

Winchester-Homeland Municipal Advisory Council

MEETING MINUTES

Date: August 11, 2022

Place: Winchester Community Center, 32655 Haddock Street, Winchester

Attendees:

Winchester-Homeland MAC:

- Andy Domenigoni, Chairman; James Horecka, Secretary; Gary Long; Jimmy Sheldrake; Thomas Laury.
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 to amend Agenda to move Sheriff Report directly after Minutes; by A. Domenigoni. 2nd JH. Carried.
Motion-to-approve Agenda as amended by Sheldrake; second by Laury. Approved unanimously.

Approval of Meeting Minutes from June 9, 2022:

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

Sheriff Department update; Deputy Pendleton (moved-up, as per amended Agenda):

- Crime stats: June had 318 calls. July had 314 calls, 4 arrests.
- Thefts of catalytic convertors are on the rise. Alas, there's not much to be done. Garage if you can!
- The usual patterns persist. Construction theft persists.
- Pendleton stated that reporting of the homeless in our area has become more vocal and common of late. He noted that the local homeless numbers fluctuate between 1 & 5. Compared to other communities, that's nearly nothing.
- Officers are well aware of the few commonly seen in town, though they've never known them to commit crime.
- Q: What if my dog is upset with a homeless person? A: Don't let your dog attack anyone.
- Q: Indecent exposure? A: Report it.
- Q: Trespassing? A: If the person is actually trespassing, that's 'trespassing.' Report.
- Pendleton: Most crimes are misdemeanors. Short time off the streets, then released with a bus pass & voucher.
- Pendleton: While the crime stats in Winchester are low, they are considerably higher in Homeland & Hwy 74.
- Q: Post Office door? A: Thinks the perp was identified (not sure).
- Q: Winchester Inn? A: Walked it today; it had been swept.
- Deputy Pendleton reminded us that we have a very good town, compared to many others.
- C: Concerns about children crossing at the school. R: He typically cannot be in the area at start/end school hours.
- Deputy Pendleton reminded all that Winchester Road, State Hwy 79, is under CHP jurisdiction. Engage the CHP.

Swearing-in new board member Thomas Laury.

Official swearing-in rite by Robyn Brock, representing the County of Riverside. Congratulations and welcome!

Project Presentation: CUP 210133 Cannabis Cultivation Project – Rodri-grows Organics, Adrian Rodriguez

- The applicant gave a presentation to the Winchester-Homeland Town Association. He is now presenting to us.
- They presently operate small production worm farms. They've found that hemp can be animal feed, and that cannabis may be used as feed for cows; the manure is then used for worms. They propose a farm where they will cultivate the product, but citizens will harvest and transport it.
- The site is ~80 acres total. Two acres will be developed: The former Cheese Factory. They propose 21,000 s.f. of canopy; 30,000 s.f. total. The land at this area is basically flat, low-slope.
- They also propose: 110 cameras in total, 14 at the hemp growing. Armed security would be on duty; all employees would have panic buttons. Four fire hydrants. Fire sprinklers in the building. Fencing would be chain link, with vinyl slats for screening. Exhaust fans from the building would have special enzyme odor removers to mitigate objectionable smells. Their goal is sustainable farming. Water is by EMWD: Drip systems to minimize waste, captured and recycled. The "Coconut Core" media is also recyclable. Pest control would be organic.

- For jobs, they expect a 15-person crew, 5 part-time, with room for future growth. Harvest goal: 300#/month.
- Per the CUP, there would be Public Benefit funds for the local community (plus the law-enforcement portion).
- Following Mr. Rodriguez well-delivered & cogent presentation, he fielded questions:
- Q: Rainwater collection? A: They'll follow requirements of the California Water Resources Board.
- Q: Will security be armed? A: Yes, 24/7.
- Q: What enzyme is used? A: The name is included in the CUP (tough to pronounce).
- Q: Hemp for cattle feed? Horses? A: It doesn't affect cows. As to horses: Do your own research.
- Q: When will the self-harvest feature start? A: Perhaps 1-1/2 years into operation, depending on conditions.
- Q: How long will the CUP be good for? A: 10 years.
- Cindy Domenigoni: Adrian has been to the Winchester-Homeland Town Association and its Land Use Committee. They have not yet taken a formal position nor compiled recommendations. She asked Adrian when he would like them. A: ASAP, please!
- MAC Chairman Andy Domenigoni: At this time, the MAC won't take action.

Old Business:

A. General County update; Robyn Brock:

- The Winchester Community Plan is now open for Public Comments! Read it. Chime in, please! The deadline for public comments is August 19th, 5:00 PM. They are also doing the Nexus Study; ready in a few weeks? If there are enough comments, she would try to set up a meeting with the County.
- The Board of Supervisors approved their Budget. This is the first balanced budget in 15 years. Kudos!
- There will be an Unincorporated Communities Fund; approx. \$2M per District. She has already received some ideas: A traffic signal at SH 79 & Haddock Street, to protect children crossing for school. Also the Monument Signs (proposed about a dozen years ago).
- She noted that the BoS is currently recruiting for Youth Advisory Council internships; paid, 2 years, 20hrs/wk.
- C: Ideas: A deputy full-time. (RB: That would have to be funded by a CFD.) Or Community Patrol.

B. Sheriff Department update; Deputy Pendleton:

- See above.

C. Cal Fire Winchester Station #34:

- No representative present; no report.

D. EMWD Updates: Alma Ramirez

- A fresh Water Quality Report is now available.
- The majority of California is now in a severe drought. Shun nonfunctional turf!
- The board recently approved a new project along Rice Road. Construction of 18" water lines. Early stages.
- EMWD awarded bids for construction of the French Valley Pipeline, Phase II. Along Pourroy, etc. Construction will start soon. EMWD will set up a website for this project, for the public to stay informed.
- Q: Will EMWD file a request for a rate increase? A: Per Phil Paule, he does not know at this time. Costs rise.
- Q: Status of transmission line? A: EM II: The EIR is expected to come out soon.
- Q: Rebates for turf replacement? A: Yes. Obtain the rules from both MWD & EMWD. Follow them carefully.
- Q: Concern about safety of recycled water. A: (Paule): This water is treated to a tertiary condition. It is highly regulated by the EPA. The main reason EMWD has been able to limit imported water so well is their exceptional development of recycled water. If further Qs, contact Alma; she'll get you in touch with Environmental.

E. Code Enforcement; Ryan Calametti:

- Listed a number of cases, including: Homeland, behind the Mushroom House. Patterson: 'Intent to Inspect.' He noted that CE cannot kick persons off properties ('homeless' or otherwise). He reminded property owners to keep up your 602 Forms, annually. Post "No Trespassing" signs, etc.
- Q: Winchester Inn status, and illegal dumping on Simpson? A: Call in the issues as you see them, please.
- Q: What is the process for reporting? A: Call 951-955-2004. Now staffed 24 hours! Or: RCTLMA.org/CE.

F. Assemblyman Kelly Seyarto's Office; Hilder Sam:

- Updated us on various bills, etc. Reminded us that the Veteran's Expo will be September 2nd.

G. Senator Melissa Melendez; Amanda Fisher not present.

- Hilder Sam stepped in to remind us that the Veteran's Expo will be September 2nd.

H. Valley Wide Park & Recreation District; Robert Byers:

- July 27th was the 50th anniversary. Thanks to all! Shout out to Gregg Cowdery, & EMWD (Phil Paule, etc.).
- Little League will be starting up again. Also: The Special Olympics will be returning. CERT training, here.

- I. Soboba Band of Luiseño Indians; Lori VanArsdale:
- They are working on getting the Feasibility Study done for the Winchester properties. Perhaps in Sept.?
 - The Soboba Legacy Bank had its soft opening. At Village Walk, in Murrieta.
 - They applied for a grant from the USDA, for Sustainable Growing, Vertical Farming.
 - Their new gas station & convenience store, “Roadrunner Express,” opened! Congratulations!
 - Andy Domenigoni proposed that our WHMAC hold October for a presentation by VanArsdale (TBD).
- J. Land Use update; Cindy Domenigoni:
- The Design Guidelines are up. Requesting review and comments by citizens to the County! By Aug. 19th.
 - The WTA LUC has been reviewing the EIR. They will report out their comments to the County.
 - Re LAFCO and the Menifee sphere-of-influence matter: She noted that there were many comments against the SOI expansion. She provided the Written Petition against the SOI to the Supervisors. The hearing was pushed out, to July 28th. Staff recommended that Winchester be recognized as a community, left intact.
 - The Land Use Committee met a number of times. Cindy presented a written report of the WTA LUC activities. Filed into archives (refer to that for details)..
 - In the pipeline:
 1. “No Worries” RV & Boat Storage. Change of Zone #2100123, Plot Plan 210135.
 2. Winchester Community Planning & GPA #1207: The DEIR should be posted soon.
 3. Crossroads / Boulder Crossing – TTM #38305 & TPM #38037 – NW corner of Hwy 79 and Domenigoni Parkway: Presently under construction.
 4. Matthews Road: Change of zone.
 5. SoCal Mulch CUP 200009: Awaiting hearings.
 6. RV Storage & Pod Storage PPT 190038.
 7. Val Daele Homes: Proposed 164 units on 14.9 acres (south of Salt Creek).
 8. Riverside Views TTM 37670 (81 acres at Briggs & Old Newport Road).
 9. CUP 210015 – Commercial Cannabis Operation at 31170 Highway 74, Homeland.
 10. Winchester Hills Specific Plan – PA#18 (14.9 acres) – Van Daele
 11. Off-Highway Vehicle Park: See rivcoparksohv.org
 12. CUP 210129 – Commercial Cannabis Operation “The High Class” in Homeland.
 13. CUP 210133 Cannabis Cultivation Project
 14. A proposed Light Industrial development east of downtown (proponent tapped into the LUC; very good).
- K. City of Hemet update:
- No representative present; no report.
- L. City of Menifee update; Doug Darnell, Senior Planner:
- Mr. Darnell not present; no report.
- M. Other Old Business:
- Gregg Cowdery noted that Domenigoni Parkway was closed for a spell, during which area residents could not get into or out of the area. (A local resident corroborated this.) He proposed opening a road that could provide relief in such cases. Robyn Brock said she would pass this on to Mark Lancaster, Director of Transportation.

Open Forum:

- None.

Next WHMAC Meeting:

The next WHMAC meeting is scheduled for Thursday, September 8, 2022, 6:30 PM, at the Community Center.

Adjournment:

The WHMAC adjourned at 8:05 PM. M:GL / S:JS