

Winchester-Homeland Municipal Advisory Council

MEETING MINUTES

Date: January 12, 2023

Place: Winchester Community Center, 32655 Haddock Street, Winchester

Attendees:

Winchester-Homeland MAC: Andy Domenigoni, Chairman; James Horecka, Secretary; Jimmy Sheldrake.
New board member Kim Wortman (officially sworn-in ahead of meeting).
Members of the Public.

Call to Order: Call to Order by Jimmy Sheldrake at 6:30 PM.

Flag Salute. Introductions.

Approval of the Minutes from October 13, 2022:

Motion JH; seconded AD: Unanimous. Note: There was no quorum in November; thus no official minutes.

Staff Reports:

- A. Supervisor Chuck Washington's Office; by Andrea Mares, Public Safety Policy Advisor:
 - Following the elections, some good news: Winchester & Homeland remain in the Third District.
 - Supervisor Chuck Washington's focuses include: Early childcare, etc.
 - Mares left flyers for the Business Revitalization Program, for small business (see flyer).
 - Q (AD): When will the Winchester Community Plan be advanced? A: Mares didn't know at this time.
 - Q (AD): Status of the Monument Signs? A: Likely funded by UCI dollars; still in process of allocation.
 - Q (A. Little): Status of traffic signal at SH 79 & Haddock? A: Not know; Mares will follow-up.
- B. Sheriff Department update:
 - No representative present; no report.
- C. Cal Fire Winchester Station #34:
 - No representative present; no report.
- D. EMWD Updates; Alma Ramirez, Public Affairs Officer:
 - Grateful for rain, but the majority of California is still in a drought. Still a challenge to capture & store H2O.
 - Ramirez left a printed flyer with events, etc.
 - Funds for Turf Replacement may still be available; check with EMWD.
 - The Board of Directors approved the preliminary design of a new storage tank; early stages of process.
 - Comment from a citizen: Greatly upset that an EMWD project (the North Trumble Road Pond) moved 77,000 truckloads (1.3 million cubic yards) of earth past his home. Claiming damages suffered; contacted an attorney. Concerns regarding EIR, South Coast AQMD, etc. Citizen has addressed EMWD previously. EMWD advised he contact the Claims Department.
 - Q (A. Little): Status of sewer systems in Winchester; options? A: Ramirez will check & get back to us.
- E. Code Enforcement:
 - No representative present; no report.
- F. 36th District Assemblymember Eduardo Garcia; represented by Kimberly Ruby Miranda:
 - Kimberly Miranda introduced herself as our new liaison. She left flyers in back.
 - Nothing to report just yet.
 - Q (AD): Your office is in the Coachella Valley? A: Yes; in the Coachella Valley & in Imperial County. They are looking to have a satellite office more west.
- G. Senator Kelly Seyarto's Office; represented by Amanda Fisher:
 - The Senator has various bills in process. He was appointed to nine committees.
 - They will be moving to a new office in Murrieta, near City Hall.
 - Q (AD): Bills? A: Proposed bills for Veterans, public safety....
- H. Valley Wide Park & Recreation District; represented by Robert Byers:
 - Announce that the Grinchmas event was a big success. Bingo garnered \$2K; many gifts gathered.
 - Announced various events, including: The Weekend, March 17 & 18; a fundraiser. Other events, as well.
 - Valley Wide is working with the Winchester/Homeland Town Association to bring back Winchester Day.

- I. Soboba Band of Luiseño Indians:
 - No representative present; no report.
- J. Land Use update; represented by Cindy Domenigoni:
 - Cindy gave the Board a written report of the LUC. Several LUC meetings have been held.
 - On November 22nd, a proponent presented a 3-building project at Patterson & Simpson. The LUC will follow this project closely. Proponent requested a letter from the LUC & WTA to the County to let them know that they are meeting with the LUC, as suggested.
 - On December 1st, the LUC reviewed another project, located at the SW corner of SH 79 & Domenigoni PKY. Some changes to building elevations were suggested. Went before the W/HTA last Thursday. CUP 3770.
 - On December 15th, reviewed Van Daele Homes. TTM 38255. LUC has reviewed project twice. A new product involving bungalows, in part. The LUC is in support of the project.
 - January 10th, the LUC continued discussions on Business Park Land Use & Zoning: what would be allowed.
 - The LUC would like to recommend that the MAC area be placed in an Enhanced Infrastructure Financing District. Resources could be used to advance infrastructure in our area, which would help along many facets, including the Housing Element. The LUC will also reach out to EMWD, Flood Control, RCTC & Roads.
 - Q: What is status of the south side of Leon & Domenigoni Pkwy? A: The LUC supported the project long ago.
 - At the request of the LUC, W/HMAC Secretary Horecka motioned: "That the Winchester/Homeland MAC forward the letter from the Winchester/Homeland Town Association in support of CUP 3770, Domenigoni Plaza, LP, to Third District Supervisor Chuck Washington, along with a cover letter." Seconded by Wortman. Vote called: Unanimous.
- K. City of Hemet update:
 - No representative present; no report.
- L. City of Menifee update; represented by Doug Darnell, Senior Planner:
 - Mr. Darnell advised us there is a new Council Member: Rick Estrada.
 - Darnell advised us of the recent groundbreaking for the Holland Avenue Overpass (huzzah!).
 - Darnell noted projects proceeding, incl: Legado Specific Plan; Banner Park; Rockport Ranch; Sumac Ridge.
 - The Menifee Valley Specific Plan, 590 acres north of the RR, advances. A draft EIR is in process.
 - Q: Have flood problems been addressed by the Menifee Valley Specific Plan? A: Must be addressed, as usual.
 - Q: When will the McCall Rd overpass be widened? A: He does not know status. Suggested ask Public Works.
- M. Other Departments and Public Agencies:
 - Mares reported back to us with fresh answers:
 - Winchester Monument Signs: UCI funding will go to the Board next month.
 - Winchester Community Plan: They are reviewing public comments.
 - Signal at SH 79 & Haddock St: Robyn Brock said that the letter we presented was forwarded to Cal Trans & Engineering.

New Business:

- A. Winchester Hills 164 LLC – Van Daele Homes, TTM 38255; Keith Gardner, Consultant:
 - Van Daele Homes gave a PowerPoint presentation of their project. They also gave the MAC board a paper copy of the deck and other documentation, for our file.
 - The general location is north of the Domenigoni Pkwy, west of Leon Road. The land is presently zoned for 'very-high-density residential'; they propose to come in at just 'high-density residential.'
 - The project features 99 'bungalow' units, 2-4 bedrooms. Clusters of 3: 2 up front, with another upstairs over garages. Also some detached single-family homes, two-story, ~2,000 s.f. Mediterranean Revival style.
 - Amenities include a pool with BBQs, etc.
 - Examples exist in Rancho Cucamonga (Church & Haven) & Pomona.
 - Q: Will there be a park? A: No, but they will contribute to a Valley Wide park nearby; 36 acres, Olive Ave.
 - Q: What are the price points? A: Not known at this time.
 - Q: Timeline? A: Infrastructure will start first; about a year out. Timing will depend on the market.
 - Q: Ownership? A: A Condominium plan. The buyer owns the home. Streets would be a lot; then several large lots. Within, air-space condominiums. There would be an HOA.
 - Q: Others? A: See "The Resort," at 6th & The Resort Parkway.
 - Cindy commented that the reason the proponent is here is because they expect to go to the County soon.
 - Q: Will the project contribute to the Road & Bridge Benefit District? A: Conditions will be met.

- As requested by Cindy Domenigoni, representing the Land Use Committee of the Winchester/Homeland Town Association, MAC Secretary James Horecka made the following motion: “That the Winchester / Homeland MAC forward a letter (to be written) from the Winchester / Homeland Town Association in support of Winchester Hills 164 LLC – Van Daele Homes, TTM 38255, to Third District Supervisor Chuck Washington, along with a cover letter.” Seconded by Sheldrake. Vote called: Unanimous.

Public Comments:

- Gregg Cowdery noted that January 23rd will be the 135th anniversary of Winchester.

Councilmember Reports and Comments:

Next WHMAC Meeting:

- Jimmy Sheldrake congratulated Kim Wortman on his new post as member of the board of our WHMAC.

Agenda Items for next meeting:

- EMWD will be schedule soon.
- Ideas for others include: County Health, for updates re COVID; an update on the General Plan; Soboba’s ideas.

Adjourn Meeting:

- The next WHMAC meeting is scheduled for Thursday, February 9, 2023, 6:30 PM, at the Community Center.
- The WHMAC adjourned at 7:49 PM. M:JH / S:KW

Winchester-Homeland Land Use Committee

Report to W-H MAC on 2/9/23

by Cindy Domenigoni, Land Use Chairperson

The Land Use Committee has met on 2 occasions since your last MAC meeting. The meetings are summarized as follows:

- Tues, Jan 17th – The project on the agenda for this meeting was Villages North TTM #36504. This project is approx. 162 acres, 527 DU's located @ the NEC of Stetson & Winchester Road. A location & revised copy of the map are attached. This project was approved back in 2018. It is coming before us again as it has been revised to address the Hwy. 79 realignment. Trip Hord was at the Land Use meeting as the project representative for the land owner Lansing Companies. The engineer for the project, Brandon Barnett from KWC Engineers went over the elevation changes, grading & drainage required for addressing the Hwy 79 realignment design.

The project was on the Feb. 2nd WHTA agenda but the proponents cancelled due to illness. It will be rescheduled @ a later date & then a request will be made to come before the MAC. No action or recommendation made at this time.

- Tues. Feb 7 – The guests @ this meeting were the new owners of the old Winchester Inn property, James & Teresa DeAguilera. They are planning a complete restoration of this building, keeping the western theming façade. They are discussing with the County applying for a CUP to do a cannabis business. The committee raised concern that there is already an approved cannabis project less than 200 ft to the south & that our understanding is the current ordinances require at least 1000 ft, separation of cannabis locations.

No actions or recommendations asked of the MAC at this time.



858-523-
Advisor Log



LOCATION/ACCESS

The site is located on the northeast corner of Highway 79 and Stetson Road in the unincorporated community of Winchester (adjacent to the City of Menifee), Riverside County. The primary access to the property is off of Highway 79.

PROJECT SIZE

162.05 Gross Acres

ENTITLEMENT SUMMARY

All CEQA studies have been completed for TR 36504. Planning Commission approved in February, 2018.

ZONING/GENERAL PLAN

Proposed: R-5, R-4



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858-523-0719

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EASEMENT NOTES

1. THE TRACT MAP IS SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THE TRACT MAP.
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TENTATIVE TRACT MAP NO. 36504R01

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REVISION #1, OCTOBER 2022

OWNER/APPLICANT

WINDSOR PARTNERS, LLC
 10000 WINDSOR DRIVE, SUITE 100
 WINDSOR, CALIFORNIA 92381
 (951) 709-1000
 WWW.WINDSORPARTNERS.COM

ENGINEER

WUC ENGINEERS, INC.
 10000 WINDSOR DRIVE, SUITE 100
 WINDSOR, CALIFORNIA 92381
 (951) 709-1000
 WWW.WUCENGINEERS.COM

REPRESENTATIVE

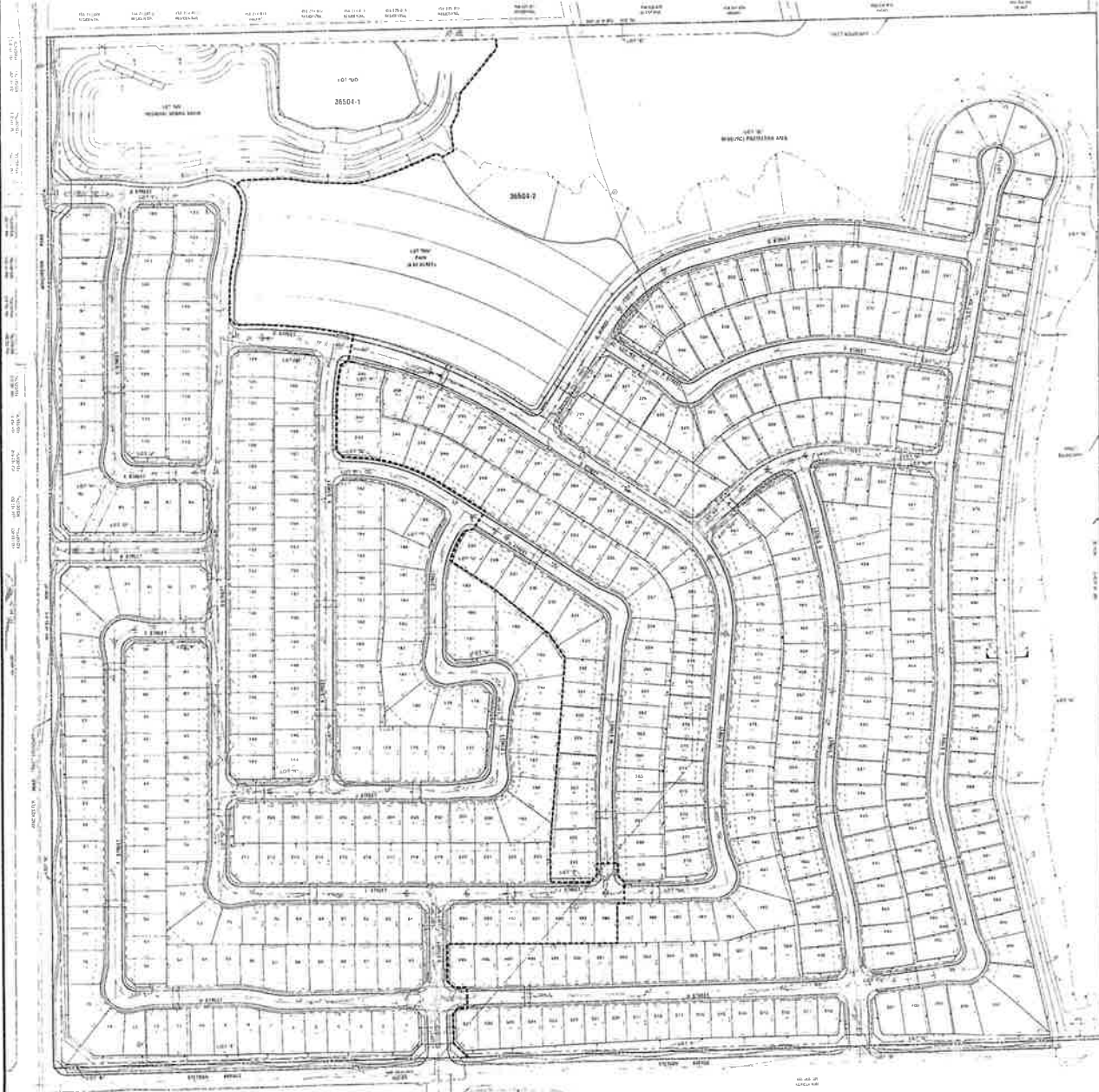
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LEGAL DESCRIPTION

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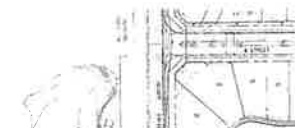
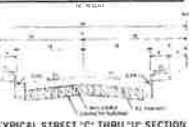


VICINITY MAP



GENERAL NOTES

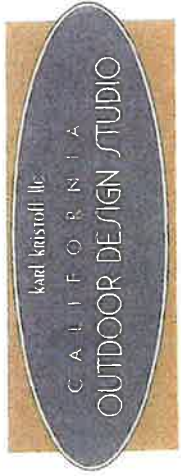
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KUC ENGINEERS

SHEET 1 OF 2 SHEETS

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Overall Size 60"x120"



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MURRIETA, CA 92562

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