plan should indicate an eye toward cityhood.
- C. Other New Business: None.
- D. Contact City of Menifee & City of Hemet to announce our meetings, etc.: Andy Domenigoni will contact the cities personally, rather than via email; with Map of WMAC boundaries in hand.
- E. Letter from City of Murrieta: Letter was read aloud, added to file. See letter for specifics. Concern regarding the area shown in the WMAC boundary map that drops below Scott Road. Murrieta believes that 'tail' to be in their sphere of influence. Discussion ensued.

**Old Business:**

- A. Benchmarking: In progress. WMAC will provide list of info/maps needed to Opal Hellweg.
- B. WMAC Website: Dirk Meredith reported that the WMAC Website is now up and running.  
URL of WMAC Website: [www.WinchesterMAC.org](http://www.WinchesterMAC.org)
- C. Highway 79 update on widening: Andy Domenigoni reported on status. Domenigoni Parkway to Abelia approved by State; on to Federal, then out to bid. Construction MAY start mid-summer, then run 18 mos.
- D. Other Old Business: None.

**Open Forum:**

- A. Question from citizen: What is the status of the marijuana sellers in town? A: The one in the log building was shut down. The status of the other, in the strip mall, was not known.
- B. Add to next Agenda: County settled on lawsuit. 5-year General Plan amendment process would become an 8-year process.
- C. Future Guests: Juan Perez, of Riverside County Transportation Department. Perhaps for May, a representative from Flood Control.
- D. Noted that Cathy Bechtel of RCTC will be at the March meeting of the Winchester Community Assoc., to bring us up to date on the major Highway 79 Realignment Project.
- E. Alan asked about rail through Winchester. Tom Waller opined that passenger rail likely a long way off.
- F. Larry Markham mentioned that the Urban Land Institute did a study of the general area of west Hemet. He said he will bring a copy of the study, which contains interesting projections.

**Next WMAC Meeting:**

The next WMAC meeting is scheduled for Thursday, March 10, 6:30 PM, at the Community Center.

**Adjournment:**

Motion: Dirk Meredith. Second: Al Ramirez. Passed. Adjourned 7:55 PM.