

RIVERSIDE COUNTY

Winchester Area Plan

Town Hall Meeting
Thursday, February 8, 2017
6:30pm - 8:30pm
Francis Domenigoni
Community Center

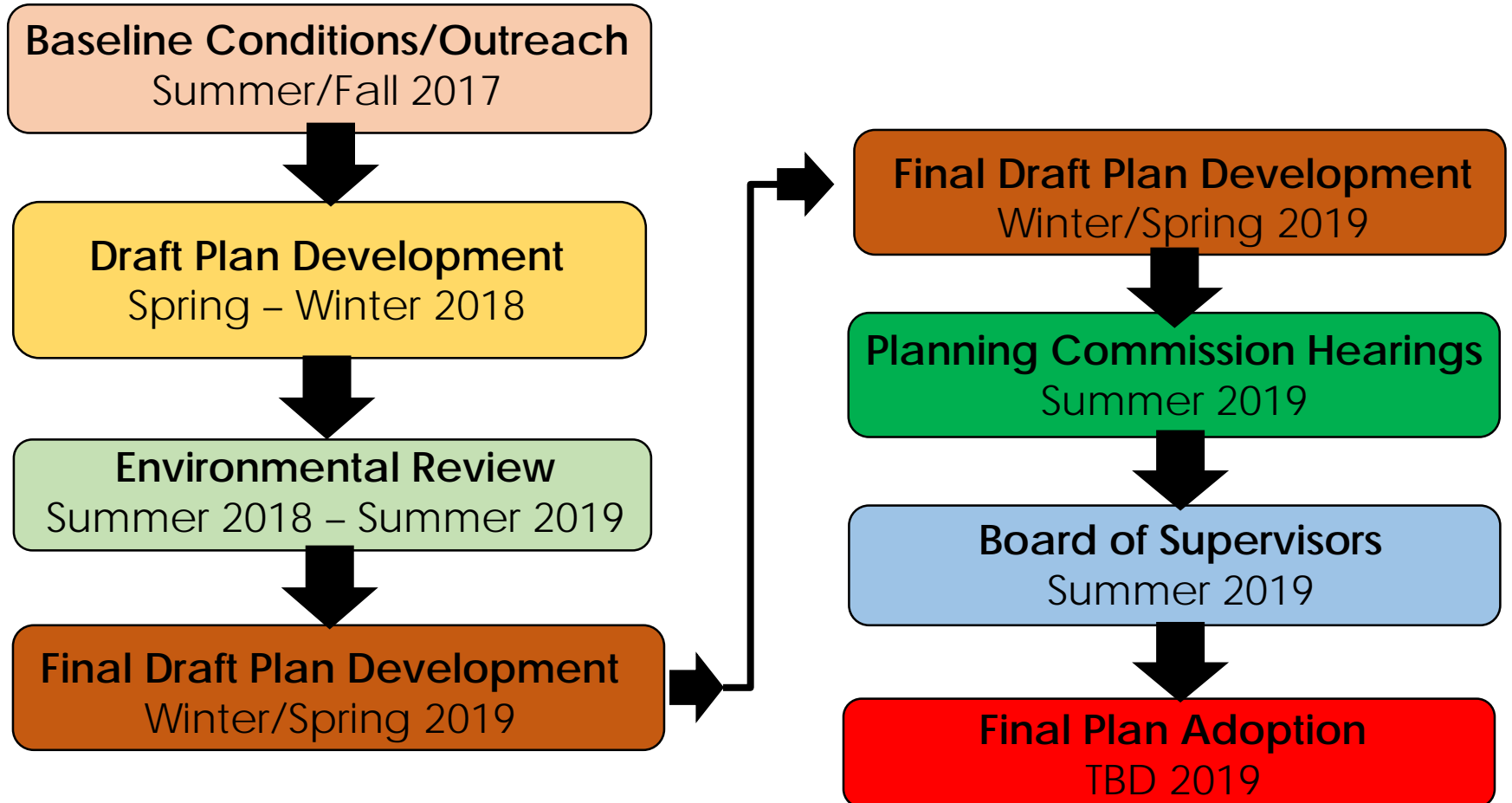


Workshop Overview

- Welcome & Introductions
- Project Schedule
- Community Engagement Program
- Recap of What We've Heard So Far
- Tonight's Exercise: Land Use Alternatives
- Next Steps



Project Schedule



Community Engagement Program

- Community Outreach Meetings
 - Meeting #1: Introduction, History, Visioning
 - Meeting #2: Exploration of Alternative Ideas
 - Meeting #3: Preferred Alternative
- Stakeholders
 - Local Residents and Land Owners
 - Eastern Municipal Water District
 - Tribal Entities
 - County Service Providers
 - Other Agencies/Special Districts



RECAP: Workshop #1

- Introduction to the Plan
- Plan Components
- Community Visioning
 - *Exploring Community Values*
 - *Group Exercise*
 - *Report Out*



RECAP: Workshop #2

- Presentation and Open House style
- Stations:
 - Land Use
 - Community Design
 - Housing
 - Open Space and Recreation
 - Mobility and Transportation



RECAP: Workshop #2

- Land Use
 - What would you like to see?
 - Town center
 - More rural uses - horsetrails
 - Medical/hospital
 - Retail – more jobs
 - Commercial centers/retail
 - Constraints
 - Infrastructure (sewer and water)
 - Balancing different uses
 - Flood control facilities



RECAP: Workshop #2

- Community Design
 - Potential improvements?
 - Wider streets/medians
 - Equestrian theme & trails
 - Western theme
 - Walkable downtown
 - Theme
 - Small town country
 - Honor history
 - Breathe and grow
 - Family, fun, opportunity
 - Modern Country



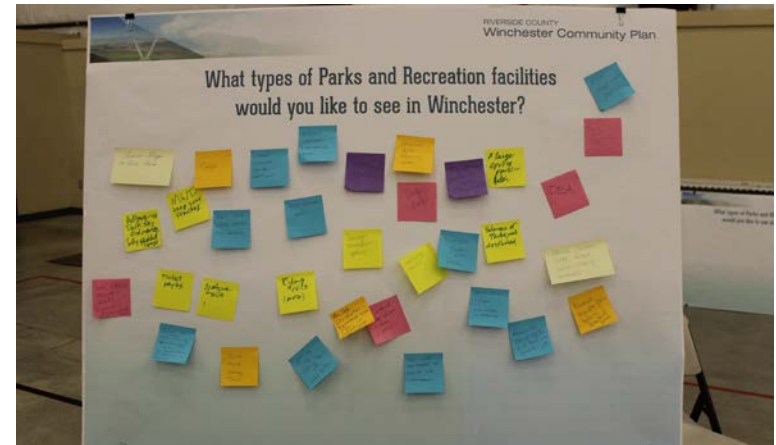
RECAP: Workshop #2

- Housing
 - Challenges
 - Housing value
 - Infrastructure
 - Enforcing code
 - Housing to open space ratio
 - Desired housing types
 - Single-Family Homes
 - Mixed Use Residential & Commercial
 - Senior Housing
 - Mobile Homes
 - Assisted Living



RECAP: Workshop #2

- Open Space and Recreation
 - Desired facilities
 - Gym
 - Reservoir recreation
 - Pocket parks
 - Nature trails
 - Multi-modal trails (walk, bike, horse)
 - Senior recreation
 - Sports park



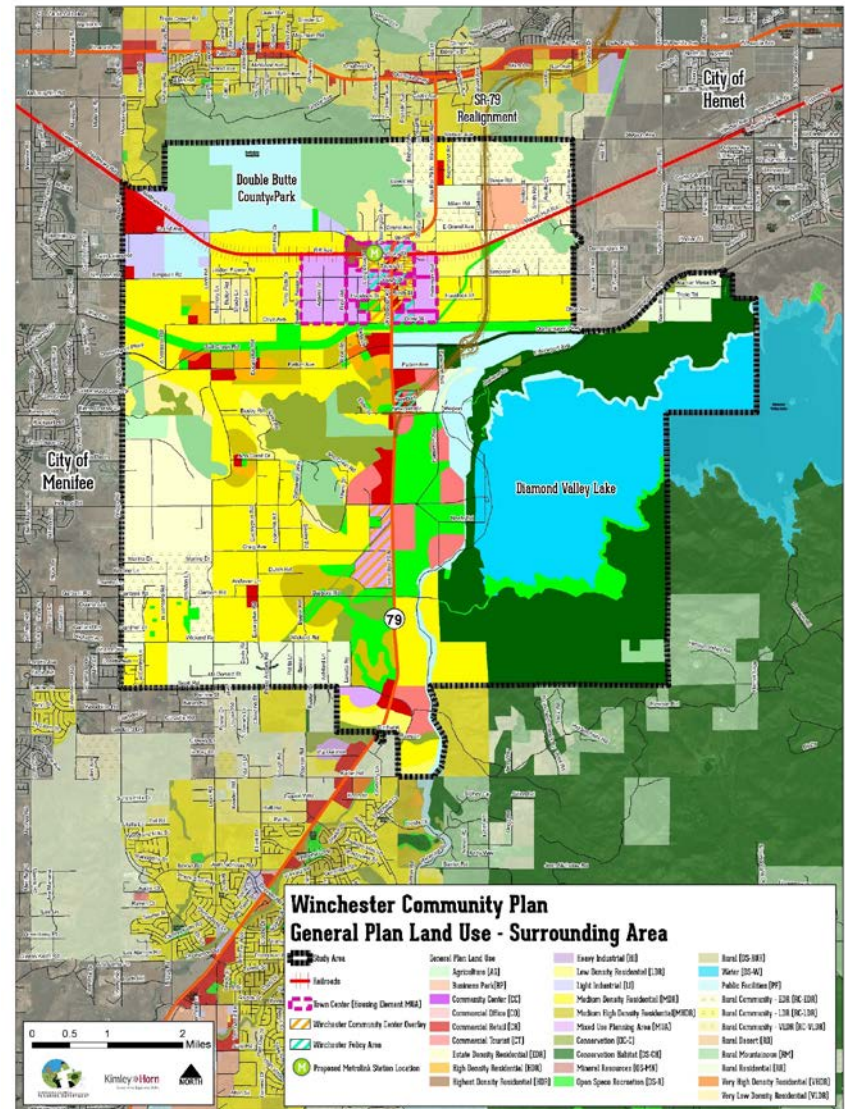
RECAP: Workshop #2

- Mobility & Transportation
 - Improvements
 - Walking and horse trails
 - Widen existing roads
 - Shuttle, buses, Metrolink
 - Public transit
 - Bridges – Leon & Rice
 - Problem Areas
 - SH 74 west of SH 79
 - Excessive speeds on SH 74 and SH 79
 - Bridge over channel
 - Access from new alignment
 - SH 74 and Leon Road



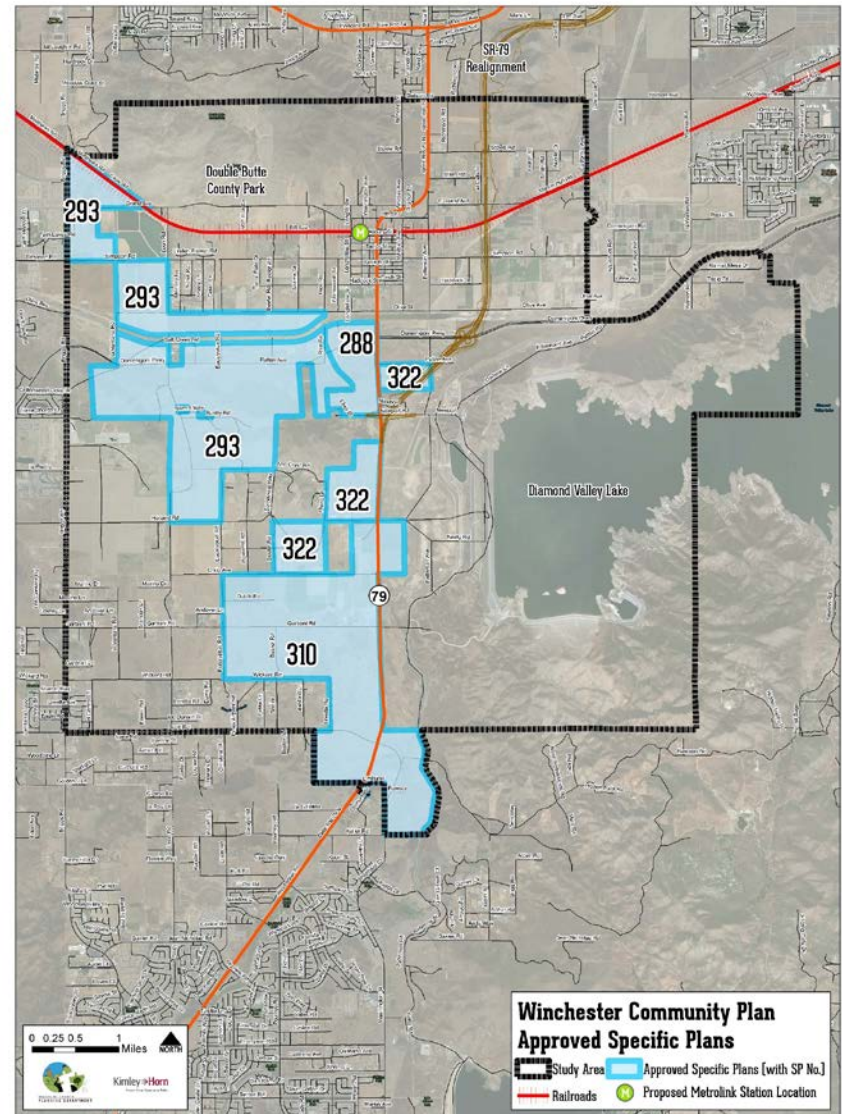
Methodology

- Surrounding General Plan Land Uses
 - Areas to the north and south are County of Riverside
 - City of Menifee to the west
 - City of Hemet to the northeast



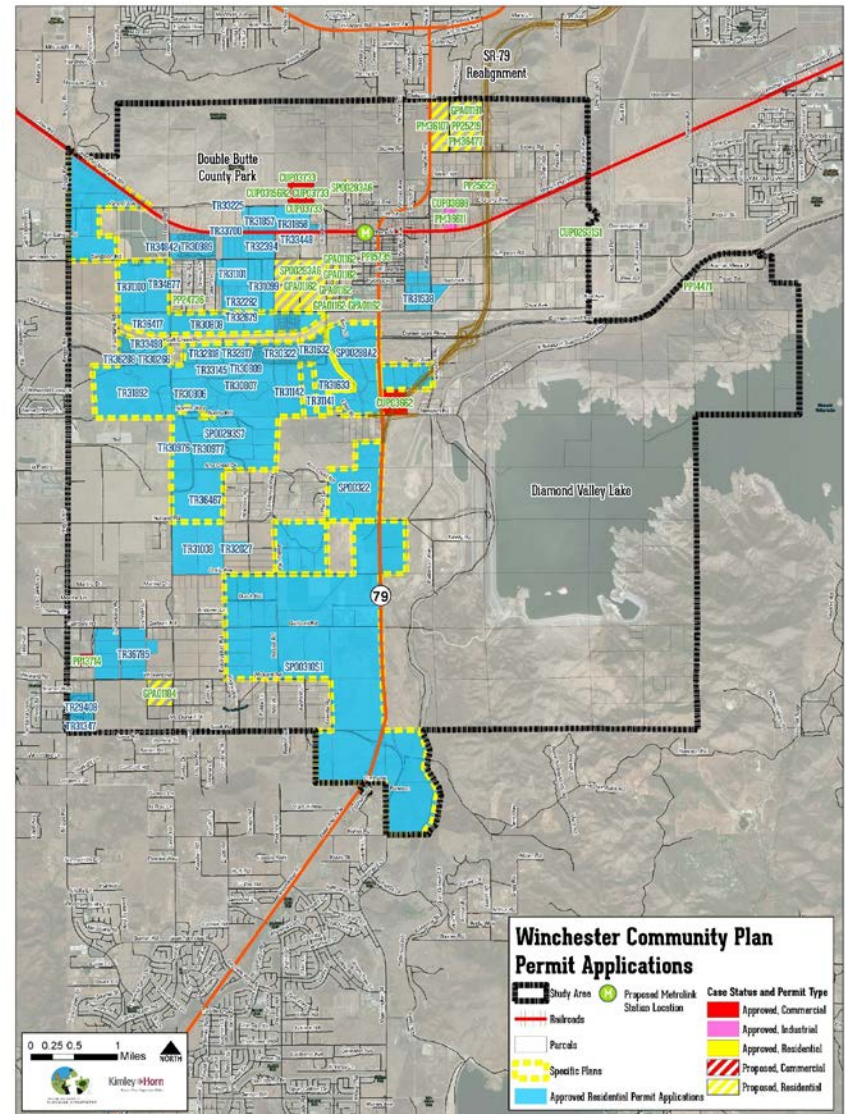
Methodology

- Approved Specific Plan boundaries



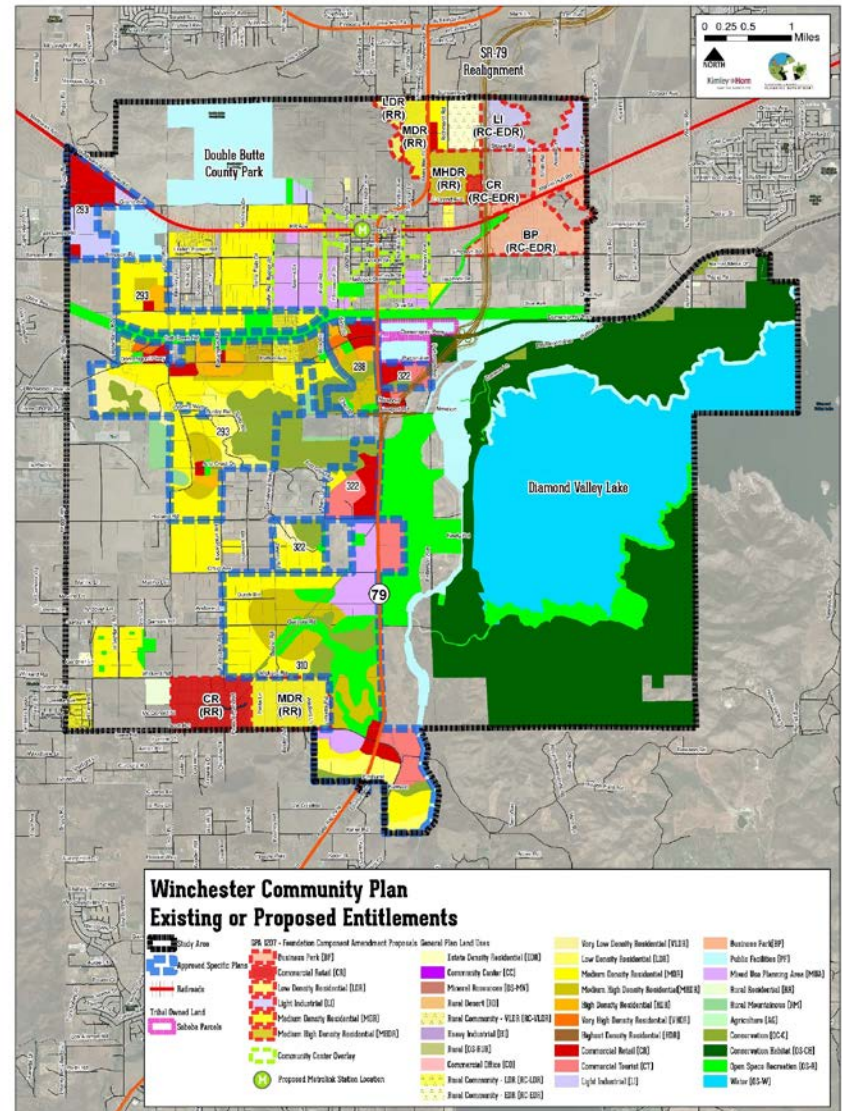
Methodology

- Permit Applications
 - Approved and Proposed
 - Residential, commercial, industrial applications
 - Case numbers



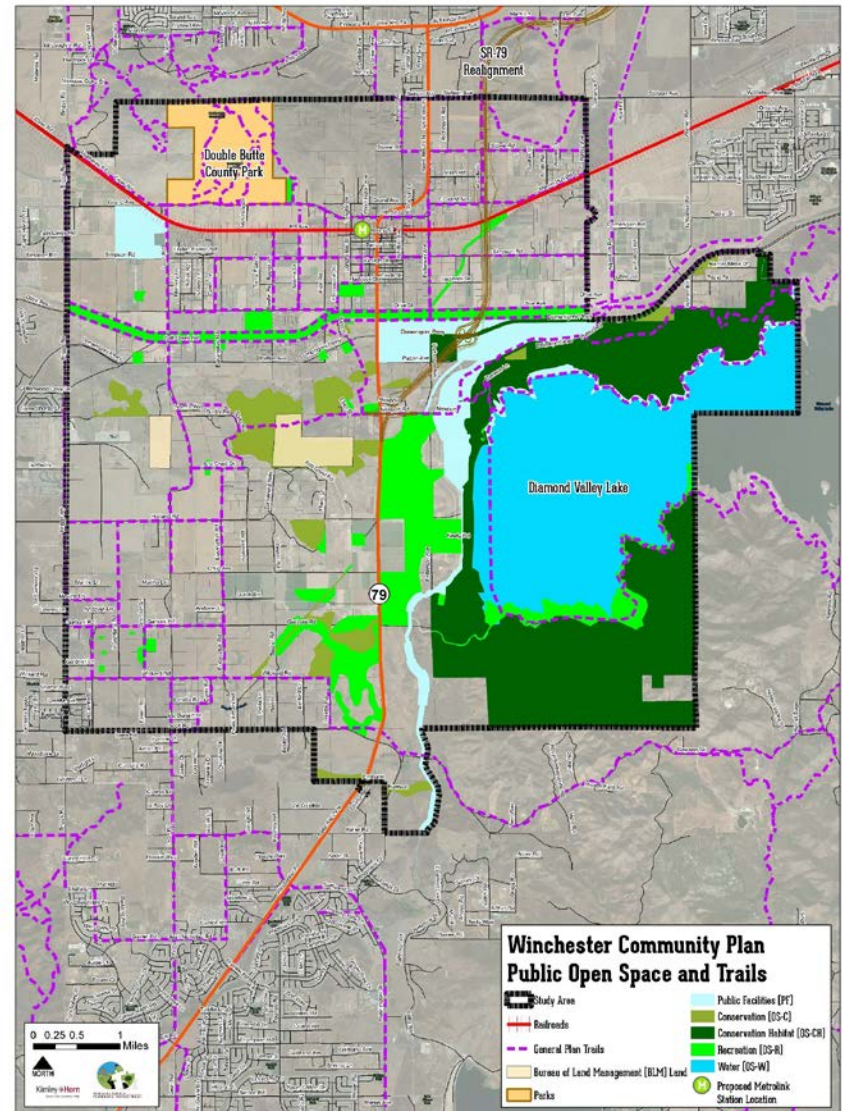
Methodology

- Existing or Proposed Entitlements
 - Approved Specific plans
 - GPA 1207
 - All approved or proposed permit applications



Methodology

- Public Open Space and Trails
 - General Plan trail network
 - BLM Lands
 - General Plan Open Space designations



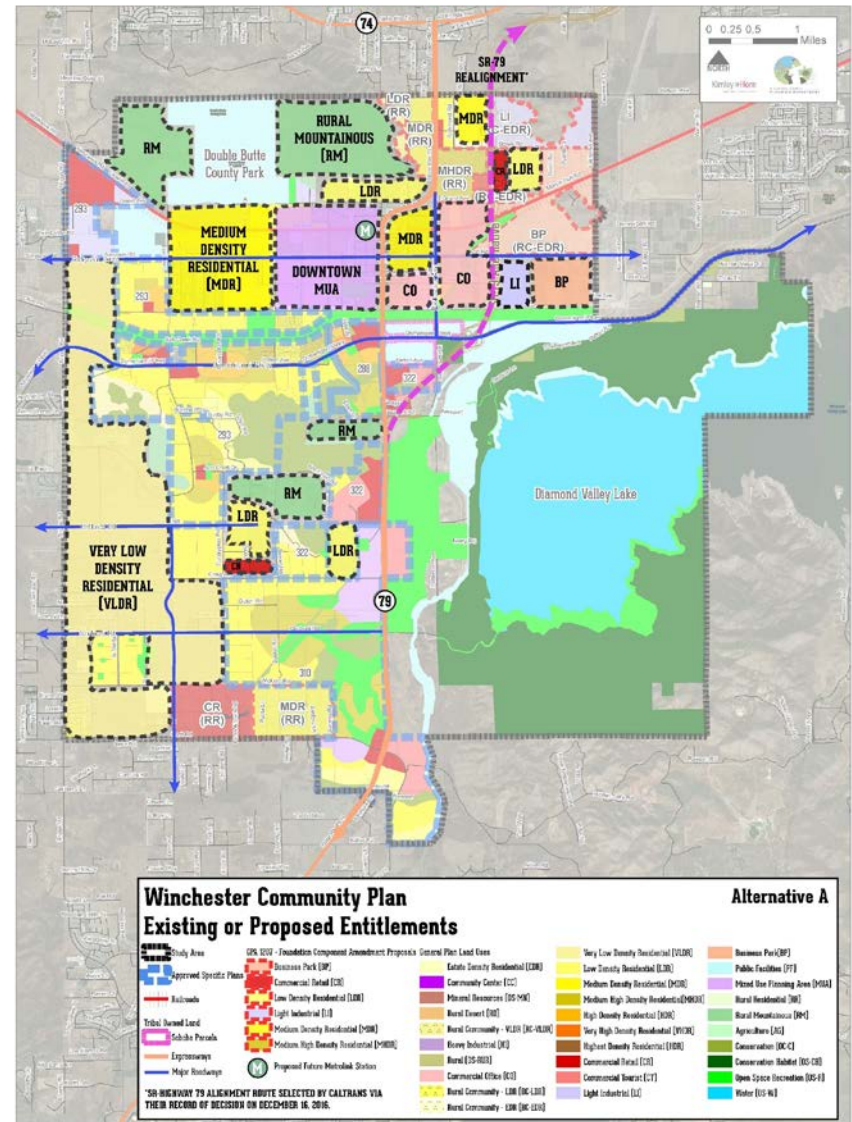
Tonight's Exercise

- Review Methodology
 - This is the data we used to create our “plannable” area
 - Is anything missing?
- Explore Conceptual Land Use Alternatives
 - Provide feedback on each
 - What parts do you like?
 - What issues do you think there are?

Land Use Concept A

- A balance of land uses throughout the plan area
- Denser residential uses around Downtown MUA
- Business park/Commercial office/Industrial uses along SR-79 re-alignment

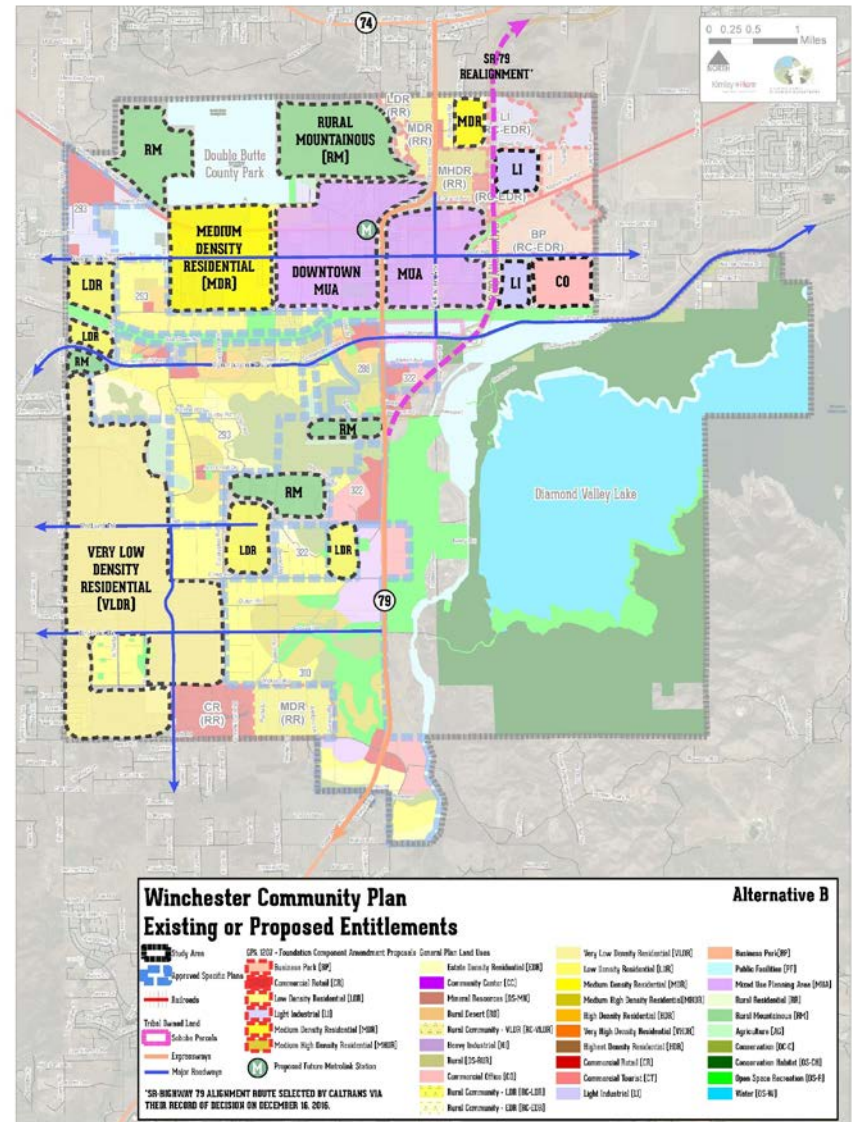
Land Use	Acreage
Residential (VLDR, LDR, MDR, RM)	5,040
Commercial Retail (CR, CO, CT, BP)	790
Industrial (LI)	105
Mixed Use Area (MUA)	835



Land Use Concept B

- Expanded Mixed Use
- Greater flexibility along major roadways
- Limited commercial retail designated areas (utilizes currently entitled commercial)

Land Use	Acreage
Residential (VLDR, LDR, MDR, RM)	4,575
Commercial Retail (CR, CO, CT, BP)	215
Industrial (LI)	240
Mixed Use Area (MUA)	1,765



Next Steps

- Finalize Baseline Conditions and Analysis
- Finalized Field Reconnaissance/ Mapping
- Finalize Land Use Concepts
- Design Guidelines
- CEQA Baseline Conditions
- Any questions, contact:

Jerry Jolliffe, Project Manager

Riverside County Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92501

(951) 955-3024

JJolliff@RIVCO.org

<http://planning.rctlma.org/>

<http://planning.rctlma.org/AdvancedPlanning/WinchesterCommunityPlan.aspx>

Project Schedule

