

Winchester/Homeland Municipal Advisory Council

MEETING MINUTES

Date: August 10, 2017

Place: Winchester Community Center, 32655 Haddock Street, Winchester

Attendees:

Winchester MAC:

Andy Domenigoni, Chairman; Dirk Meredith, Vice-Chairman; James Horecka, Secretary; Jimmy Sheldrake; Jeff Logan.

Ex Officio:

Opal Hellweg, Legislative Assistant for Third District Supervisor

Members of the Public

Call to Order: Call to Order by Andy Domenigoni at 6:32 PM.

Approval of Agenda:

Motion to approve: Motion by Sheldrake; second by Logan. Approved unanimously.

Approval of June Meeting Minutes:

Motion to approve: Motion by Logan; second by Sheldrake. Approved unanimously.

(Reminder: There was no WHMAC meeting in July.)

Guests:

A. Glen Higa, PE, Engineering Division Service Manager from the Riverside County Transportation Department, discussed replacing the CFD for funding of the bridges for Rice Road and Leon Road. Originally, the Salt Creek Bridge CFD was put in place as a mechanism to fund the bridges, back when the economy was good. The economy tanked; can no longer sell bonds. Must look for other funding mechanisms. Tried for TUMF, same boundaries. Took action to dissolve the CFD. Part of amendment (9th). The District is trying to make this adjustment. Last updated before Menifee incorporated as a city. Most of the land west of Briggs Rd is now in the City of Menifee (no longer in unincorporated County). So only land east of Briggs Rd is still in the RBBB (Road & Bridge Benefit District).

The floor was opened for questions & comments:

- Q: Andy Domenigoni requested that the name be changed from “Menifee Valley RBBB” to “Winchester RBBB,” to more accurately represent the true facts. A: Higa will look into this.
- Q: Where will the money come from? A: Development impact fees, on new development.
- Q: Has Menifee ended up with any monies that ought to have gone toward OUR area? A: No.
- Q: How many homes? A: Unit cap = 8,700. A citizen estimated that fees on at least 7,600 homes would have to be collected to hit the estimated costs.
- Q: Is there more than just one exit out of a tract without the bridge? If not, how to comply w/ req’s? How will traffic, emergency services and more be handled without the necessary bridges? A: This will depend on what the Conditions of Approval (CoA) state. E.g. “Participate in funding” vs “shall build the bridge.”
- Q: Where did the existing money go? A: The Domenigoni Parkway.
- C: In the original CoA, the bridges were supposed to have been built BEFORE the houses are built. In fact, Third District County Supervisor Kay Cenicerros insisted that the bridges shall be completed *first*, then the Parkway, then the homes. THAT was the deal. A: The CFDs came later.
- Q: What are the CoAs for the Winchester Hills project? A: That SP has *eleven* amendments. Apparently, in one of those amendments, the Condition that the bridges are built FIRST was dropped. Note: This is of great concern to our citizens Opal Hellweg will look into these amendments, to gather the facts.
- C: A hearing is coming up.
- C: Last year, the Salt Creek CFD was dissolved.
- Q: How soon will the bridges in question actually be completed? A: Unknown.

- B. Cheryl Donahue, Senior Project Manager for Arellano Associates, consultant on behalf of Riverside County, along with Gary Wakentin, SVP of Transportation Planning with Michael Baker International, discussed the proposed project for the El Toro / Ethanac Expressway. Overview: The proposal is for an expressway that would cut through the hills east to west, from Ethanac near I-215 to Interstate 15, likely near Nichols Road. There will be two Open House events this fall, to further introduce the public to the project and to gather feedback from the public. They emphasized that the project is in the very early stages. Nothing has been decided at this time. The floor was opened for questions & comments:
- Q: Is there funding for this? A: So far, there is only funding for this early study, of this very long term project. A “visioning” process at this time.
 - Q: Where? A: See Map, Exhibit A, Corridor Study Area (at our meeting on display).
 - Q: Would this affect private property? A: Yes.
 - Q: How many lanes? A: Not known at this time. They are working on traffic models to predict, near-term and long-term.
 - Q: What about the Cajalco Parkway project? A: The Cajalco Parkway project is still moving ahead. Presently it is undergoing the mandatory environmental reviews.
 - Q: The old Romoland School appears to be in the path? A: The early studies they will be conducting will include high-level environmental screening: Biological, cultural, historic buildings, etc.
 - Q: Gnat catcher? A: See above; environmental screening will include biologic resources.
 - Q: Phasing? A: Phasing will be studied. Holistic phasing scenarios will be part of the study.
 - Q: Is this effort being coordinated with Land Use? A: Yes, they are coordinating with various jurisdictions. E.g., they have lists of existing Specific Plans, etc. Study will coordinate with existing and proposed development, circulation elements, identifying potential impacts, etc. A six-lane bridge over the river has long been proposed.
- C. Trip Hord with Lansing Stone Star, LLC, to discuss two projects: “Stone Creek” (TR 36365/36711) and “Villages North” (TR 36504). Mr. Hord presented the basics of these two projects. Select info includes:
- **Villages North** is east of Winchester Rd, north of Stetson. Density: 2-5 DUA (dwelling units per acre). A PUD (planned unit development). R-4 Zone. Flexibility, with an average lot size of 6,000 s.f. Lot areas vary from 5 to 10 kSF.
 - Q: Why is the DUA so low, at 3.25 DUA? A: To address CEQA and changes to the route for the realignment SH 79, as well as setting aside land for protection of cultural resources, (ref AB 52).
 - There will be a park, administered by Valley Wide Parks & Recreation District.
 - The developer is pushing to get to Planning Commission soon.
 - The Environmental Report was deemed stale; they had to update it (no new owl burrows found).
 - The developer is, of course, hoping for approval, R-4 Zone, ‘mitigated negative declaration.’
 - Q: Flood Control? A: Retention/detention basin, 100 year flood. An engineered solution. Release rate 30 cfs. Water quality management. RCFCD will operate.
 - Q: Exits form tract? A: Three. Only one of them with a traffic signal (Stetson at Winchester). Road widening proposed. See the CoA for specifics.
 - Q: What are the borders? A: See maps. E: the realigned future SH 79. W: old SH 79. N: Dirt road with rock hump. S: Stetson. The tract will have two exits that dump out onto Stetson.
 - C: Local citizens expressed concern regarding added traffic and only one way in/out to main Hwy.
 - C: Andy Domenigoni suggested that if the proponent wishes to garner a letter of support, he must meet with the Land Use Committee of the Winchester Town Association, & present in detail.
 - **Stone Creek** is two tracts. 199 SFDs and 102 condominium units. 301 total.
 - Lot areas: 4,000 to 5,000 s.f., to 6,000 s.f. and above. Average: 6,250 s.f.
 - Process has been difficult. Presence of the LA Pocket Mouse (LAPM), e.g. The LAPM solution would likely be trap-&-transfer to Double Butte. Note: Neither tract is within and MSHCP Cell.
 - To meet the requirement for parks, of 5 acres per 1,000 persons, there will be a new park.
 - Working with Pechanga, via Juan Perez in the Transportation Department, the developer has avoided cutting through the hill along Grand Avenue, instead working on realignment.
 - Q: Impact on Leon Rd? A: He thinks a minor impact at the RR crossing, but little else.
 - Q: Impact at RR for future Metrolink? A: He does not think so.
 - Q: Cluster format? A: “Six Pack” condos. Six buildings on each of 18 lots, more or less.
 - Q: Location? S: RR. W: RCTC holding ponds. N: Grand Ave. E: Another project.

- Q: What about schools? A: See HUSD.
- Q: Does the County have a master traffic plan for our area? A: Yes, various studies exist.
- Q: Did they have to adhere to the “9 percent”? A: A question for separate discussion. (This is in regards to the 9% reduction in in traffic; fees, trades, buy-ups, etc. A complex matter?)

Old Business:

- A. General County update, by Opal Hellweg, 3rd District Legislative Assistant:
 - The County Board of Supervisors passed a budget. Heavy cuts and rearranging.
 - Next Board Meeting is slated for August 29th.
 - Opal cannot be at our meeting in September.
 - A Neighborhood Cleanup Event in Homeland is scheduled for October.
- B. Sheriff Department update:
 - No report.
- C. EMWD Updates, by Kevin Pearson:
 - EMWD will be offering a new Level Pay Plan
 - EMWD added two new electric cars, & charging stations, in their efforts toward efficiency.
 - Discussion regarding the status of “automatic metering.”
 - Discussions regarding late fees, leaks, low income assistance, and the new wells at the ponds.
- D. Highway 79 Realignment update:
 - No new news.
- E. Land Use update, by Cindy Domenigoni:
 1. Winchester/Homeland Planning: On to the next phase with the next phase with County Planning. Planning Consultant will likely be coming to the MAC in August or September.
 2. TTM 37119 (part of Winchester Hills SP 293); update: No news.
 3. Winchester-Homeland General Plan Amendment #1207; update: No news.
 4. Proposed K-1 Speed (go carts) CUP 03733; update: A Land Use Committee meeting occurred June 20th. Proponent did attend. However, at that meeting there were still not Conditions of Approval for local citizens to review. We were recently discovered that this project is now on a “Fast Track” in the County: A surprise to us. Reportedly, there was a change of Staff Planner. The project will skip a Planning Commission hearing. Local citizens and the WTA Land Use Committee have yet to see any Conditions of Approval, much to our dismay. Reportedly, Larry Markham is on the project.
- F. City of Hemet update; Jeff Logan reporting:
 - The City manager has resigned.
- G. City of Menifee update:
 - No significant news. Some concern over a sign advertising “Express Homes.”
- H. Assemblywoman Melissa Melendez’ Office. No representative present.
 - A citizen noted that there will be an event for Veterans on August 26th, at the Wildomar Elks Lodge.
- I. Other Old Business:
 1. Upcoming: Sheriff’s “Night Out.” Attend if you can. Details on-line.
 2. Volunteers gathered 55-60 backpack filled with supplies for local young students in need. Kudos.

Open Forum:

1. Gregg Cowdery: The WTA LUC and WHMAC had a meeting with the County regarding Density Transfer for our Downtown.
2. Citizens again expressed concern for how much goes down without going through the MAC or LUC at all.
3. Dean Wetter updated us on the status of the LAFCO process for the Detachment of parks in Menifee. He stated that LAFCO heard our message, thanking us for our testimonials. LAFCO *DID* permit the detachment.

Next WMAC Meeting:

The next WHMAC meeting is scheduled for Thursday, September 14, 2017, 6:30 PM, at the Community Center.

Adjournment: The WHMAC adjourned at 8:22 PM.