



Winchester Community Plan
Community Workshop #2
September 14, 2017
Valley-Wide Recreation, Frances Domenigoni Community Center
32665 Haddock Street
Winchester, CA 92596



On September 14, 2017, the County of Riverside held the second Community Workshop for the Winchester Community Plan project at the Valley-Wide Recreation, Frances Domenigoni Community Center. Attendees learned about the planning process and heard a summary of the treasures, challenges, and visions discussed at the first community meeting. Workshop attendees also participated in an interactive "Open House" style exercise, with five different stations set up around the room. The stations each had a different topic related to the Winchester area, with questions aimed at gathering information regarding how workshop attendees saw the future of their community. The five stations were land use, community design, housing, open space and recreation, and mobility and transportation. Workshop attendees used post-it notes and maps at each station to record their thoughts, concerns and hopes for the future of their community. The following comments and ideas regarding each topic were offered by workshop attendees and provided verbatim in this summary.

Repetitive listing of items/ideas represent their multiple occurrences on individual Post-It notes. These items/ideas are listed repeatedly to fully represent all workshop participants' views and input.



STATION 1 – LAND USE

Land use is the classification of different areas by the types of uses that take place there. These uses commonly include, but are not limited to, residential, commercial, industrial, manufacturing, open space, and agricultural land use types.

What types of land uses and activities would you like to see in the project area?

- Park, hiking, super market (Stater Bros), bank in super market (all south of Domenigoni)
- Town center
- More agricultural (AG) property
- Sewer sludge on farmland
- Rural horsetrails – farms + livestock
- Employment land uses
- Minimum 1 acre properties/parcels
- Walk-about small town center of town similar to old town Temecula or Julian
- Markets
- Coffee shops
- No fireworks – it burns properties (like my 6 acres)
- Commercial
- Family TENT -camping in a real working farm
- Education
- No fireworks (scares animals)
- Equestrian facility (for events)
- Dog park
- Go kart track
- Local rodeo
- Designated horse trails through town
- Activities for all ages



Workshop #2 Summary Notes



- 1 bank, 1 super market, 1 hotel (themed – western facias)
- O.K. Corral at sundown, antique shops, mom and pop stores, pastrys
- Family farm camp outs – tents only
- Metro link
- Medical school and hospital
- Themed commercial centers and mixed use of vertical space
- A wide variety and balance of uses

- Retail – more jobs
- Downtown area with walkable shops and restaurants
- Metrolink in downtown
- Education for children and adults
- Industrial
- Employment
- Medical facilities
- The “Winchester Downtown Plan” (orig. core plan) is perfect chosen

What are the land use constraints in the project area?

- Illegal dumping
- Sewer sludge on farm land
- Need flood control facilities
- Lack of drainage infrastructure north of Salt Creek
- Center of town modern country and surrounding area preserve acreage and land
- Balancing: Open space, downtown core, medium-density (MD) residential, high-density (HD) residential, rural estates in the right properties
- Need sewer and water
- Infrastructure
- Please pave dirt roads
- EPA & groundwater

What types of land uses should be protected or preserved in the project area?

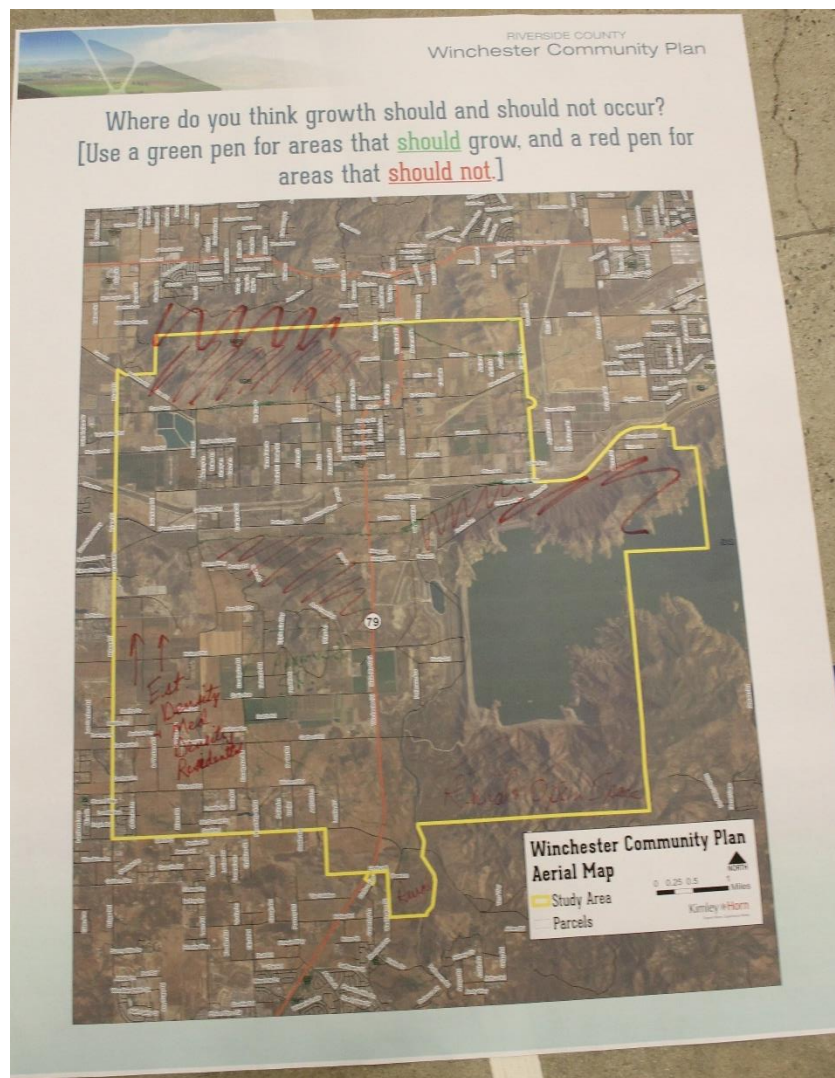
- Country
- Historic





- Keep most of the farmland as farms
- Sewer sludge on farmland
- Natural wildlife habitats
- Rural country life
- Double Butte
- We need a good balance with areas for all economic levels and lifestyles, with places to work and play
- Acreage & land
- Make Double Butte back into an equestrian facility w/ horse trails (double that)
- No more dumping
- Country
- R.R./Western BLM

Where do you think growth should and should not occur?





Workshop #2 Summary Notes

Should grow:

- Approved specific plan (marked west of SH 79)
- Marked in green between north of Domenigoni Pkwy to Grand/Stowe, Leon Rd to the west, California Rd to the east

Should not grow:

- Est. density + med density residential (marked at Briggs Rd and Holland Rd)
- Rural open space (marked south of Diamond Valley Lake)
- Rural (marked near Rawson)
- Foothills marked in red east of Spiro Rd
- Between Domenigoni Pkwy and Diamond Valley Lake)



Station 2 – Community Design

Community character is how a community looks and feels. Different types of buildings, styles of architecture, open space, signage, and events all contribute to the character of Winchester.

What types of community design improvements would you like to see?

- Wider streets with medians and parking (similar to Mission Inn are in Riverside)
- Perhaps parking structures or parking levels within mixed use and high-density residential high rise buildings
- Honor the old history but also allow for new designed areas
- Safe teen club for dances and entertainment
- Equestrian – riding trails through town hitching posts at stores, post office, etc.
- Consistency (size of lots and types of housing)
- Leave County
- Walkable downtown
- 3 – story (1 – retail, 2 – office, 3 – living space)
- Place for a Farmer’s Market
- Western theme



- Um, everything!
- Amphitheater or similar to host entertainment
- Western theme – people come to theme-based towns and spend money
- Education facilities – higher education extension campus, technical training
- ie “Norco” like
- Downtown area – walkable shops and restaurants
- No code enforcement
- Entertainment
- Restaurants
- Education
- Norco – esk
- The original Winchester Downtown Core Plan is what we want here as stated!
- Sewer sludge on farm land

In three words, define the “theme” you would like to see in Winchester.

- Dark skies – see the stars, including the Milky Way – we CAN right now!
- A place for families
- A destination place
- Live life relaxed
- Small town country
- Honoring history while making room for the future
- Western
- Sky’s the limit!
- No fireworks
- Keep it simple
- Like Julian
- Victorian – quaint like Julian
- Open air living
- Winchester Downtown should stay western/look 1800s
- Family, fun, opportunity
- The future is wide open”
- Life in the country
- Peace quiet
- i.e. “Norco” like
- Stop sewer sludge of farm land
- Live + work + play!
- Breathe and grow
- Norco-esk



Workshop #2 Summary Notes

- The original Winchester Downtown Core Plan is our accepted – perfect choice
- The original Winchester Downtown Core Plan is what we chose, designed, and want
- I would keep more rural than the Winchester Plan/Downtown
- Modern country living

Station 3 – Housing

Adequate housing is essential to life in any community. Housing ranges from the short-term housing needs of tourists and workers to the availability of suitable year-round housing and includes the need for affordable housing for all income levels.



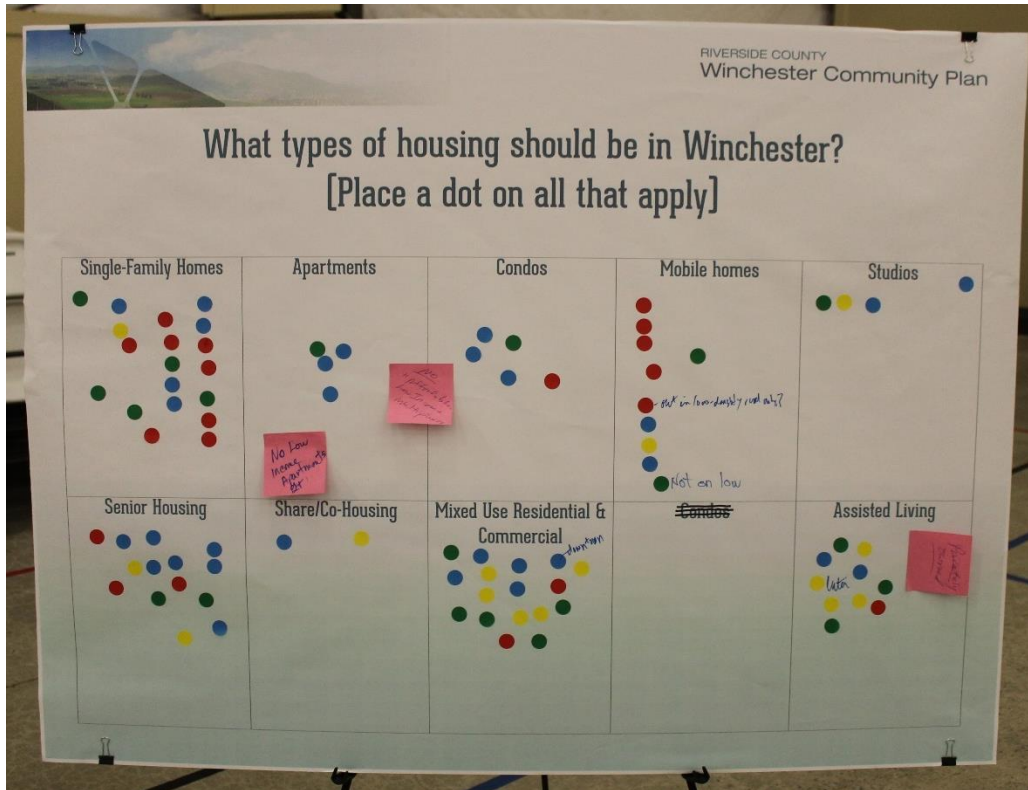
What are the major challenges to housing in Winchester?

- There is almost none at present – property mostly very low quality. Achieve balance of affordable homes and “nice” homes
- Developer ideas creates congestion instead of strategic spaces
- Keeping a consistent, nice, clean look
- Infrastructure
- Some yards not kept up – junky
- Housing value
- Vision to build higher and create housing for all economic levels (market driven)
- Tyranny, greed – Gov. force unconstitutional, Gov. crime
- Affordable
- Not enough affordable senior housing
- Retain rural feel
- Maintaining
- Infrastructure – north of Salt Creek DRAINAGE
- Affordable
- Promote modern living



- Enforcing code – chickens and animals
- Roads
- Sewer sludge on farm land
- Norco-esk
- The original Winchester Downtown Core Plan is our plan, our right choice!
- Maintaining a good housing-to-park or housing-to-open space ratio (potential overcrowding)

What types of housing should be in Winchester? (Place a dot on all that apply)



Dots:

- Single-Family Homes: 19
- Mixed Use Residential & Commercial: 17
- Senior Housing: 14
- Mobile Homes: 10
- Assisted Living: 10
- Apartments: 5
- Condos: 5
- Studios: 4
- Share/Co-housing: 2

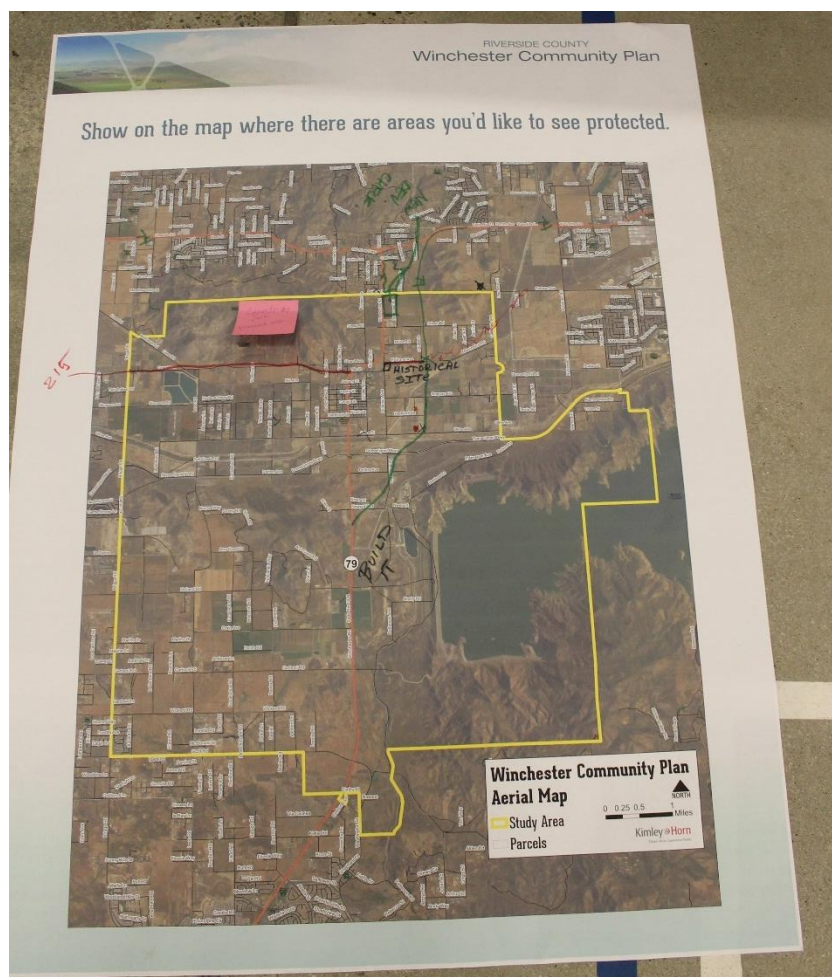
Notes:

- No affordable, low income multiplexes
- No low income apartments
- Privately owned (marked on Assisted Living)
- Out in low-density rural only (marked on Mobile Homes)
- Not on low (marked on Mobile Homes)
- Downtown (marked on Mixed Use Residential & Commercial)
- Later (marked on assisted living)

Station 4 – Open Space and Recreation

Parks and recreational areas are the spaces within the community where members can come together, exercise, or just relax. These spaces can be greenbelts that connect one area to another, grassy areas for picnics, or local sports fields where kids go to play.

Show on the map where there are areas you'd like to see protected.



- Check new developments at Winchester Rd and Stetson Rd
- Equestrian park protected area (marked at Double Butte)
- Historical site (marked at corner of E Grand Ave and Patterson Ave)
- Build it (marked at SH 79 between Newport Rd and Neely Rd)

What types of Parks and Recreation facilities would you like to see in Winchester?

- Gym
- MWD keep your promises
- Adhere to Dark Sky Ordinance – fully shielded lamps



Workshop #2 Summary Notes



- We have much – but: Reservoir recreation need!
 - Pocket parks
 - Nature trails
 - Park with water features for children
 - Connect with large open areas by multi-modal trails – i.e. Double Butte to Salt Creek to Reservoir
 - Horse trails
 - Hiking trails
 - Riding trails (more)
 - Large Community Center (sports area)
- Sewer sludge on farm land
 - Bike/walking trails
 - Historic landmarks and educational areas
 - Hiking trails
 - Martial arts training center
 - Dog park
 - Equestrian park and trails (designated)
 - Senior recreation options
 - Walking trails
 - Develop Double Butte park
 - Riding and hiking trails at Double Butte
 - Park with amphitheater or similar for entertainment
 - The original Winchester Downtown Core Plan is what we have chosen!
 - I would keep more like Norco
 - A large sports park – later
 - MWD keep your promises
 - MWD keep your promise
 - Balance of parks, well distributed
 - Church, rescue center, rehab center w use of animals
 - Prevent Meniffee from taking Homeland area
 - Large sports park (think Birdsall in Temecula)
 - Access to Double Butte and land area surrounding it

Station 5 – Mobility and Transportation

Mobility and transportation covers how people get from place to place. This includes traveling on foot, by bicycle, on public transportation, or in a car. The design of local roadways and different transportation options available for residents and visitors is an extremely important aspect of how the community functions.



What are your ideas for improving transportation, circulation, and mobility in the project area?

- Designated and maintained walking trails and horse trails
- Walkable town
- People movers, Disney style
- Widen existing roads, close others
- Bike paths, sidewalk, trails
- Shuttle, busses, Metrolink
- Excellent Roads with adequate parking
- Developments need to have adequate roads in and out of projects
- Fix roads
- Improve road for new development (i.e. Go Cart Raceway)
- Light rail from Metrolink in Perris to Winchester and Temecula
- Roads and bridges off Domenigoni Parkway
- Metrolink is a must
- Railroad connection station
- T.O.D. – Transit-oriented Development
- Easy access to regular public transit
- Metrolink OK w/ extra police protection and no low income housing
- Metrolink
- Finish freeway to get traffic off secondary roads
- Sludge of farm land
- Control of dirt
- Build the downtown to be walkable
- Arterials proper balance



Workshop #2 Summary Notes

- Even though limits are now 40 – 50 MPH on SH 74, people go 80
- CALTrans is about to build medians from I-215 to Hemet (on SH 74)
- Many recent deaths (SH 74 and Leon Road)
- SH 74 west of SH 79 connection marked as “Blood Alley”
- Connection at Matthews Road
- Straighten Case Road
- Bicyclist killed in bike lane (at Briggs Road/Domenigoni Pkwy) – Driver over 80 – 90 mph
- Fiery death (marked at Domenigoni Pkwy/Patton Ave)
- SH 74 east of SH 79 connection marked as “Son of Blood Alley”
- Not enough lanes or lights on SH 74
- ROW light rail
- Access from new alignment (marked near Marvin Hull Rd)
- Light here (marked at Warren Rd and Alamar Mesa Dr.)
- Bridge over channel (marked at Rice Rd and Leon Rd.)
- Recent death – 100 mph rear ended guy stopped at light (marked near Alamar Mesa Dr)
- Now 80 mph usually (marked near SH 79)
- Many deaths (marked near SH 79)
- Widen SH 79
- Future – traffic calming
- Police school zones
- AM of SH 79! Especially 79 & Scott, 79 & Simpson, 79 & Dom. Pkwy (Excessive Speed!!)