Winchester-Homeland Municipal Advisory Council

MEETING MINUTES

Date: August 13, 2026
Place: Winchester Community Center, 32655 Haddock Street, Winchester

Call to Order: Call to order at 6:30 PM.

Pledge of allegiance.

Councilmember Roll Call:
Chair Jimmy Sheldrake, Vice Chair Grant Becklund, Secretary James Horecka, Kathryn Holmes, Juan Hernandez.

Approval of the Agenda:
Motion to approve the agenda by GB; seconded by KH. Unanimous.

Approval of the Minutes from June 11, 2026:
Motion to approve minutes by GB; seconded by KH. Unanimous.

Representative Reports:

A. Riverside County Third District Supervisorial District. Melissa Morfin:
   - "State of the District" event is coming up.
   - Regarding the Winchester Community Plan: She left a schedule in the back.
   - Supervisor Washington graciously allocated $10,000 in funds to help support Winchester Days! Thank you!
   - Q (Andy Domenigoni): One SH 79, northbound traffic backs up at Olive Road. There is no left-turn lane there; drivers going straight often pass by driving on the dirt shoulder, similar at Haddock. Again we implore CalTrans to provide a left turn lane on northbound SH 79 at both Olive Avenue and Haddock Street,

B. Riverside Sheriff's Office.
   - No representative present.

C. California Highway Patrol; Deputy Rick Palomera, Public Information Officer:
   - Stats since July 1 to date: 21 crashes, 0 fatalities, 5 DUI, 11 DUI arrests.
   - Reminder: August is "Back to School Safety Month."

D. CalFire Winchester Station 34:
   - No representative present.

E. Emergency Management Department. Camille Collins, Emergency Services Director:
   - Possible El Niño season ahead; prepare home, low areas, check road conditions, create an emergency plan, etc.
   - Collins also gave a written summary of July incidents; mostly fires. CERT events coming up Sep 18-20th.
   - Sheldrake added that ham radios and operators have been important in his community in emergencies.

F. Valley-Wide Recreation and Park District; Craig Schultz:
   - VWRPD opened two new parks! Country View Park & Woods Community Park. Congratulations!
   - VWRPD got a $2.7M grant for expansion & improvements at Winchester Trails Park.
   - Various events coming up. New play structure at the Aquatic Center; Pool will close Sept 26th.
   - C (Cowdery): Thanks for establishing a league at Winchester Park!

G. Winchester-Homeland Town Association's Land Use Committee (LUC). Cindy Domenigoni:
   - See printed Winchester Homeland Land Use Report, dated August 13, 2026, presented this day.
   - The LUC met three times since the last MAC meeting.
   - The Supervisor advised there are limits as to what our MAC can 'do.' We can't recommend nor not recommend a proposed project. We can share out what citizens state they like or don't like. We can make this a topic of deeper discussion for out next meeting, to bring more clarity.
   - C (several): In general, attendees voiced concern that our opinions and voices be heard. Melissa Morfin said that our comments are taken into consideration. We can comment.
   - C: (Scott Hildebrand): In the past, proponents have asked for our support; if concerns, please voice them.
   - C: This MAC is intended to be representative of the residents of our MAC area. May include concerns, etc.

- Grant Becklund motioned that the MAC forward to the Supervisor the printed Winchester Homeland Land Use Report, dated August 13, 2026. James Horecka seconded. Vote: Unanimous: Pass on the packet.

H. Other Departments and Public Agencies:
- Code Enforcement; Carlos Cobian and Michael Arroyo:
- Stats: Winchester: 151 open cases; 32 were closed; 41 new added. Homeland: 340 cases, 34 closed, 54 new.
- C (A. Domenigoni): Arroyo cited him for mulch. A.D. suggested he learn about agricultural processes.
- C (Cowdery): There's a new business near him; a 'nursery,' but with junk cars. Concerns.

New Business Item A: Eastern Municipal Water District (EMWD):
- General Manager Joe Mouawad provided a general update of EMWD with Phil Paule, Elected Director, and Alma Ramirez, Public Affairs Program Manager.
- Mr. Mouawad presented a PowerPoint overview of EMWD, including: EMWD recently celebrated 75 years. Covers 682 sq miles; population ~one million. The area is ~44% built-out. Winchester is the fastest growing area. 620 employees. $654M budget 2025/26. The 6th largest district. They have a representative on MWD. 178,000 accounts. Wastewater 283,000 EDUs; capacity is 77M gallons per day; use is 49M gal/day. For recycled water, EMWD has 1,100 accounts; nearly 32,000 acre feet sold FY 2025. Sources include: Colorado River, the Delta, groundwater. They get 400 new connections per month. 122% growth since 2000. 100,000 increase in customers since 2022. They import ~45%. 9% comes from groundwater. Inland desalination brings in 10%. Reused 36%. Water use per capita is actually down 50%, thanks to conservation efforts!
- EMWD is looking to invest in a desalination plant at Doheny Beach.
- Phil Paule: Diamond Valley Lake updates: The recreation component was never fulfilled. At the east side, an 80-acre pond for water storage. Hoping to get some storage and some recreation.
- Metropolitan Water District updates: Recreation at Diamond Valley Lake is of high interest to local citizens. 'Pure Water California;' an expensive project that would not reach our area. He is on a committee studying restoring MWD's AG rate for water. Working on an exchange with the San Diego County Water Authority.
- Alma: EMWD offers a variety of customer assistance programs. One size does not fit all: Call if you need help! There are Water Use Efficiency Programs; e.g. Landscape for Living; Rebates; Turf Replacement Program. EMWD customers have removed 20 million SF of nonfunctional turf.
- Development is not paid for by existing customers. Various improvements: Holland Channel WWFMP. 27" trunk sewer. Scott Road Regional Lift Station. Energy is a big customer of EMWD. Winchester Hills Tank. Rice Road Pipeline. Simpson/Patterson Booster Station. Washington Street Pipeline Project. Lake Skinner Water Treatment Project. Wow!
- Q (A. Domenigoni): Why did EMWD take on Rainbow, not San Diego? A: They voted to leave SDWD & join EMWD. Pricing. The additional area gives EMWD a bit more voting power.
- Q: Where on Scott Road is the booster station? A: At El Centro Lane.
- Citizens thanked EMWD and Phil Paule for their support and great communcations; since MAC beginnings!

New Business Item B: Richland Communities – TTM 38483:
- presented TTM38483
- Recommended Action: Record presentation in the minutes.
- Contact: Project Manager, Jessica Toohey, jtoohey@richlandcommunities.com
- Derek Baker of Richland Communities presented brief graphics for TTM38483, between Eucalyptus Road and Holcomb Road; north edge ~700' south of Holland Road. ~30 acres. Zoning: MDR. Proposed is a housing project featuring 96 lots, 7,200 SF each, with a park at its center & a WQM basin SW corner. Typical street layout.
- Q: What is the size of the park? A: ~1 acre.
- Q: Have you approached Valley-Wide Rec & Parks? A: The HOA would maintain the park.
- Q (A. Domenigoni): When will this go to the BoS? A: End of September.
- C (Cindy Domenigoni): The WH Town Association's Land Use Committee (LUC) has not yet seen this project. Though she opined that it would likely be seen as consistent. If you like, please submit to the LUC.
- C (Horecka): More content is better, please.
- The audience thanked the presenters.

New Business Item C: Point View Consulting – TTM39250

- Scott Hildebrandt, for Albert A. Webb Associates, presented TTM39250.
- Recommended Action: Record presentation in the minutes. See also their bound packet.
- Contact: Project Coordinator, Hannah Soroudi, hsoroudi@regentproperties.com
- This proponent stated that this was first seen by the Winchester-Homeland Town Association's Land Use Committee (LUC) and WH-MAC back in 2024. No objections(?). *(Editor note: See MAC minutes for September 12, 2024: The proposal was a brief introduction, of Crossroads North, PA-3, among SP 288. The LUC was divided. Reactions at the MAC were mixed. Attendees requested more information.)*
- Q: Isn't the land use for this corner Commercial? A: It would need to change from Commercial/Retail to High-Density Residential (HDR).
- They are working through Planning with Staff. Supervisor Washington asked that they come back to the MAC.
- They stated various facts: 830 acres of retail in the General Plan at present. 370,000 SF along the Domenigoni Parkway corridor. The Winchester Community Plan could be 600 acres of mixed-use: Retail concentrated there.
- C: We don't need more high-density residential; there will be plenty around.
- C: Recommended returning to the WH-TA LUC for review.
- C: More homes, more traffic. Especially with the high-density proposed.
- C: Concern that access at Winchester Road is via a 2-lane road with a right-in/right-out driveway. Response: The project itself is internally circulated. Access can also be via a signal at Seta to Domenigoni Pkwy.
- C (Cowdery): We already have housing for ~20,000 people. We don't need more housing, we need more commercial. Response: There are still plenty of undeveloped retail areas.
- Q (Sheldrake): Are you the landlord for the restaurants? A: Mixed; some are pad sales, some leased by Regent.
- Regarding the market study: It is highly relevant. There are still 4 pads; there has been zero interest over 4 years.
- C (C. Domenigoni): Serious concerns about traffic. R: But residential would be less traffic than commercial.
- C (A. Domenigoni): You can't have retail without rooftops to support it.
- C: You're land speculators. There may not be a market now –
- We don't have the housing we need now, and won't in the future.
- Given what appeared to be mixed opinions, with lots of concerns expressed about this direction:
- Horecka motioned that the proponent meet with the Winchester-Homeland Town Association's Land Use Committee (LUC) for further review. Second by Kathryn Holmes. Vote: Unanimous.
- The attendees thanked the presenters.

Public Comments:

- Gregg Cowdery announced that a Community Cleanup Day will occur Saturday, August 29th, at Double Butte.

Councilmember Reports and Comments:

- None.

Adjourn Meeting:

- The next WH-MAC meeting is scheduled for Thursday, October 8, 2026, **6:00** PM, at the Community Center.
- The WH-MAC adjourned at 8:58 PM.