

Winchester-Homeland Municipal Advisory Council

MEETING MINUTES

Date: August 8, 2024

Place: Winchester Community Center, 32655 Haddock Street, Winchester

Attendees:

Chairman Thomas Laury; Vice-Chairman Jimmy Sheldrake; Secretary James Horecka, Kate Alder
Members of the Public.

Call to Order: Call to order by Laury at 6:30 PM.

Pledge of allegiance.

Introductions (all).

Approval of the Agenda:

Motion by JS to amend Agenda to include item 7-B; 2nd by TL. Ayes: JH, JS, TL; Agenda approved as amended.

Approval of the Minutes from June 13, 2024:

Motion JH; seconded KA. Ayes: JH, JS, TL; approved.

Staff Reports:

A. Riverside County Third District Supervisorial District; Andrea Mares:

- Supervisor Washington has selected an individual to fill the open W-H MAC seat, and an alternate. The appointments will be made public when they go to the Board of Supervisors for approval on August 8th.
- CalTrans responses to the Pedestrian Hybrid Beacon: Delayed until fall of this year, due to challenges with availability of electrical poles. Any member of the public who would like to review drawings must request it through CalTrans via their Public Records Center on-line. Email the Supervisor's office for the link.
- Chris Burgers is a recipient of the county's Business Revitalization Program; they'll be making improvements to lighting, new doors with fans, water-efficient landscaping, window treatments, paint & signs w/ LED.
- Supervisor Washington is advocating for intersection improvements at Columbia & Simpson; working with the Transportation Department to determine feasibility, cost, funding sources, and potential studies.
- Willard & Whittier pavement update: Scheduled to start this fall, but ROW must still be acquired and environmental requirements still need to be completed.
- The Third District Office invited Soboba to attend and participate in WH-MAC meetings at the direction of WH-MAC members. No confirmation received yet.
- Supervisor Washington is hosting Special Games, athletic-style event for children of all ages with special needs, on Saturday, September 21st, at Veteran's Park in unincorporated Menifee area. Left flyers.
- C: Concern at SH 79, NB, at Olive Street, where left-turners impact NB traffic, with cars zooming around on right dirt shoulder. A: Mares stated that there's a new legislative liaison at Cal Trans, who may be able to help.
- C (TL): It would be nice to have something explaining the development process. JH agreed, and noted that making complex processes visible is beneficial to all.
- Q (A. Little): Any progress on safety improvements at Simpson & Columbia? A: Under study.
- Q (A. Little): How can we accelerate getting needed improvements along SH 79 & other busy routes? A: Send us your concerns.
- Q: What to do about (specific) illegal dumping? A: Contact Code Enforcement.

B. Sheriff Department update; Deputy Cordon, of the Perris Station:

- Statistics, Winchester & Homeland: Last month 588 calls, 17 arrests, 30 Part 1 crimes. Theft at construction sites, of materials and tools, continues to be high.

C. California Highway Patrol; Lieutenant Steve Rusk:

- Another 4 recent traffic collisions in Winchester, including one fatal. Last September, a collision on the Parkway at Leon resulted in two fatalities. Speed often an issue; 65 MPH in an area with new housing tracts and now a new shopping center. A recent Special Enforcement Unit netted 25 speeding tickets in Winchester.

- Be mindful of new traffic patterns on area roads, as development continues to advance.
- D. Cal Fire Winchester Station #34; Chris Matthews, Battalion Chief:
 - Good news: As of August 5th, the Haz-Mat Team is now a stand-alone entity. Beneficial for all.
 - Stats, Station 34 (Winchester), past month: 145 calls, 73 of which were for medical aid. Homeland stats: 178 calls, 110 of which were for medical aid.
 - Q: What fires are allowed? A: None, at present. Follow-up Q: Are fire pits OK? A: Yes, if covered.
- E. Emergency Management Department; Camille Collins, Emergency Services Coordinator:
 - EMD is very busy. The County EOP is nearly wrapped up. Still up for public comment & input.
 - They're trying to set up a local CERT training session. Also LISTOS.
 - Advised of a number of events; fires, assists, etc. Tap into Alert RicCo for news, wherever you are.
- F. 36th District Assemblyman Eduardo Garcia's office: No representative present; no report.
- G. 60th District Assemblymember Dr. Corey Jackson's office; Darrel Fyre:
 - Fyre brought us up to date on various bills. Left flyers for Senior Day Resources Fair, Sept 19th.
 - \$5 to build a new pilot program for a guaranteed monthly income for seniors.
 - "Let's Talk" Community Forum coming up August 10th.
- H. Senator Kelly Seyarto's Office; Amanda Fisher:
 - Fisher brought us up to date on various bills and the status of each.
 - The pedestrian beacon project has been delayed, due to issues with utilities. To fall, 2024?
 - The annual Veterans' Fair will be November 7th. Save the date.
- I. Department of Animal Services: No representative present; no report.
- J. Code Enforcement; No representative present; no report.
- K. EMWD Updates; Alma Ramirez & Phil Paule:
 - The latest Water Quality Report is July 1st, 2023.
 - The Turf Replacement Program is now offering \$4/sf for qualifying projects to scrap wasteful grass.
 - Q: Does EMWD offer classes on irrigation? A: Yes, from time to time.
 - Q: Status of water supply? A: Not currently in a "state of emergency." They are getting more local water. This year is not yet classed as a 'dry year.'
 - Q: Why are other areas squeezing? A: Unknown, as those are other areas.
- L. Valley Wide Park & Recreation District; represented by Craig Shultz, Public Information Officer:
 - Also Board Secretary Angela Little & Dean Witter.
 - Community Center restroom remodel for disabled access coming along; not quite ready, yet open tonight.
 - Coming up: New air conditioning in the gymnasium space! Coming up in October: Winchester Days.
 - Aquatic Center to reduce schedule to weekends only, now that school is back in session.
 - Autumn Elegance fundraiser: November 2nd. Save the date.
- M. Soboba Band of Luiseño Indians: No representative present; no report.
- N. City of Menifee update; Doug Darnell:
 - The new Chevron Station at 74 near Motte's will be open in a couple of months.
 - Menifee Valley Specific Plan of 530 acres: Will begin grading soon, and permits filed for industrial bldgs.
 - A new elementary school opened. A development application was filed for 10 acres west of Archibald's.
 - Q: Status of the Krikorian theater facility? A: A new over is in escrow, for the retail chunk anyway.
 - Q: Status of RFPs for the Annexation study? A: The City plans to re-notice for RFPs, to get more proposals.
- O. City of Hemet: Linda Krupa:
 - Much work continues for disabled access compliance crossings along SH 74 (Florida). Big impact. Take care.
 - Gibbel Park: National Night Out for Public Safety coming up. Many housing projects are coming through.
 - The city will be approving a 5-year Capital Improvement Program soon.
 - Finalizing matters for a new traffic signal at Devonshire & Warren Road (much needed).
 - The city will be implementing new cameras & license plate recognition readers.
 - They'll have a new Mobile Command Center for Public Safety (Police & Fire).
 - Q: Take on SH 79, temporary measures? A: They hope of have conversations, sure.
 - Gregg Cowdery thanked Linda for bringing in a couple of treasures for the Museum.
- P. Winchester Land Use Committee update; Cindy Domenigoni:
 - See Land Use Committee (LUC) Report, on file. The LUC resumed meetings on August 6th, 2023. Eight people present continued the discussion regarding the Business Park Designation in the Winchester area. Reviewed the last draft, in anticipation of discussing with the County Planning Staff & Supervisor. They also

prepared questions to present to John Hildebrand regarding the Winchester Community Plan for the August 8th meeting. Also went over the following:

- Menifee: No new info on the SOI issue; no action has been noted on their recent council meetings & agendas.
- RCTC had a public meeting on July 11th at Mt San Jacinto College, to update the region on SH 79 alignment.
- The Board of Supervisors had an agenda item to vacate a portion of Briggs Rd. It was realigned.
- The Board of Supervisors had an agenda item to approve agreements with David Taussig & Associates and Kosmont & Associates for services regarding Enhanced Infrastructure Financing District's Fiscal Analysis for all districts.
- Cindy reported that on a recent call with Andrea Mares and Tom Laury that Andrea mentioned that the Land Use Committee is still considered a useful tool for the WH-MAC and the Supervisor. Encouraged & thankful!
- Cindy said a development page with a list of submitted projects is being assembled. This would identify projects that are being applied for in our unincorporated MAC area. This is expected to be on the website.

Q. Other Departments and Public Agencies: None.

New Business:

- A. Guest Presentation: Guest presentation by John Hildebrand, Planner, on the Winchester Community Plan.
- Hildebrand noted that the County has hundreds of projects. Updates on our Winchester Community Plan:
 - He noted the many outreach effort of the years, and their success. The realignment of State Highway 79 is a factor. A set of Design Guidelines is proposed, illustrating best practices. The Winchester Policy Area sets down best practices, architecture, and many other facets. Now posted by the County. Among the overall goals is Balance. Included is Transit Oriented Development (TOD). Overall, a set of tools that will aid with branding, consistency, quality, etc.
 - The SH 79 Policy Area is existing. Covers a very board area, and calls for 9% less traffic. They are planning to remove the SH 79 Policy Area from our area, in its entirety; replacing with Mobility standards. They might include a possible transit station; studies are underway. There would be a tiered structure for fees, for dwelling units; see website for details.
 - Q (AD): Where is the new Policy Area? A: Any new tracts in the Winchester Policy Area would be subjected to the new fees proposed.
 - Q (AD): What about approved Specific Plans? A: Any resubmitted development plan would pay tiered fees.
 - Former questions submitted, and answers:
 - Q: Impact on Patterson House? A: No impacts to Museum, as-is. Designation: Medium Density Residential.
 - Q: How to make various uses compatible? A: Part of the Planning Process is following best practices to mitigate or minimize issues as they are uncovered. Applying aids to help achieve better design.
 - Hildebrand noted that the EIR hasn't changed significantly since the original. Public Hearing: September 18th.
 - Foundational General Plan Amendments: 76 requests to change something have come up (in the GPA). Three Area Plans converge here. Public comments will be received up through the Public Hearing.
 - Q: Zone change at the Patterson House site? A: Not a zone change; a change in Land Use Designation.
 - Q: North of East Grand, medium-density residential, has been suggested as Tourist Commercial. With a proposed population of 80,000, we need a balance of commercial. A: Part of process; tends to grow organically.
 - Q: Does the County have 'buy-in' from the cities? A: They believe they do.
 - The Nexus Study is underway. This will be released prior to the Public Hearing, and will be up for 30 days, for review. Infrastructure must be funded, somehow. Fees may increase.
 - Q: The fees would be for what? A: The Nexus Study reviews other examples of how to fund infrastructure.
 - It was noted that rail has been earmarked for transit in our area (given the existing railroad tracks).
 - Q (JS): What are the total fees for a new house, at present? A: Varies; he doesn't know the tally at present.
 - C: For every \$1000 increase in the cost of a home, 127,000 people are eliminated from buying a house.
 - C: The 9% reduction in traffic is proposed to be replaced by Mobility Options, to regain density & numbers.
 - Q: We need a new MAP to display at our meetings! A: That can be arranged.
 - C: Yes, we need balance, which includes commercial development and infrastructure.
 - Q: How far out might the train station go? A: Not known at present.
 - Q: Do the Design Guidelines cover vertical mixed-use development? A: Not sure.
 - Request: A fresh map that shows all the GPA changes, once the GPA has been approved.
 - Q: Is the existing Map based on the SH 79 Policy Area? A: Yes, it is.
 - Q: Will only the WPA be subject to the new fee proposal? A: Yes.

- C: There are still conflicts between departments: Flood, Planning, etc. Development projects submitted will have meetings with all departments, as is customary; all at the table. They will work toward solutions.
 - Q: Where do the fees go? A: Reviews are conducted, and the fees will be allocated to various priorities.
 - All thanked John Hildebrand for his presentation and involvement.
- B. Kate Alder made a plea that the W-H MAC send a letter to Supervisor Washington expressing concern of citizens over proposed increasing in rates for waste pickup and the use of three large heavy bins.
- Most will be impacted, but especially those with fixed &/or low incomes, & the elderly. Often so many bins so large not even needed.
 - Discussing ensued. Most agreed in general with her sentiments. Horecka noted that the notices mailed out include in them the mechanism for each letter recipient to voice their opinion on the matter, formally.
 - Kate Alder made a motion that the WH-MAC submit a letter to Supervisor Washington expressing the general concern felt by citizens present, with special concern for those with tighter budgets, those who don't generate so much waste to merit large bins, or can't easily move them; one-size-fits all really doesn't. Sheldrake seconded the motion. The vote was called: Ayes: Alder, Laury, Sheldrake. Nae: Horecka (as the mechanism for communicating dissent formally is already in the letters sent). Motion carried; letter will be written & sent.

Public Comments:

- None.

Councilmember Reports and Comments:

- None.

Agenda Items for next meeting:

- Suggestions for future topics: RCTC (tentative). No response from Soboba yet. A developer may present soon.

Adjourn Meeting:

- The next WHMAC meeting is scheduled for Thursday, September 12, 2024, 6:30 PM, at the Community Center.
- The WHMAC adjourned at 8:46 PM.