

Winchester-Homeland Municipal Advisory Council

MEETING MINUTES

Date: October 13, 2022

Place: Winchester Community Center, 32655 Haddock Street, Winchester

Attendees:

Winchester-Homeland MAC:

Andy Domenigoni, Chairman; James Horecka, Secretary; Gary Long; Jimmy Sheldrake; Thomas Laury.
Members of the Public.

Call to Order: Call to Order by Andy Domenigoni at 6:30 PM.

Flag Salute. Introductions.

Approval of the Agenda:

Motion-to-approve Agenda by Horecka; second by Laury. Approved unanimously.

Approval of Meeting Minutes from September 8, 2022:

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

Presentation: McGrath RentCorp.; 105 acre project at the northeast corner of Simpson Rd at Briggs Rd.

- Representatives of McGrath RentCorp & Phelan Development Company presented. They left a spiral-bound booklet with key information.
- They met with the WTA Land Use Committee on October 5th.
- The original scheme for this 105-acre site was for speculative warehouse buildings.
- Zoning & Land Use: Industrial, mostly. A small portion if Commercial (Planning Area 6).
- Proposed Access: No access points on Briggs Rd. Simpson: Autos only. Truck access will be only the east street.
- Traffic study: The truck route will be down Leon Road. Peak trips/day: 19 AM; 16 PM.
- Much of the site will be used for storage.
- A berm and heavy landscape buffer will screen the storage and activities from view all around.
- They noted that the planning director suggested they contact the MAC & educate themselves on Winchester Plan.
- Q: Any sales tax revenue generated? A: Yes.
- Q: Street improvements? A: Yes, per planning. Except almost none on Briggs; existing power transmission poles that are just 29' off CL affect improvements. Deferral? Set-asides? General concern over this matter.
- Flood Control is requiring one channel & two future.
- Concerns over truck traffic.
- Q: Bridge at Leon & Salt Creek? That is of big concern to locals.
- Q: Are there Draft Conditions yet? A: Not yet.
- In general, there is support for the project. Concerns center around traffic, flood, street improvements, screening.
- Sean Sherlock, Outside Land Use Counsel for McGrath RentCorp: This is a big move for them. The property is in the Winchester Specific Plan. The use in Planning Area 6 may not be an exact allowed use, but the Planning Director has the ability to approve a use that, while not 'allowed' clean, is consistent with the adjacent use.
- Currently, the County prohibits stacked sea containers. A Plot Plan could show mitigation, allowing two-high stacks nearer the middle, screened from outside. Estimated berm height: 8'.
- Q: What is the east street? A: A paper street at present. Name not known.
- Horecka moved to pass on the Letter from the WTA with LUC recommendation & concerns to the Supervisor. Second by Sheldrake. Unanimous; motion carried. Letter will be forwarded.
- All thanked the proponent for their informative presentation.

Old Business:

A. Sheriff Department update; Deputy Pendleton:

- 410 calls in September, with 7 arrests (a jump in numbers).
- Challenges with local homeless persons continue. Scuffle with Ivan. Still, issues lower than other areas.
- Q: Do you see crime increases with cannabis? A: With dispensaries, no. With growers: Huge problems.

- B. Cal Fire Winchester Station #34: Daniel Kitt
- From September 1 to today: 215 calls. 111 of those medical. 27 traffic collisions; 13 HazMat calls.
 - Q: Since the ‘improvements’ (medians) in State Hwy 74, has there been an increase in accidents? A: SH 74 is still ranked as one of the deadliest highways; in the Top Five in California.
- C. EMWD Updates: Alma Ramirez, and Phil Paule
- The majority of California is still in moderate/severe drought. Shun nonfunctional turf!
 - “Landscapes for Living.” Convert your turf to more water-wise landscaping! Programs are available.
 - They expect the money available to be exhausted soon.
 - There will be an Open House on October 15th, at headquarters. She left flyers in the back.
 - October 20th: French Valley Town Hall meeting, at the new French Valley Library.
- D. Code Enforcement
- No representative present; no report.
- E. Assemblyman Kelly Seyarto’s Office; Hilder Sam:
- The Assemblyman is ‘in-district’ at present. Not in-session, so low activity to report. His office is open to hear all citizen concerns. Sign up for announcements via email.
- F. Senator Melissa Melendez; Amanda Fisher:
- Also not in session. Senator Melendez terms-out on November 30th. She’ll host two parties; flyers to be sent.
- G. Valley Wide Park & Recreation District; Craig Shultz:
- Val Vista: Gosch Family dedication of pickle ball & tennis courts.
 - Diamond Valley Community Park: Lesley Zerebny First Responders Wall dedication ceremony.
 - Autumn Elegance Fundraiser: November 5th. ~12 restaurants. In support of youth sports.
- H. Soboba Band of Luiseño Indians; Michael Costello, Chairman of Soboba Economic Development Corporation.
- They have embarked on a new Phase 1 Study on their properties in Winchester. Retail, commercial. This coincides with the Riverside County Environmental Impact Review for the General Plan Amendment, etc. They had no comments on the County’s EIR. They plan to do their own study. They intend to stay in close touch with the Winchester-Homeland Municipal Advisory Council.
 - Q: Location? A: At Winchester Road, east side; about 67 acres south of the Parkway, 70 north of it (approx.).
- I. Land Use update; Cindy Domenigoni:
- The Land Use Committee has met every week since the last MAC meeting (September). See Report for details.
 - Highlights include the following (see LUC Report for details):
 - Sept 20th: Newland Project
 - Sept 28th: Lansing Project
 - Oct 5th: McGrath RentCorp
 - Oct 11th: Discussed uses for Business Park Designation
 - In the pipeline:
 1. “No Worries” RV & Boat Storage. Change of Zone #2100123, Plot Plan 210135.
 2. Winchester Community Planning & GPA #1207: The DEIR should be posted soon.
 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: Awaiting hearings.
 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.
 10. Winchester Hills Specific Plan – PA#18 (14.9 acres) – Van Daele
 11. Off-Highway Vehicle Park: See rivcoparksohv.org
 12. CUP 210129 – Commercial Cannabis Operation “The High Class” in Homeland.
 13. CUP 210133 Cannabis Cultivation Project
 14. A proposed Light Industrial development east of downtown (proponent tapped into the LUC; very good).
 - The next Land Use Committee meeting will be Wednesday, October 19th, at 3:00 PM.
- J. City of Hemet update:
- No representative present; no report.
- K. City of Menifee update; Doug Darnell, Senior Planner:

- At last MAC meeting, there were concerns regarding LAFCO, Municipal Services, sphere of influence, etc. The City of Menifee Planners had intended to present a report to their City Council October 5th: Deferred. The revised intent is to present this to the City Council on the 19th, at 6:00 PM, Menifee City Council Chambers.
- Q: Can we get a copy, please? A: Sure. It would be available on their website. He'll let us know when it's up.
- He noted a couple of developments continuing.

L. Other Business:

- None.

Open Forum:

- Robyn Brock gave her report. (Normally she is Item A.)
- Community Cleanup on Saturday!
- ARPA: American Rescue Plan Act; related to the Pandemic. \$33 million. Allocations by Supervisorial district. Infrastructure, child care, other areas. All funds must be allocated by December 2024, and the projects completed by December 2026.
- November 5th: Celebration of the one-year anniversary of the French Valley Library!
- The Riverside General Plan Amendment EIR received many public comments. All are in review.
- Q: Timeline? A: She'll keep us advised.
- Q: The Traffic Signal at SH 79 & Haddock? A: She spoke with the Director; a meeting is being scheduled.
- October 19th: "State of the Third District," at the South Coast Winery.
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- Andy Domenigoni asked all in attendance to suggest future topics or speakers for the MAC. Needs, ideas, etc.

Next WHMAC Meeting:

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

Adjournment:

The WHMAC adjourned at 8:10 PM. M:JS / S:TL / V:U