

Winchester-Homeland Municipal Advisory Council

MEETING MINUTES

Date: June 9, 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 6:31 PM.

Flag Salute. Introductions.

Approval of the Agenda:

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

Approval of Meeting Minutes from May 12, 2022:

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

Presentation: No Worries RV & Boat Storage.

- Location: Winchester Rd, west side, between Haddock Street & Willard.
- They are working through the process with the Planning Department. They submitted a PAR, and have gone through several revisions so far. C. Boyd is the case planner.
- Features include: Two WQMP basins. Pervious paving. Certain concerns regarding transportation & landscaping. Lighting by solar. Hi-res cameras.
- Applicant claims he sent information to all homeowners within the specified radius; many stated 'never received.'
- Q: Will there be pump-out facilities? A: No. There will be a small dwelling, with a private sewage system for it.
- Q: Proximity to School? A: Applicant wrote a letter to the school principal & superintendent. (No response.) Rick Engineering did a Traffic Report: 8 RT/day, 2 employees. There will not be a driveway on Haddock Street.
- The applicant gave a presentation to the Winchester-Homeland Town Association. They & the LUC asked that the building have a more 'western' theme. However, County planners nixed that.
- C (AD): The new General Plan is coming soon. This type use is not consistent with what is envisioned for our Downtown. AD expressed concern that the RV & Boat Storage use is being dropped in. Under no guidelines.
- Q: Is the highway being widened? A: The ROW is expanding via a dedication. Striping will match existing.
- Q: Are there fees for signalization of Haddock Street in the conditions yet? A: No.
- C: Be aware that water ponds in this area, due to illegal fill.
- Q: What improvements will be at north side of Haddock St.? A: Increase half-width ROW to 33'; C&G; sidewalk.
- Q: Will this business generate sales tax revenue? A: Some, though trivial.
- Q: Is this their first location in Riverside County? A: Yes. There are two in unincorporated Los Angeles County.
- Cindy Domenigoni (LUC): We realize that this use is allowed under the General Plan. But we did not envision this type use in our Downtown. Development should be consistent with that vision, and bring in tax revenue. Proximity to the school is of some concern. We've been pursuing a traffic signal at Haddock for ages; however we are not asking that this project fund that. We do ask for enhanced screening. We wish to see that draft Conditions as soon as they are available. We don't have Design Guidelines finished for our Downtown, yet that is under study. We ask for curbs & gutters, sidewalks and landscaping along the streets, and that drainage be addressed. Please actually meet with the property owners in the area.
- Gary Long moved that the MAC forward the WH-TA letter to Supervisor. Washington. Horecka seconded. Vote called: Unanimous. The WH-MAC will forward the letter, with appropriate cover letter, to the Supervisor.

Presentation: CUP 210129 – Commercial Cannabis Operation: "The High Class" in Homeland.

- The proponents gave a brief presentation of their project. They are a small business, from Oxnard. The project will be in two phases, the first operating from the existing building. Later, a new building. Highway 74 will be widened as required. A change of zone from RR to CPS is required. In Phase 1, there would be more parking than

necessary. In response to comments, they will enhance the elevations. An Art Wall is proposed. The proponents stated that safety & security is important too all. They intend to be sensitive to neighborhood compatibility, odor mitigation. As part of County requirements, they will participate in community benefits. Questions:

- Q: (Robyn B): Explain Development Agreements. A: Brief overview. The D.A. would be revised Phase 2.
- C: Concern re parking. R: Good parking provided. Deliveries would be scheduled off-peak. Pre-order+pickup.
- C: Concern re people hanging out in landscaping. R: Strict "No consumption on site" policies are the law.
- C: Concern re traffic. R: Understood.
- Q: When will you involve the City of Hemet? A: The project is not in Hemet. It's in unincorporated Riverside.
- Q: Isn't there another place nearby? A: Not within 1,000 feet.
- Q: When will it open? A: As soon as all processes are done & construction complete.
- Cindy Domenigoni, on behalf of the Winchester-Homeland Town Assoc., submitted a Report to the WH-MAC. See files for report. The LUC met on this topic on April 5th. The Town Assoc. on May 5th. Cindy noted that the building formerly housed a pet grooming business. Cal-Trans timing on Hwy 74 changes are unclear.
- James Horecka moved that the MAC forward the WH-TA letter to Supervisor Washington. Sheldrake seconded. Vote called: Unanimous. The WH-MAC will forward the letter, with appropriate cover letter, to the Supervisor.

Old Business:

- A. General County update; Robyn Brock:
 - We'll be swearing-in the new Board member next meeting.
 - They are seeking fresh interns.
 - The Supervisors are seeking to initiate an Unincorporated Communities Initiative Fund. \$1M / district? This could be of great benefit to areas like ours. Send ideas to Robyn.
- B. Sheriff Department update; Deputy Pendleton:
 - Crime stats: May had 326 calls & 1 arrest.
 - Pendleton commended Code Enforcement for their great efforts of late. Backyard growers are being abated.
 - The usual patterns persist. Construction theft persists.
 - Q: Can we get more officers here? A: Officers are allocated to areas with the greatest needs.
- C. Cal Fire Winchester Station #34:
 - No representative present; no report.
- D. EMWD Updates: Alma Ramirez
 - The majority of California is now in a moderate drought, with some areas in severe drought.
 - 80% of EMWD customers are using within their water budgets. Please keep conserving. Take advantage of available assistance; rebates for drought-tolerant landscaping, etc.
 - Flier for LIHWAP program left for assistance.
- E. Code Enforcement; Ryan Calametti:
 - From January to the end of May, 115 new cases were opened. They closed out 36. There are two officers in our area now. 108 inspections. Many vehicle abatements were performed.
 - New Director, Bob McGee. Striving for Voluntary Abatement.
 - Q: How does Code Enforcement work? A: Citizens file complaints. Code Enforcement can advise, and get involved as needed. Violations might include occupied RVs, clunkers, excessive outside storage, unpermitted grading, illegal cannabis growers; in some cases, hemp growers.
 - Robyn Brock noted that the Supervisors have setup SET: Special Enforcement Team. There is now a 24-hour answering service, to better serve the public. Useful for reporting issues with Short-Term Rentals & Vending.
 - Q: What are the preferred ways of receiving complaints? A: Call Code Enforcement, or use the App. He noted that sometimes the process may take what seems to be a long time. Each officer has a case load of ~250.
 - Q: Noise complaints after 10 PM? A: Call the Sheriff.
- F. Assemblyman Kelly Seyarto's Office; Hilder Sam:
 - Updated us on various bills, etc. Noted that the state is experiencing a budget surplus.
- G. Senator Melissa Melendez; Amanda Fisher:
 - Noted that the Town Hall occurred last week. Reminded us that the Veteran's Expo will be September 2nd.
- H. Valley Wide Park & Recreation District; Robert Byers:
 - Announced various programs, including a tournament this weekend. The pool has opened.
 - July 4th: There will be fireworks, but there will not be a public event, due to COVID 19.
 - October 14th: Dedication of the First Responders Wall at Diamond Valley Park.

- I. Soboba Band of Luiseño Indians; Lori VanArsdale:
- Soboba Legacy Bank will have its soft opening over the next two weeks. At Village Walk, in Murrieta.
 - They plan to open the gas station & convenience store on September 1st.
 - Soboba posts job openings: Soboba NSN.gov.
 - For the Winchester properties, Soboba has hired a company to begin feasibility studies.
 - They are applying for a grant: Agriculture Sustainability Project.
- J. Land Use update; Cindy Domenigoni:
- Cindy presented a written report of the WTA LUC activities. Filed into archives.
 - The Land Use Committee met a number of times since our last MAC: May 17th, 24th, 31st & June 7th.
 - The LUC began review of the draft Design Guidelines for Downtown. Along the way, they began to develop concerns that some of the original ideals were not being captured. The process of review continues. Interested citizens are encouraged to participate.
 - 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
- K. City of Hemet update:
- No representative present; no report.
- L. City of Menifee update; Doug Darnell, Senior Planner:
- The Menifee City Council will be reviewing the budget next week. They are working with the state, striving to comply with the Housing Element. He listed a few developments underway: Banner Park, Rockford Ranch.
 - Menifee is working on an EIR for 540 acres, north of Case Road, NW of Briggs, near Heritage Lakes. This is a new Specific Plan, dubbed Menifee Valley.
 - Q: What about Menifee expanding its Sphere of Influence SOI)? A: He does not know.
 - Q (Robin Lowe): What about the expansion of the SOI? A: A present, there is nothing decided. LAFCO is studying an MSR. Menifee did not file for an expansion of their Sphere of Influence.
 - C, Cindy Domenigoni: We have you here every month to keep us advised. We want to have an open, honest dialog. R: Understood.
 - Q: What is an MSR? A: Municipal Services Review.
 - Q, Lori VanArsdale: The MSR; how did it happen? A (Robyn Brock): It was not initiated by Menifee. LAFCO does this; a periodic review.
- M. Other Old Business:
- Letter from David Mudgett, a property owner, urging swift processing of the General Plan Amendment.

Open Forum:

- None.

Next WHMAC Meeting:

The next WHMAC meeting is scheduled for Thursday, August 11, 2022, 6:30 PM, at the Community Center.

Note: The MAC will be dark in July, as is customary.

Adjournment:

The WHMAC adjourned at 9:07 PM. M:GL / S:JS