

Winchester-Homeland Municipal Advisory Council

MEETING MINUTES

Date: September 12, 2024

Place: Winchester Community Center, 32655 Haddock Street, Winchester

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

Pledge of allegiance.

Swearing-in Ceremony:

Grant Becklund, Council Member. Kathryn Holmes, Alternate Member.

Roll Call:

Chairman Thomas Laury, Secretary James Horecka, Kate Alder, Grant Becklund, Kathryn Holmes. Sheldrake absent.

Approval of the Agenda:

Motion to approve agenda by JH; seconded by KA. Ayes: Unanimous.

Approval of the Minutes from August 8, 2024:

Motion to approve minutes by KA; seconded by GB. Ayes: Unanimous.

Staff Reports:

- A. Riverside County Third District Supervisorial District; Andrea Mares:
 - The notice for the public hearing for the Winchester Community Plan went out in early October.
 - The Winchester Community Plan will be heard by the Planning Commission on Wednesday, 10/18, at 9:00 AM. Info on how to attend or comment can be found on the notice that went out. Copies in the back.
 - ALL information can be found here: <https://planning.rctlma.org/winchester-communityplan>
 - Winchester Fire Station 34 is being improved: Expansion of kitchen & day room, sleeping quarters, etc.
 - Fire Station 83 in French Valley also undergoing improvements.
 - Last month, the Third District reviewed a letter from the MAC on the Department of Environmental Health's Solid Waste Rates Proposal. Copies of the response to the MAC are at the back table.
 - Supervisor Washington provided Winchester Days with another \$10k (on top of last year's remaining ~\$11k.)
 - For the October WH-MAC, the Third District has arranged for a Transportation Panel to be here as the guest presenter: CalTrans, Riverside County Transportation Commission, And RivCo Transportation Department. Staff will be seeking and collecting comments and questions in advance, to ensure agencies are prepared.
 - Q: When will the developer pave Leon Road, and Olive from Winchester Rd to California Ave.? A: Unknown.
 - Q: Please summarize the hearing slated for September 18th. A: This community has been working for a long time on the Winchester Community Plan. This is part of General Plan Amendment #1207.
- B. Sheriff Department update; Captain Kevin Lamb, Perris Station:
 - Statistics: Winchester: 329 calls, 9 arrests. Homeland: 294 calls. Theft from construction sites an issue.
 - The Perris Station worked in conjunction with the Southwest Station to set up a bust. The operation was a success. Over \$1 million in stolen circuit breakers. Also busted 4 perps stealing AC units. \$50k worth of stolen units recovered. 13 arrests over both communities.
- C. California Highway Patrol; Sergeant Dejuan Harris:
 - Regarding an RV reported: No RV was found at site, but they did tow some cars from that site.
 - Q: What does CHP have jurisdiction over? A: Traffic issues.
 - Q: Can we get speed bumps at a certain street? A: Depends. Mares added: County policy is no speed bumps.
 - Q: What's the best way to get rid of an abandoned vehicle? A: Call CHP or Code Enforcement.
- D. Cal Fire Winchester Station #34; Shaun Labarre, Battalion Chief:
 - Stats: Station 34 (Winchester), August: 165 calls. 15 false, 79 medical aid, 5 residential fires, 9 wildfires, etc.
 - Q: What was the cause of the fire in Juniper Flats? A: That's still under investigation.
- E. Emergency Management Department: No representative present; no report.
- F. 36th District Assemblyman Eduardo Garcia's office: No representative present; no report.

- G. 60th District Assemblymember Dr. Corey Jackson's office: No representative present; no report.
- H. Senator Kelly Seyarto's Office: No representative present; no report.
- I. Department of Animal Services: Lesley Huennekens
 - Stats: 138 calls; 18 citations.
 - During the 'Clear the Shelter' event on September 7th, 164 animals were adopted.
 - Coming up September 21st: Shelter Extravaganza event. Also a Wellness Clinic: Flyers in the back.
 - Q: What to do about pigeons? A: Call Fish & Wildlife?
 - Q: Can I be on a list of persons who can take horses during fires? A: See Lesley after.
 - Q: Are there opportunities for free spay/neuter? A: At times. See Lesley after.
- J. Code Enforcement; Sarah Kelley, supervisor.
 - Vanessa Hernandez will be taking over our area.
 - In the past month in our area, CE has done 20 inspections. Closed 16 cases. 48 cases are open. Completed two more parcel cleanups. They'll be working to assist property owners in cleaning-up after fires.
 - Regarding problems with parked RVs or vehicles over 72 hours: Send her an email with photo & location.
 - Q: Concern re a major encampment at SH 74 & Clinton? A: CE does not deal with the people; can clear mess.
 - Q: What is a 602 letter? A: A form notice relating to trespassing on properties; to be filed by a property owner with the sheriff, & renewed annually. Without this notice on file, there's not much the sheriff can do.
 - Q: Trash on roads? A: See RCTLMA for county-maintained roads. For a road not county-maintained, it is the responsibility of the owners along the way to keep the road free of trash.
 - Q: Matt Piper handled our area; now no response if contacted. A: Please forward to Sarah.
 - Q: What about the dilapidated house near the Patterson House? A: This case has been closed; occupied house.
 - Q: What is the process to change a road to county-maintained from not? A: A traffic study would be required.
- K. EMWD Updates; Alma Ramirez, Public Affairs Program Manager, & Phil Paule:
 - Coming up: Annual Town Hall Meeting. The General Manager & Board President will attend. October 3rd.
 - Hemet/Winchester Regional Odor Control Study: Certain pump stations produce odors. New work to mitigate orders will be underway. Minimal impact, yet the odors may increase during certain phases of the work.
- L. Valley Wide Park & Recreation District; represented by Craig Shultz, Public Information Officer:
 - The parking lot has been reslurried and restriped. The ADA improvements to restrooms are complete. Yay!
 - Bingo restarted. Little League.
 - Coming up: Oldlympics. Movies in the Park.
 - Diamond Valley Aquatic Center: September 28th last day. Dog Days October 5th.
 - Winchester Days will be held on October 5th.
 - Autumn Elegance fundraiser: November 2nd. Save the date.
- M. City of Menifee update: No representative present; no report.
- N. City of Hemet: Noah Rau, Hemet Public Works Director:
 - The city will be repaving the streets in the Auto Mall.
 - They've been awarded a \$35M grant & loan for improvements at State & Menlo. This includes improvements along the railroad: Multimodal, down to Acacia.
- O. Winchester Land Use Committee (LUC) update; Angela Little:
 - Regarding the presentation this evening: One of the packages proposes to change the land use from commercial to residential. The LUC was deeply divided over this proposal, with some feeling we need commercial to balance-out the residential, & others not so much.
- P. Other Departments and Public Agencies: None.

New Business:

- A. Guest Presentation: Guest presentation on Specific Plan 288: PA 7 & 11 "Soleada," and PA 3 "Boulder Crossing" (near Winchester Crossroads). By Matthew Benbassat, Mark Zonarich, Scott Hildebrandt, and Fayres Hall of Regent Properties. The presenters had a PowerPoint presentation. They also brought spiral-bound hardcopies, one for each PA, for our Board to review, including overviews, site plans, maps, renderings, etc.
 - They introduced themselves, stating they've been at this 40 years, & are based in Los Angeles. They were also involved with Menifee Town Centre, one of the fastest-selling communities in the IE.
 - The team presented three projects, giving the location, history and general layout of each, & type product, as well as parks, activity areas, circulation, etc.

- One of the set was PA 7: 8.6 acres. 122 duplex & detached units catering to young families, as attainable housing. 2-story, 3-4 BRs, 2-car Gar. Parking: Averaging 2.6 spaces per home. Partial courtyard-type arrangement, around a stub drive. The designs feature ‘architecture forward,’ as opposed to ‘snout houses.’
- Webb Associates took over. The zoning is High Density: 8-14 DUA. The Specific Plan allows up to 665 acres; they propose 652 (13 short).
- Timeline proposed by Regency: First the North, then the South, going into production year.
- Q: How will they provide parking? A: The product type requires 2 spaces per unit; they have 3 spaces/unit.
- Q: Will these be gated communities? A: No. The roads are private, though. Garages will be 20’ x 20’.
- Crossroads North: This northwestern parcel is at the upper north corner of the shopping center. PA 3, with Salt Creek Trail along the north. 11 acres. Product is similar to that of PA 11. Parking: 3.2 spaces/unit. The zone is presently Commercial/Retail. They propose to change the zone to HDR: High-Density Residential. The LUC reviewed their proposal, and were divided. Concerns include losing important commercial/retail to more residential. Though others did feel that the site, set back quite a way from SH 79, isn’t ideal for retail.
- Regent explained that they’ve been trying for 5 years to find tenants for this particular parcel. That’s proven a challenge due in part to being far back from the state highway, and the proximity of better sites all around.
- Others feel that commercial/retail there is still important. Even though a grocery store might not work there (better nearby sites, competition), there are other non-res uses that might fit well; offices, medical, auto...
- C: A new citizen expressed frustration in shopping local: No stores or services. A: Market & demographic studies are conducted to help inform what goes where. The International Council for Shopping Centers has examples based on counts of rooftops, density, traffic and so forth.
- C: Cowdery opined that we’ll need competition among a variety of stores. Also: Developing our downtown will be challenging, as there are many tiny lots. It will take more time and effort to create out downtown.
- C: Horecka said he feels that the proposed residential development, in this location that is within walking range of our first large shopping center, the creek, school, park and downtown, could jumpstart ‘walkable communities’ in our area, provided the connections are strong.
- C: Concern that 8 units share a common T-shaped driveway; that could be a nightmare. R: Yet they work fine, as there are in fact many examples of this product type already built and in use.
- C: Laury shares Angela’s concern about losing commercial, yet he feels this lot is better residential than C.
- C: Kate expressed concern regarding having to cross Domenigoni Parkway for groceries. R: Yes, but the crossing would be at Seta Street, not Winchester Road (safer?).
- Horecka made a motion to support all three projects; TL seconded. Discussion. Vote: Ayes JH & TL. 3 abstentions: not enough information. Example: Kate seeks more data on the impacts and the benefits.
- Horecka made a fresh motion, that we support PA 7 & PA 11, but have mixed opinions on PA 3, and would like more information including impact of losing valuable Commercial/Retail area to HDR, as well as concerns about parking and connectivity, yet seeing potential if it can truly work as a ‘walkable community.’ TL seconded. Passed. The LUC should craft the letter, to be accompanied by our MAC cover letter.
- All thanked the presenters.

Public Comments:

- None.

Councilmember Reports and Comments:

- None.

Agenda Items for next meeting:

- Suggestions for future topics: Transportation Panel!
- For future: Environmental? Perhaps Perris Union HS; Temecula Valley Charter School?
- As our meetings are growing ever longer, & some presenters do not attend, we discussed paring the agenda.
- Horecka floated the notion that we should bring back reading our Mission Statement at each meeting. This only takes a moment, yet reminds all why we are here. Also that the Mission Statement be in the Agenda.

Adjourn Meeting:

- The next WHMAC meeting is scheduled for Thursday, October 10, 2024, 6:30 PM, at the Community Center.
- The WHMAC adjourned at 9:02 PM.