

Winchester-Homeland Municipal Advisory Council

MEETING MINUTES

Date: March 10, 2022

Place: Winchester Community Center, 32655 Haddock Street, Winchester

Attendees:

Winchester-Homeland MAC:

- Andy Domenigoni, Chairman; James Horecka, Secretary; Gary Long; Jimmy Sheldrake.
- Our fifth seat is still vacant.

Ex Officio:

N/A

Members of the Public

Call to Order: Call to Order by Andy Domenigoni at 6:31 PM.

Flag Salute. Introductions.

Approval of Agenda:

Motion-to-approve by Sheldrake; second by Long. Approved unanimously.

Approval of Meeting Minutes from February 10, 2022:

Motion-to-approve by Sheldrake; second by Long. Approved unanimously.

Guest Speaker: See Surprise Guest below, after Item G.

Old Business:

- A. General County update; Robyn Brock, representing 3rd District Supervisor Washington:
 - Riverside County is initiating revisions to their Short-Term Housing Ordinance. The Public Comment period is open; will close April 20th.
 - The Planning Department hopes to have the Draft EIR for the General Plan Update ready for review in April.
 - Regarding the Off-Highway Vehicle Parks: The Diamond Valley Lake location has been removed from the Survey. However, the site at Double Butte Park is still in the Survey. Brock acknowledged that the County had once promised that Double Butte was to become a park. They are following-up on this topic.
 - Brock brought in printed copies of a flow char that illustrate the basic processes followed by LAFCO.
- B. Sheriff Department update; Deputy Pendleton:
 - Crime stats: February had 246 calls & 5 arrests (1 a felony warrant). Whiskey Babe's was burglarized.
- C. Cal Fire Winchester Station #34; Captain Chris Acevedo.
 - Nothing new to report. He fielded a few questions:
 - Q: Are Burn Permits allowed? A: ONLY for tumbleweeds. To gain permission, one must go through SCAQMD: Get a Burn Index Number. Then contact the local Fire Dept. Follow the process carefully.
 - Q: When will notices for Abatement go out? A: Perris Headquarters now handles that, as a separate division.
 - C (Gregg Cowdery): G.C. thanked our Fire Station for their donations at Christmastime.
- D. EMWD Updates; Alma Ramirez:
 - The Sky Canyon Sewer Project is now complete; ahead of schedule.
 - The majority of California is in a drought. 75% of the state is in Severe Drought. So please keep conserving.
 - Take advantage of available assistance, in rebates for drought-tolerant landscaping, etc.
 - Q (A.D.): Will EMWD replace ground water with reclaimed water into the San Jacinto River? A: Don't know.
 - Q (A.D.): Any update on infrastructure for our area? A: EMWD provided us maps. There will be further info.
 - Later in the meeting (after Item G), Director Phil Paule appeared. He reminded all that EMWD is owned by customers. He encouraged us to call EMWD if we have any issues.
- E. Code Enforcement:
 - No representative present; no report.
- F. Assemblyman Kelly Seyarto's Office:
 - No representative present; no report.

G. Senator Melissa Melendez; Nicki Taylor, District Representative:

- No update on bills, except one aiming to end/limit the State of Emergency.
- Next Town Hall: March 24th, 10:30, at the Holiday Inn Express in Murrieta.
- Q: Insurance companies are cancelling fire insurance; any help? A: A lot is being handled by the California Insurance Commissioner. The Legislative branch doesn't have much to do with this. Ref: "The Fair Plan."

Special surprise guest: Third District Supervisor **Chuck Washington**.

Washington reintroduced Robyn Brock. He inherited her from Supervisor Stone's era. She earned degrees, through her Master's; married with two children. Recently promoted to Deputy Chief of Staff. Congratulations! Responding to the question about fire insurance: He brought the question to the Fire Chief, Bill Weiser: The state, along with Riverside County Fire, is working on reclassifying Fire Zones.

C (A.D.): Their fire insurance was cancelled. R: They are working with the state.

C (L.V.A.): The Ramona Bowl's fire insurance was cancelled. R: C.W. still flies; 16,000 hours flight time. Yet his insurance costs doubled last year. Reasons? Political?

As to the Annexation Request: That is presently working its way toward LAFCO. Washington recalled a former analysis of an annexation proposal in Temecula, which he was familiar with then: It didn't 'pencil' (economically). He noted that property taxes don't necessarily support a city. A recession knocked revenues down; never returned. Washington said he didn't understand why someone would submit an application to literally double the area of Hemet without the funding to support that. He stated that Winchester does not want to be gobbled-up by another city. Washington stated that he is going to express his opposition to the annexation, at least this portion (Winchester), at least at this time.

Discussion:

Q (Saad): What can we do to help? A (CW): Typically cities initiate the process. However, this time it was initiated by citizens, via a petition circulated, which must show 5% (still being counted, against the Registrar of Voters). Next, the city should, and likely will, perform a financial analysis (likely won't be able to afford it).

From there: LAFCO.

Q: What are they trying to accomplish? A: A citizen who owns a lot of land wants to develop in a certain way. He may believe that he has a better chance in the City than in the County.

Q: 5% of residents in the whole area? A: No; 5% of registered voters in the subject area. See the Flow Chart.

C (G.C.): Years ago, similar happened in Val Vista. R (C.W.): "So I'm going to fight; for them and for you guys." Robyn noted that the other angle was from the west: A sales tax grab. Stopped at the road.

Washington noted that our local efforts over the past decade demonstrate, "...the best forward-planning I've seen of an unincorporated community." Regarding Menifee potentially expanding east into Winchester, he stated, "I don't share their vision of that."

Hemet has Supervisor Chuck Washington until it comes time to vote for a new supervisor, in November.

C (VanArsdale): She didn't realize the annexation was moving west. She noted that the area proposed can be modified before or after the LAFCO hearing (though it's best done before).

C (A.D.): How is Riverside County doing financially? A (C.W.): in his seven years, he's never been happier with leadership in the County. The budget is in better shape. Property tax revenue is up, which is good for the County. Sales tax revenue is also up (good for cities). The new CEO is doing a great job. The County promoted Juan Perez as COO. Dave Rogers is CAO, etc. The County broke up a couple of departments. Susanne Lingal is now Director of Economic Development. He noted the recent library efforts, in which she put together public/private partnerships to create 3 libraries; leased to the County for 30 years (lease-to-own, options at 10 & 20).

Washington mentioned that he is in the California Association of Counties; will be president next year.

All present thanked Third District Supervisor Chuck Washington for visiting our humble hamlet!

H. Valley Wide Park & Recreation District; Dean Wetter, General Manager of VWP&RD, & Jan Bissell, Board President; also Cindy Domenigoni, President of Friend of Valley Wide.

- They plan to present the Dirk Meredith Meeting Room on May 12th (here).
- Events: 1,500 kids are in softball/baseball this year in Hemet/San Jacinto service area. Community support!
- Craig Shultz noted that next weekend is the Hemet / San Jacinto Exchange Club fundraising event.
- 2022 is the 50th anniversary of Valley Wide, Saturday, April 2nd, at Diamond Valley Community Park.

I. Soboba Band of Luiseño Indians; Lori VanArsdale:

- Working on projects to be sustainable outside of the reservation. Locally, they hope to make a ‘gateway’ project at their properties in Winchester. They will be starting a bank; first office in Temecula/Murrieta area, near the MSJC campus. A gas station is expected to open near the casino, end of summer. They recently sent out an RFP for a feasibility study for their parcels in Winchester. Andy Domenigoni invited VanArsdale to do a presentation for the W/HMAC in the near future.
- J. Land Use update; Cindy Domenigoni: Cindy presented a written report of the WTA LUC activities.
- The LUC meeting was on February 22nd. The guest was the project proponent for a proposed Storage Yard for RVs and boats at the NW corner of Winchester Road and Haddock Street. 3.6 acres, 222 storage spaces. The LUC saw the presentation. Concerns included having such a facility at the ‘gateway’ to the commercial area of our community. They asked for architectural treatment, & requested the Draft Conditions; will review.
 - The next LUC is scheduled of Thursday, the 17th, 3:00 PM, at their office.
 - They also reviewed CUP 210119, a proposed cannabis store in Homeland.
 - The LUC also requested more information on the proposed Annexation proposal in Hemet.
 - Last week, the Winchester/Homeland Town Association met at Highland Palms Clubhouse, to review the proposed cannabis store, gaining a better understanding of the proposal. There was a good turnout of citizens. One concern expressed was regarding the potential displacement of existing businesses.
 - Saad Patah presented to us the proposed store, called “The Cake House. Owner/developer. He stated that another acre has been acquired for parking. He brought a detailed package, with architectural plans. They do not yet have Draft Conditions from County Planning, but once they do, they’ll share with us.
1. Winchester Community Planning & GPA #1207: Still awaiting DEIR. February 2022?
 2. Crossroads / Boulder Crossing – TTM #38305 & TPM #38037 – NW corner of Hwy 79 and Domenigoni Parkway: Presently under construction.
 3. Matthews Road: Change of zone.
 4. SoCal Mulch CUP 200009: Awaiting hearings.
 5. RV Storage & Pod Storage PPT 190038.
 6. Val Daele Homes: Proposed 164 units on 14.9 acres (south of Salt Creek).
 7. Riverside Views TTM 37670 (81 acres at Briggs & Old Newport Road).
 8. CUP 210015 – Commercial Cannabis Operation at 31170 Highway 74, Homeland. (Guest tonight.)
 9. Winchester Hills Specific Plan – PA#18 (14.9 acres) – Van Daele
 10. Off-Highway Vehicle Park: See rivcoparksohv.org
- K. City of Hemet update; Linda Krupa:
- There’s a lot of development going on in Hemet; much infill, seven large developments, 3 majors. The 2020 Census reported over 90,000 people in the city. She first moved in 1976; back then, the catch phrase was “60% over 60,” now more like 20% over 60 years. She said she is happy to hear that the Diamond Valley Site is off the Survey. If we need help regarding the Double Butte site, see her.
 - Regarding the Annexation: She stated that the proposal was not initiated by the City of Hemet. She stated, “I am not in favor of it.” She promised to attend our MAC meetings more frequently.
- L. City of Menifee update; Doug Darnell, Senior Planner:
- Darnell brought us up to date on various projects.
- M. Other Old Business:
- None.

Open Forum:

- A. Little brought up the “Community Benefit Fund.” Robyn offered some info; for more, see her.

Next WHMAC Meeting:

The next WHMAC meeting is scheduled for Thursday, April 14, 2022, 6:30 PM, at the Community Center.

Adjournment:

The WHMAC adjourned at 8:24 PM. M:GL/S:JS