

Winchester-Homeland Municipal Advisory Council

MEETING MINUTES

Date: April 14, 2022

Place: Winchester Community Center, 32655 Haddock Street, Winchester

Attendees:

Winchester-Homeland MAC:

- Andy Domenigoni, Chairman; James Horecka, Secretary; Gary Long; Jimmy Sheldrake.
- Our fifth seat is still vacant.

Ex Officio:

N/A

Members of the Public. *At 6:40 PM, Gregg Cowdery reported there were 84 people present.*

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

Flag Salute. Introductions.

Andy proposed to revise the agenda, placing Sheriff after approval of minutes, due to a call.

Approval of revised Agenda:

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

Approval of Meeting Minutes from March 10, 2022:

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

Sheriff Department update; Deputy Pendleton:

- Crime stats: March had 369 calls & 11 arrests (variety). Gas theft at U-Haul. Burglary at gas/liquor store. There was a shooting in the Homeland/Green Acres area; 74 & Juniper Flats Rd.
- A citizen noted there's a new pop-up dispensary operating. The sheriff will look into this.

Presentation: Draft Environmental Impact Report – Winchester Community Plan & General Plan Amendment #1207.

Presented by John Hildebrand, Riverside County Planning Director.

- Robyn Brock, Deputy Chief of Staff for Riverside County Third District Supervisor, Chuck Washington, introduced John Hildebrand.
- Mr. Hildebrand presented a PowerPoint presentation on the status of the Winchester Community Plan & General Plan Amendment #1207. He stated that the presentation will be made available at a later date (on the Web).
- This "Foundation Change" was set in motion back in 2016 by the Board of Supervisors. Locally, in Winchester, several Workshops were held, wherein local citizens were invited to participate and provide input on many things, including land use, housing, transportation, identity, character, and more.
- A new Winchester Policy Area was created. Changes to Land Use Designations are under consideration, along with design guidelines for certain areas, etc.
- After the proposed amended plan has been adopted, there will be a Zoning Consistency Plan. Other key elements were mentioned, and Hildebrand shared various graphics. He noted that there are three separate Area Plans: Sun City / Menifee, Winchester, and the Southwest Area Plan.
- Downtown is about 652 acres (a little over a mile square). Winchester: 22,000 acres (about 35 sq. miles). The Hwy 79 Planning Area covers about 50,000 acres.
- He showed the Winchester Policy Area (map). Bounded generally by Stetson, Briggs, Scott & Hidden Valley.
- A "Foundation Change" is a set of major changes to the General Plan. He showed a map of changes proposed to land use, which would allow higher density on certain parcels. He cautioned that these are only changes in Land Use designation, not Zone Changes. Later, there will be a Zoning Consistency Plan. Some rural areas will bump up to higher densities.
- The current General Plan identifies nine separate neighborhoods. The new GP will have the neighborhoods and the Downtown area. There will be Design Guidelines for the Downtown, to help assure design consistency.

- Current policy restricts development by 9% of what it could have been. This policy will be amended, to remove the restriction, and to allow development to advance. Yet there will be a focus on infrastructure improvements, especially transportation. Perhaps even a transit station.
- The County is presently finalizing the EIR, and looking to release the EIR soon.
- Q: Where will the EIR be for review? A: On the Web.
- Q: For projects that had been cut back by 9%; will those go back to the original counts? A: No. Must submit back into the County for consideration under current requirements. The state is asking the county to do certain things.
- Q: For projects that lost the 9%, would they be charged for that? A: Case-by-case.
- Q: Is there a set of Draft Design Guidelines that it available for the LUC to review? A: Not yet; soon, though.
- Q: Could you be more specific as to the schedule? A: Expect the Draft EIR to be completed in a few weeks. Then a few more weeks. The County now puts out a newsletter with updates of interest. Planning.RCTLMA.org
- Various public noticing requirements will apply, and must be filed. There will be a 45-day comment period.
- Q: What's the timing? When will we have to get out of our houses? A: No one is being kicked out of their home. This is an amendment to the General Plan (her home is slated to become a park, it seems).
- Q: What percentage of the land will be affected by changes in density? A: Well, they hope to meet county-wide numbers required.
- Peter Minegar, an environmental consultant, discussed the Housing Element. They did not change housing zones.
- Q: Will the Sierra Club, etc., challenge the changes to the GP? A: One can never tell who may litigate.
- Each year, the state asks area to meet expectations. Ever in flux.
- Q (Little): Is there a possibility of a citizen providing input into what is allowed in a given zone? A: A General Plan is a broad-brush set of guidelines; doesn't get into changing what might be in a particular zone. See Ord. 348.
- Exercises in many charrettes that were held covered the topic a bit, as we mused about what might be downtown.
- Q (C.D.): We had discussed with Jerry Jolliffe the possibility of Density Transfers to encourage certain development; we're still interested in that. A: Density transfers involve exchanging one density value for another. Perhaps higher density for affordable housing units in exchange for more open space in a different area.
- Q: Any news on the realignment of SH 79? Q: All that is currently available is on-line. No funding at present.
- Q: Changes in density? A: In some zones, yes. Varies.
- Q: Transportation? A: The General Plan amendment will address transportation. How to move people in denser areas? Under consideration is a Park & Ride, possible Transit Station, of course highways, SH 79, & more.
- C: Concerns about off ramps into town from SH 79. Also would like to see specific plans for transportation improvements before houses are built (not after).
- Q: More hospitals, ahead of houses? A: Medical is a private endeavor. They'll be looking for rooftops.
- The General Plan identifies thoroughfares in general. Development will affect the specifics, case-by-case.
- To stay tuned in, Hildebrand encouraged all to subscribe to the newsletter. Visit the County Website to do so.
- All present thanked Mr. Hildebrand for this update.

Old Business:

- A. General County update; Robyn Brock:
 - No report as the County presented (see above).
- B. Sheriff Department update; Deputy Pendleton:
 - See above.
- C. Cal Fire Winchester Station #34:
 - No representative present; no report.
- D. EMWD Updates; Alma Ramirez (Phil Paule also present):
 - The majority of California is now in a severe drought, with some areas in an extreme drought.
 - Please keep conserving. Take advantage of available assistance; rebates for drought-tolerant landscaping, etc.
- E. Code Enforcement:
 - No representative present; no report.
- F. Assemblyman Kelly Seyarto's Office; Assemblyman Seyarto in person:
 - Assemblyman Seyarto updated us on various bills, etc.
- G. Senator Melissa Melendez; Nicki Taylor, District Representative:
 - Brought a Legislative Update Flyer, available on the table in back.
 - Next Town Hall: May 6th, 9:00 AM, at Canyon Cowboy in Canyon Lake.
- H. Valley Wide Park & Recreation District; Craig Schulz:

- They plan to present the Dirk Meredith Meeting Room on May 12th (here), at 6:15 PM.
 - July 27th will mark the day that VWP&RD was chartered.
 - This year is also the 20th anniversary of Winchester Park.
- I. Soboba Band of Luiseño Indians; Lori VanArsdale:
- The new Legacy Bank should be open soon.
- J. Land Use update; Cindy Domenigoni: Cindy presented a written report of the WTA LUC activities.
- The next LUC meeting will be on Monday, April 18th, 3:00 PM, at Cindy's office.
 - The LUC also requested more information on the proposed Annexation proposal in Hemet.
1. "No Worries" RV & Boat Storage. Change of Zone #2100123, Plot Plan 210135.
 2. Winchester Community Planning & GPA #1207: The DEIR is about to be posted.
 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 Operations "The High Class" in Homeland.
- K. City of Hemet update; Linda Krupa (member of the Hemet City Council):
- Annexation: At this point, the City of Hemet has not received any information, financial or otherwise.
 - The City of Hemet got a new fire engine.
 - There is a new water conservation policy in Hemet.
 - Assemblyman Seyarto voted to write a letter opposing early release of prisoners.
 - Regarding Hwy 79: She sits on the board. We are a 'shortcut to the desert.' "It's a matter of funding." Warren Road was to be a 6-lane divided highway at one time; now knocked down to just four lanes, undivided.
 - A LAFCO Municipal Services Review is on the City of Hemet website. A draft by LAFCO suggests that Menifee expand their sphere of influence, east to SH 79. Read up! Voice your opinion! Petition in rear tonight.
- L. City of Menifee update; Doug Darnell, Senior Planner:
- Mr. Darnell was not present this evening.
- M. Other Old Business:
- None.

Open Forum:

- A. Little brought up the "Community Benefit Fund." Robyn offered some info; for more, see her.

Next WHMAC Meeting:

The next WHMAC meeting is scheduled for Thursday, **May 12, 2022, 6:30 PM**, at the Community Center. The Dedication of the Community Center Room to Dirk Meredith will be at 6:15 PM (back room).

Adjournment:

The WHMAC adjourned at 7:55 PM. M:JS/S:GL