

Winchester-Homeland Municipal Advisory Council

MEETING MINUTES

Date: February 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:

Robyn Brock, Deputy Chief of Staff, with 3rd District Supervisor Washington's office

Members of the Public

Call to Order: Call to Order by Andy Domenigoni at 6:33 PM.

Flag Salute. Introductions.

Approval of Agenda:

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

Approval of Meeting Minutes from January 13, 2022:

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

Guest Speaker: Riverside Views, TTM 37670 (81 acres at Briggs & Old Newport Road). T&B Planning.

- Joel Morse & Lance Retuya presented, on behalf of Walter Development. They described the proposed housing development: They described the densities allowed under existing entitlements, and proposed densities. The development is mostly on flat land; the hills will be preserved. They stated that the project is consistent with other developments in the area. The project is within the Winchester Community Plan. There will be 26 acres of LDR, changing to 26 acres of MDR. Tierra Shores is to the west, in Menifee, and is MDR. Another TM is north of Tierra Shores, and it is MHR (5-8 DUA). Rockport Ranch is also near, with densities of MDR & MHR.
- The applicant has filed for a separate General Plan Amendment, for changes in density, etc., in case the Winchester Community Plan does not get approved in time for their schedule. The development will be implementing the density designated in the Winchester Community Plan: LDR changing to MDR. The Change of Zone will be from RR (Rural Residential) to MDR.
- There will be 101 single-family homes, for-sale, on lots minimum 5,000sf (they said 40'x90', which does not calc; they'll check figures). The residential streets will have 5' parkways, with a modified trail. 5' walk & 8' bike path. Conserved open space will be 64%. Neighborhood, houses & density are intended to be consistent with others nearby. There will be a 1.2 acre park. There will be an HOA. The development will not be gated. Homes include two-car garages plus a driveway. Construction start would be within a few years. The gentlemen closed by stating that they believe their project fits the area.
- Q: Who will maintain the open space? A: Still under discussion.
- Q: What about the existing trails? A: Those are "trespass trails" at present.
- Q: Have you met with Valley Wide? A: No. Valley Wide looks at parks 5-acres & up. Park is smaller.
- Q: Concern re homes near hills; who will insure? A: The homes aren't in a high-risk zone.
- Q: The projects you named, are they in Menifee? A: Some are.
- Q: Where are the access points? A: Briggs Rd and Old Newport Rd. Concerns re fire access; the fire access would be improved as required by Conditions, and coordinated with other developments depending on timing.
- Q: Do you have Conditions yet? A: No, not yet. Q: When? A: Unknown at this time.
- Q: Will there be a signal at Briggs Rd at Domenigoni Pkwy? A: No. That will be a gated fire lane only.
- Q: Will the open space be open to the public? A: The space is not an MSHCP. However, it's private land (liability).
- Q: How will Briggs Rd be run? A: It will utilize existing alignments planned, coordinating with others.
- All thanked the gentlemen for their presentation.

Old Business:

- A. General County update; Robyn Brock, representing 3rd District Supervisor Washington:
- Proposed ordinance governing short-term rentals. To be available for review.
 - Angela Little stated that she is very concerned that the County did not notify in advance our Town Association nor MAC of the proposed OHV Park in our area. Parks put out an on-line survey, which blind-sided us. Response: The County wants to hear from the community first, from the survey. For more info on this, see the Parks website, the Supervisor's website, and the Supervisor's Facebook page.
- B. Sheriff Department update; Deputy Pendleton:
- Crime stats: January had 327 calls & 6 arrests. Most thefts in the area are from construction sites, which he said are world unto their own. Sort of a business decision; there's no security at most sites.
- C. Cal Fire Winchester Station #34; Kenith Moffitt.
- Not present.
- D. EMWD Updates; Alma Ramirez:
- Weather is warming; the majority of California is in a drought, so please keep conserving.
 - Take advantage of available assistance, in rebates for drought-tolerant landscaping, etc.
 - EMWD followed-through with the Maps we requested, showing infrastructure.
- E. Code Enforcement:
- No representative present; no report.
- F. Assemblyman Kelly Seyarto's Office; Hildur Sam, Field Representative
- Hildur Sam brought in flyers. See Internet for details of bills, beyond scope here.
- G. Senator Melissa Melendez; Amanda Fisher:
- The first Town Hall of the year will be tomorrow at 10:30, at Murrieta Town Hall.
 - Blood Drive: February 28th, at the Murrieta office.
 - She briefed us on various bills. See Internet for details, beyond scope here.
- H. Valley Wide Park & Recreation District; Craig Shultz, Public Information Officer:
- They'll be refreshing the Dirk Meredith Meeting Room.
 - 2022 is the 50th anniversary of Valley Wide, & the 20th of our Winchester Community Center!
 - There will be a big fundraising event March 18 & 19, by Friends of Valley Wide, at the Esplanade Center.
 - April 2nd is slated for a concert at Diamond Valley Sports Park.
 - Q: What's your opinion on small parks? A: That's above his pay grade.
- I. Highway 79:
- No fresh news.
- J. Land Use update; Cindy Domenigoni: Cindy presented a written report of the WTA LUC activities. There have been two meetings of the LUC since the last MAC meeting. During one, a cluster development was reviewed. The homes, which are a new project type, are as close as 6'-6" apart. There will be a pool with restrooms. The project will contribute to Winchester Hills parks.
1. Winchester Community Planning & GPA #1207: Still awaiting DEIR. February 2022?
 2. Cannabis Storefront Retailer – CUP #190032. The Board of Supervisors approved on January 25th.
 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.
 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. The applicants will be guests at the WH Town Association meeting on March 3rd, to present their project. (Concerns re traffic.)
 10. Winchester Hills Specific Plan – PA#18 (14.9 acres) – Van Daele
 11. Off-Highway Vehicle Park: See rivcoparksohv.org
- At the LUC on Feb 8th, Michael Smith was guest, presenting the Winchester Specific Plan 210 project. They'll have a 17-acre park in their project. Q: Would the community support a "passive central park" concept? There's a 35-acre ACTIVE park in Winchester Hills; the two are catty-corner. She left samples. Michael will be in contact with Valley Wide (which is perhaps most important).

- County OHV Survey: Cindy became aware of this by the article in the newspaper. One of the six proposed sites is Double Butte Park. We have concerns. This was to be a 'special' park for our area, but passive, not filled with noisy off-highway vehicles. Cindy encouraged all to check out the website and review.
- The LUC compiled comments on the Riverside Views project. They have a Neutral position at present. The LUC will continue to follow the project.

K. City of Hemet update:

- No official representative present. Unofficial: Lori VanArsdale mentioned that Hemet council member Linda Krupa could not be present. She said that the City of Hemet opposes the OHV park at the east end of Hemet.

L. City of Menifee update; Doug Darnell, Senior Planner:

- The City adopted its Housing, Land Use & Safety Elements in December, setting goals out to 2029.
- Development near Briggs Rd continues. Pulte Banner Park, north of the Pkwy, is under construction.
- Rockport Ranch Specific Plan was approved late last year; now in plan check. 79 acres, 305 SFR lots, SW corner of Old Newport Road.
- Sumac Ridge, off Scott Rd w/o Briggs: 175 SFR lots on 52 acres; about to start construction.
- Q: Comments on Riverside Views? A: Yes, Menifee will be following; interested in Conditions, traffic, etc.

M. Other Old Business:

- None.

Open Forum:

- Lori VanArsdale, who sits on Soboba's Economic Development Corporation, said that the tribe is striving to figure out how to develop their property in Winchester. Still quite a way off. Total 132 acres, on two parcels.
- Q: Who are other members of the board? A: Michael Castello, Lakshman Koka, Sasha Pachito & Steven Nino.
- Andy Domenigoni expressed great concern over the annexation proposed by the City of Hemet. VanArsdale stated that the annexation was brought to the city from the outside; it was not initiated by the city itself. Dr. Chaduri & others on the east side of Hemet are part of those initiating the annexation proposal.
- Andy to Supe's rep: Does Supervisor Washington have a position on this? A: Unknown.
- Highland Palms residents received a letter from the contractor working on a project in the area. Ref. letter. It seemed off to some recipients (while it may have been well-meaning).

Next WHMAC Meeting:

The next WHMAC meeting is scheduled for Thursday, March 10, 2022, 6:30 PM, at the Community Center.

Adjournment:

The WHMAC adjourned at 8:06 PM. M:JS/S:GL