

Winchester-Homeland Municipal Advisory Council

MEETING MINUTES

Date: February 12, 2026

Place: Winchester Community Center, 32655 Haddock Street, Winchester

Call to Order: Call to order at 6:36 PM.

Pledge of allegiance.

Councilmember Roll Call:

Vice Chair Grant Becklund, Secretary James Horecka, Kathryn Holmes. (Quorum met.)

Absent: Chair Jimmy Sheldrake, Kate Alder.

Approval of the Agenda:

Motion to approve the agenda by JH; seconded by KH. Unanimous.

Approval of the Minutes from December 11, 2025:

Motion to approve minutes by KH; seconded by JH. Unanimous.

Representative Reports:

- A. Riverside County Third District Supervisorial District. Melissa Morfin:
 - Follow-up from Dec.: CalTrans completed repainting faded striping at the Domenigoni Parkway (Jan. 29th).
 - “Woman of the Year” awards are coming up. Nominate a candidate!
 - C (Andy Domenigoni): The “Welcome to Winchester” sign on west Simpson is down again. Its location is not known. If MIA: Can we get a replacement, please? A: Melissa will look into this.
 - Q (GB): What is the status of GPA 1207? A: Traffic Report is done. She may be able to report more in April.
 - Q (GB): Is the nexus study done? A: It is not ready for viewing yet.
- B. Riverside Sheriff’s Office, Perris Station.
 - No representative present.
- C. California Highway Patrol. Officer Ricardo Palomera, Public Information Officer
 - Stats so far this year for the Winchester area: 25 crashes; 0 fatalities; 4 were DUI. 10 DUI arrests.
 - New Lt: Jamie Allen; also a new motorcycle officer.
 - There will be a DUI checkpoint in the Hemet area on February 13th.
 - Capt. Hesser will be on Special Enforcement, Hwy 74 at Interstate 10.
 - Q: What office should we call for a parked car without current tags? A: 911 is OK. Or 951-846-5300
- D. CalFire Winchester Station 34. Captain Joshua Lent:
 - 95 calls for service (slow); 36 medical, 5 residential fires; 29 traffic collisions, 15 false alarms (up).
 - Work on the remodel of the station has begun. Expected to take a year to 18 months.
 - The HazMat team moved to Moreno Valley, temporarily.
 - New Fire Chief Robert Fish took over last month.
 - Q (Andy Domenigoni): What is the cost of the remodel? A: Lent did not know.
 - Q (Andy Domenigoni): When will the fire station in French Valley open? A: Well, the engine exists, and personnel are funded. At present, the station is a house.
- E. Eastern Municipal Water District. Alma Ramirez and Phil Paule:
 - Phil Paule is a new representative on the MWD Board. Congratulations.
 - EMWD wrapped up their 75th anniversary celebrations.
 - Be mindful of your irrigation settings, especially during/after rains. Conserve water.
 - There are Climate Ready Workshops, about twice a month.
 - Q (Andy Domenigoni): Congrats on new position! What is MWD’s role in EMWD? A: There are 26 agencies in MWD. Paule’s role is to represent EMWD at a whole. EMWD is one of 13 original agencies. Votes are weighted by property values: EMWD has 3%; LA has 20%. Several MWD facilities are in our area, including Diamond Valley Lake, two aqueducts and Lake Skinner.
 - Q (GB): What is the status of the snowpack? A: Colorado is low; Sierras, good.

- C (Cowdery): He heard that Arizona and Nevada are rethinking how water is divided; renegotiation.
 - Q (Andy Domenigoni): Construction of the new sewer main up to Stetson will impact Winchester Road. How to notice for traffic? They must have a traffic safety plan. A: Will follow standards.
 - C (Cowdery): While on the MWD board, please float the historic proposals for Recreation at Diamond Valley Lake. R: he will bring it up.
- F. Valley Wide Recreation & Park District; Craig Schultz, Public Information Officer:
- Rob Byers, who was Supervisor here at Winchester Park, is now in Menifee. Julia Waltrip is now Supervisor.
 - A new Activity Guide will come out in March.
 - Events coming up include: Bunny Run March 14th. The golf tournament on the 20th has sold out. Dinner 21st.
 - March 28th will be opening day for softball. Dean Wetter was also present at the MAC.
 - Q (Andy Domenigoni): When will the new park on Olive start? A: Wetter will report back next meeting.
 - Q (Angela Little): What are the plans for the park? A: They're about 95% designed. County if working through some issues to be resolved; drainage, e.g.
- G. City of Menifee. Fernando Herrera, Senior Planner:
- Herrera brought a MAP! (We are grateful for this.)
 - The Salt Creek Community will start soon. Half is approved, half under review.
 - Banner Park is under construction.
- H. Winchester-Homeland Town Association's Land Use Committee (LUC). Cindy Domenigoni:
- The LUC met several times since their last report. There are two projects being presented this evening, under New Business Item A & Item B. She read the handout included in board package.
 - Q: What are the cross streets for the cannabis project? A: Highway 74 at Juniper Flats Road.
 - C (Angela Little): Expressed a concern regarding Holland Road.
 - Other projects that the Land Use Committee is in the process of reviewing include:
 - TR 36727 -- Villages South
 - TR 38538 -- Winchester Oasis
 - TTM 39254 -- 8.76 acres at NEC Olive Rd & Hwy 79.
 - TTM 38272 -- Matthews Ranch
 - GPA 20250001 -- Specific Plan #406 – Holland Ranch
 - GAP 240078 – 160 acre project north of Scott Road.
- I. Other Departments and Public Agencies:
- Eric Cadden, with the Riv Co Emergency Management Department. We experienced several earthquakes recently. Cadden brought fliers reminding all to be prepared, with multiple points to heed. Also tips on where to get information and sign-up for local emergency alerts. Upcoming: CERT / LISTOS Classes.

New Business Item A:

Highpointe Director of Community Development, Ross Yamaguchi, presenting TTM 38757:

- Yamaguchi introduced himself. Highpointe was started circa 1990s. He has been with them about 5 years, and on this particular project for a couple of years. They are a development company in SoCal and other areas.
- TTM 38757 is referred to as the Hallberg Ranch Project. Covers 120 acres, south of Craig Rd, west of Eucalyptus, east of Leon. Current zoning is RR. The General Plan allows for MDR.
- 487 dwelling units are proposed, consistent with the General Plan (~4.4 DUA).
- The project had is Scoping Session & Directors hearing on January 5th, 2026. They are working through CEQA, preparing the Draft EIR, etc. The proponents have been working with Valley Wide RPD.
- Lot size will be 3,600 SF & up. House areas: TBD; various sizes.
- Concerns include: Andover Street, a paper street along the south boundary, not slated for improvements.
- A major concern expressed by committee members was the inadequate road infrastructure in and around the area of the project; this project would contribute to issues. May need traffic signals at Garbani & Leon, and a Leon & Craig. Consideration should be made for contributing to fund these improvements.
- The Land Use Committee did not have objections to the project provided the traffic issues are addressed adequately in the EIR. The Committee will further comment when the traffic study & mitigation findings come out.
- Q (Angela Little): Any update to their concerns regarding Andover Street? A: A traffic study is in progress. That is a 'paper street.' (Little is concerned that it could become overgrown, as it may not be improved.)
- Q (Andy Domenigoni): When do you expect the EIR to go out? A: Maybe in the spring. (Started c2024.)

New Business Item B:

Anna Ulezko, a broker & business developer, provided a presentation on CUP 210015.

- CUP 210015 is located in Homeland at 31170 Hwy 74, at Juniper Flats Road. This is a proposed retail commercial cannabis business. The entity proposing it is the Community Veterans of RivCo, LLC. The Land Use Committee, Winchester-Homeland Town Association and the Winchester-Homeland Municipal Advisory Council review this project back in 2022. The project is located in an existing commercial center off Hwy 74. The comments at that time were focused on the need for additional parking for this use at that center. The project has not come back to us since 2022, so further comments may follow.
- This will be their fourth location. Others include San Diego, Perris, Hemet.
- They'll be taking over the Smog Shop suite. The property is currently rather beat-up: Will do a 'facelift.'
- They'll be dedicating land to State Hwy 74 along the front. There will be new landscaping up front, & paving. They'll provide additional parking in the rear, with an alley to get from front to back portions. Security 24/7.
- They'll be involved in supporting local children. Also will employ local people. Flexible hours, competitive pay.
- Status: The Traffic Study is done. County Planning approved. Presenting a Development Agreement.
- Q (Cowdery): In 2022, owner said they'd fix up property; what about the Smog Shop? A: Doug will be retiring.
- Q: What lot will be improved? A: The adjacent lot will be used for parking & fire-truck turnaround.
- Other suites include: Donut shop; a furniture store that caught fire; a liquor store.

Public Comments:

- Code Enforcement: Since 10/9/26 in Winchester: 112 cases opened; 84 cases closed. Current open: 165.
- C: A citizen filed 3 complaints with Code Enforcement; can't get any response.
- C: The Code Enforcement report lacks statistics for Homeland. Please include in future.
- C (Andy Domenigoni): Leon Road will be closed for six months. The detour road is low, likely to flood. He recommended the County have a look.
- Q (Andy Domenigoni, to Melissa): Any news on potential improvements to ease school congestion at the intersection of Columbia at Simpson? A: No news.

Councilmember Reports and Comments:

- None.

Adjourn Meeting:

- The next WH-MAC meeting is scheduled for Thursday, April 9, 2026, 6:30 PM, at the Community Center.
- The WH-MAC adjourned at 7:48 PM.