

RIVERSIDE COUNTY

Winchester Area Plan

Town Hall Meeting
Thursday, October 11, 2018
6:30pm - 8:30pm
Francis Domenigoni
Community Center

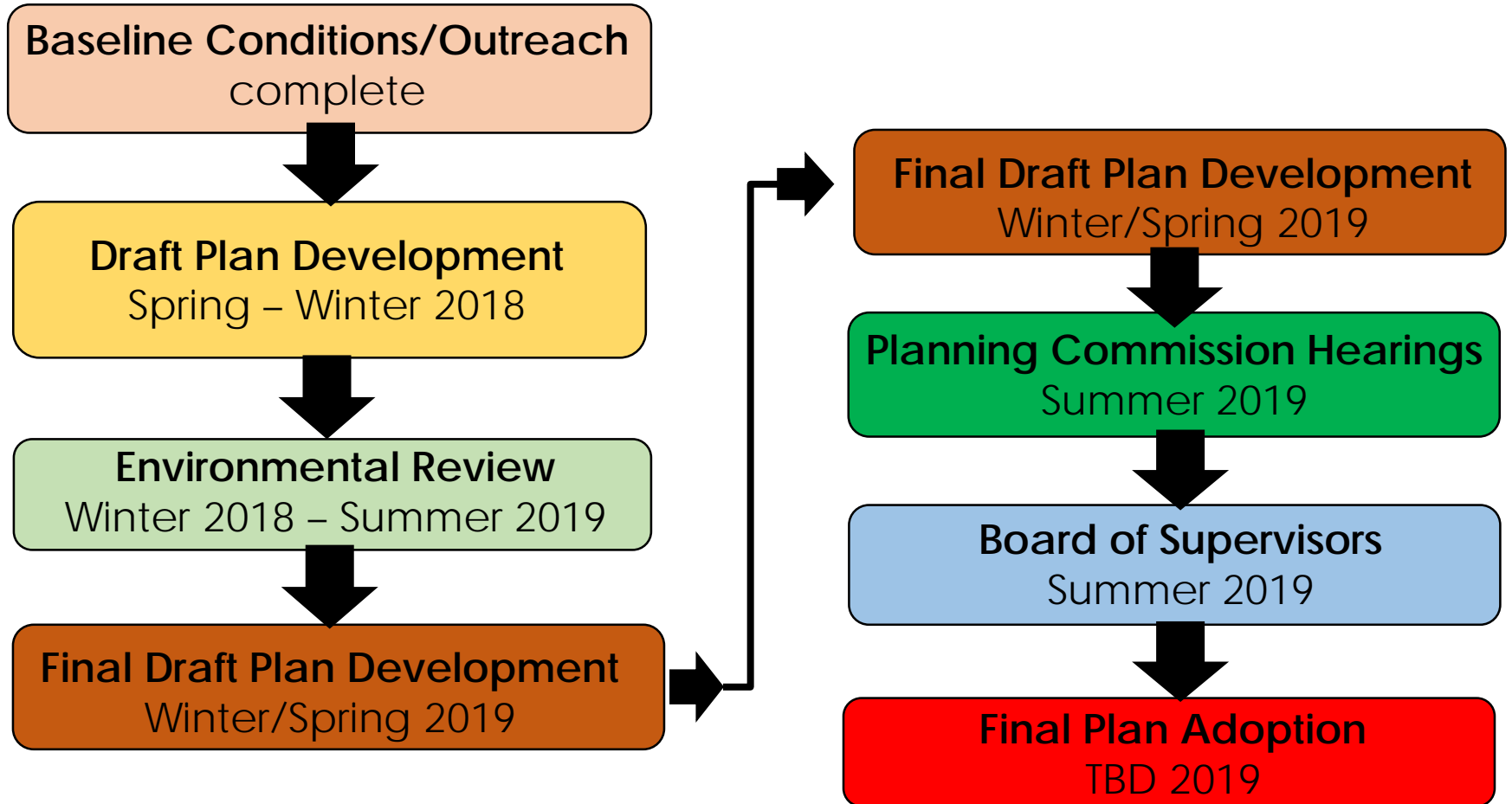


Workshop Overview

- Welcome & Introductions
- Project Schedule
- Community Engagement
- Recap of Land Use Alternatives
- Tonight's Exercise: Review Preferred Land Use Alternative
- Next Steps



Project Schedule



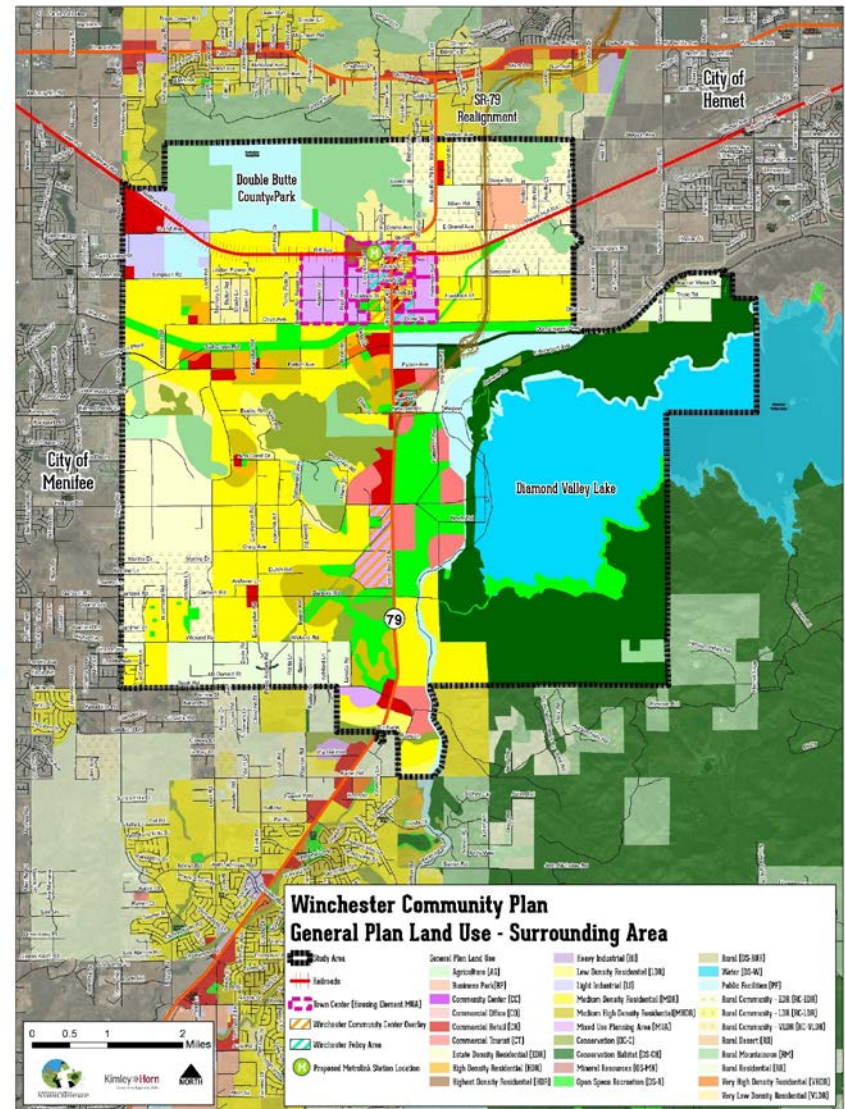
Community Engagement Program

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



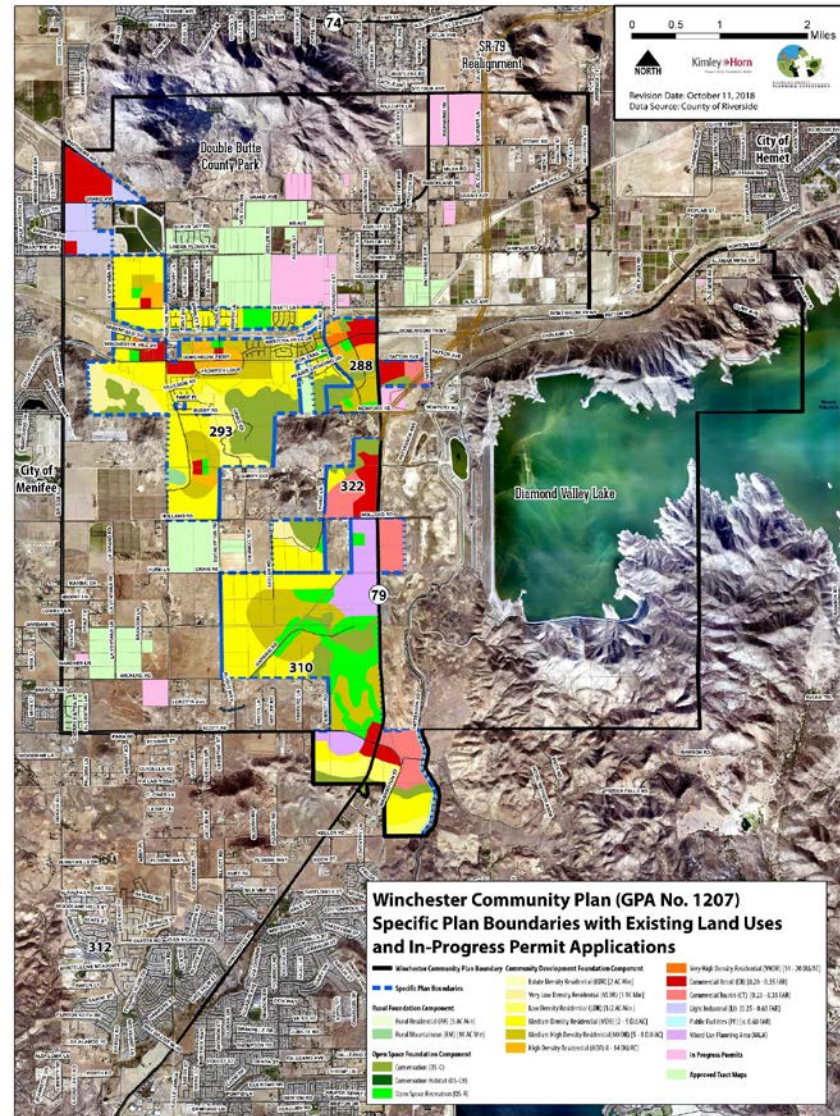
Methodology

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



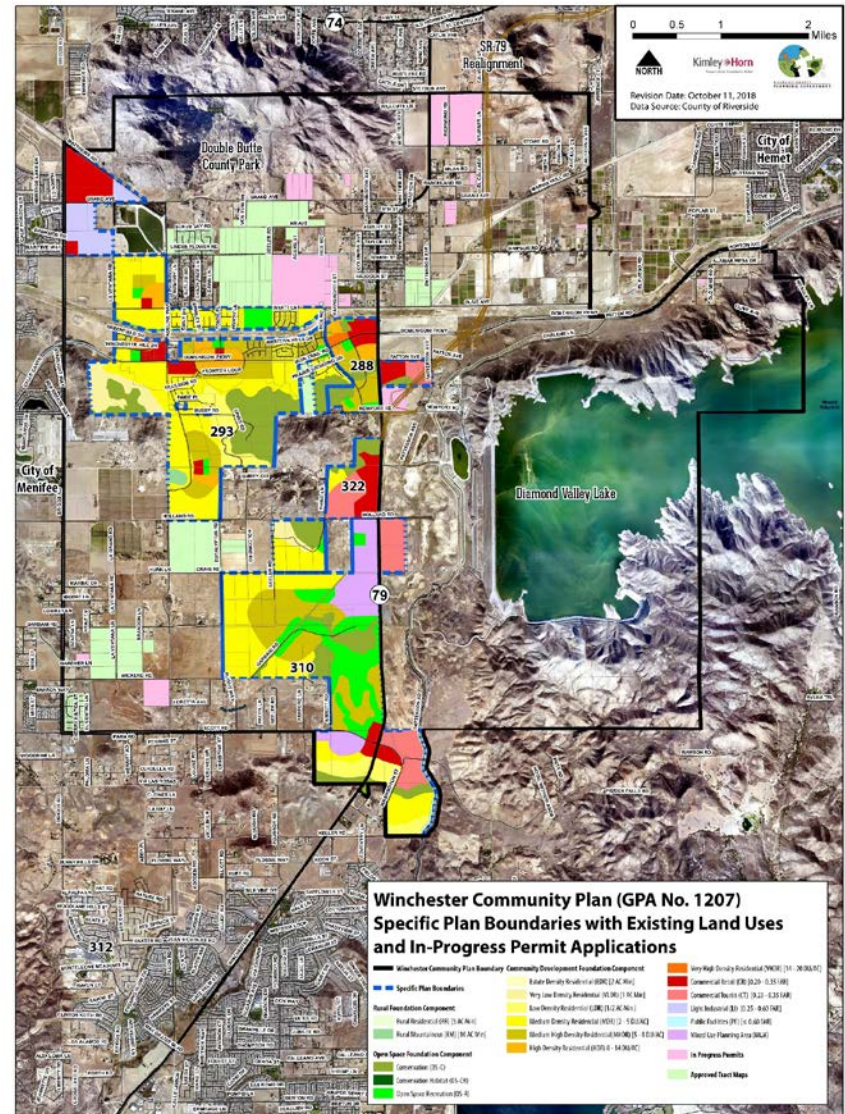
Methodology

- Considerations
 - Existing Entitlements
 - County Land Use Policies
 - Open Space and Preservation Issues
 - Environmental Considerations



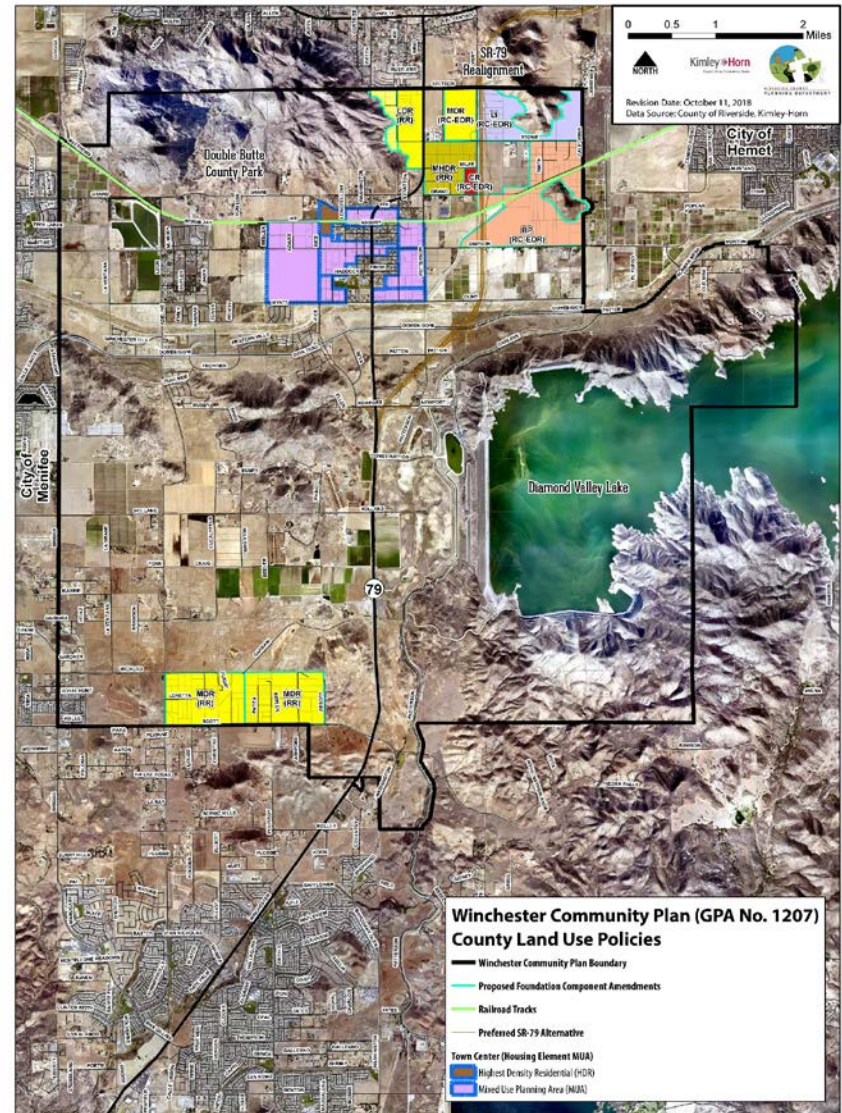
Consideration

- Existing Entitlements
 - Adopted Specific Plans
 - Current Construction
 - Entitled Land



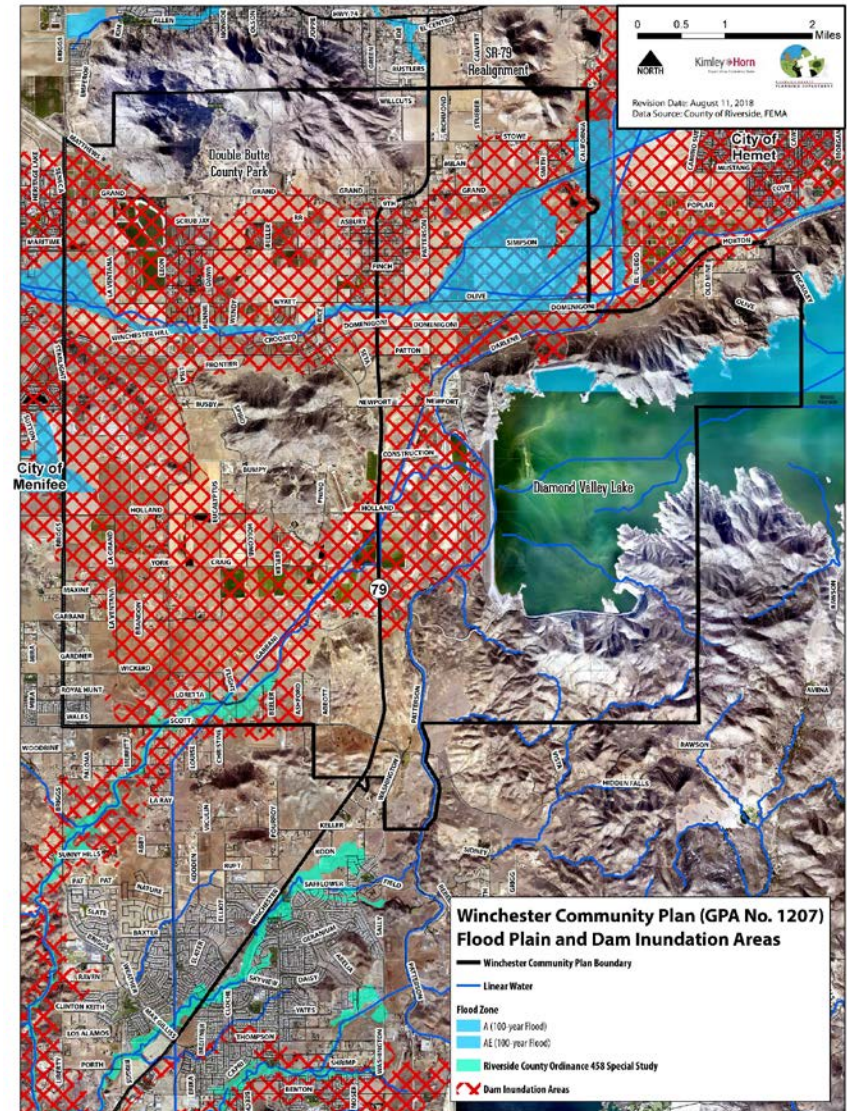
Consideration

- County Land Use Policies
 - Housing Element
 - Foundation Components
 - GPAs
 - Highway 79 realignment



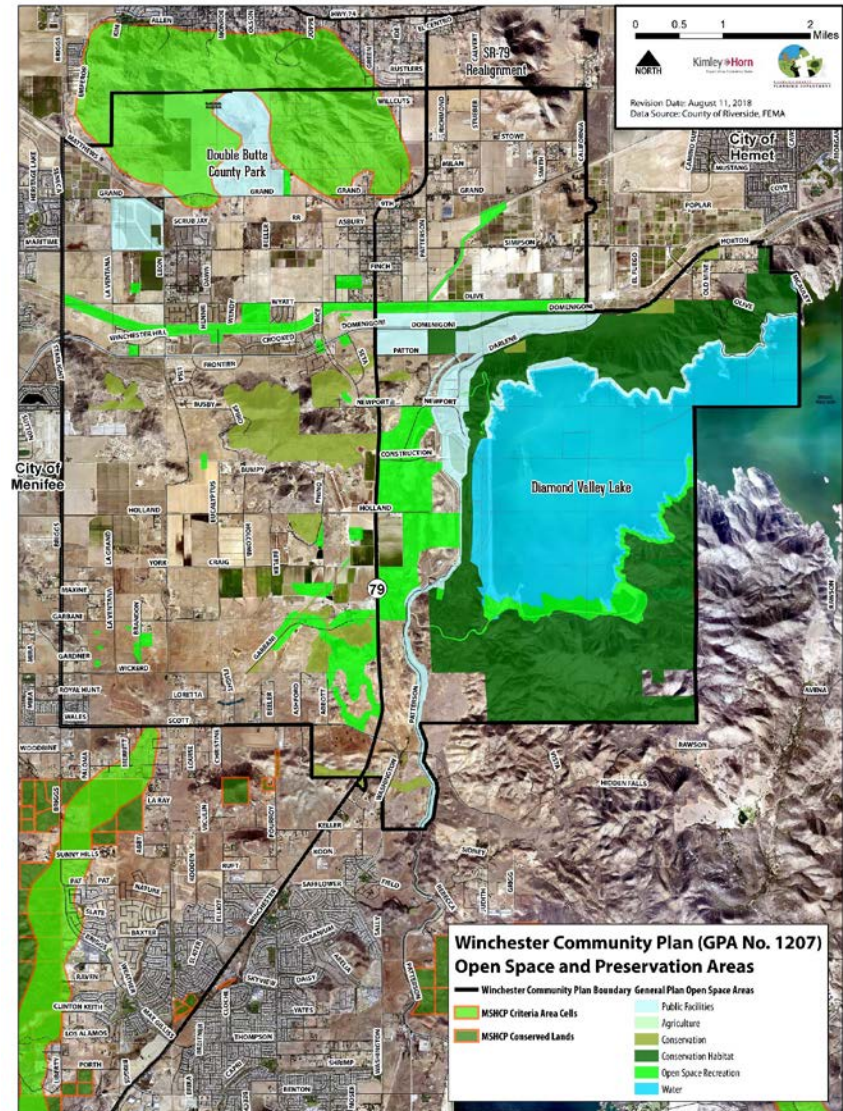
Consideration

- Flooding
 - Flood Plain/Drainage
 - Dam Inundation



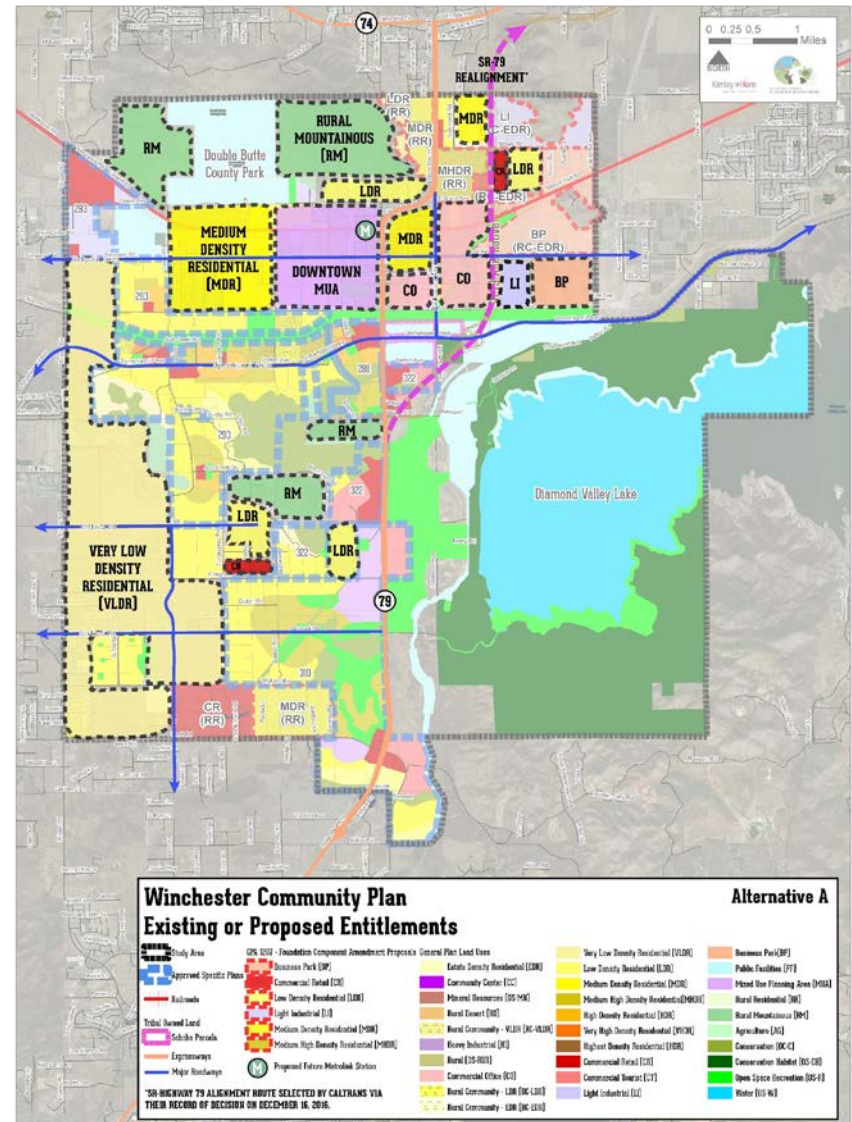
Consideration

- Open Space/Preservation
 - Conservation
 - Habitat
 - Water
 - Open Space Recreation
 - Public Facilities



Land Use Alternatives

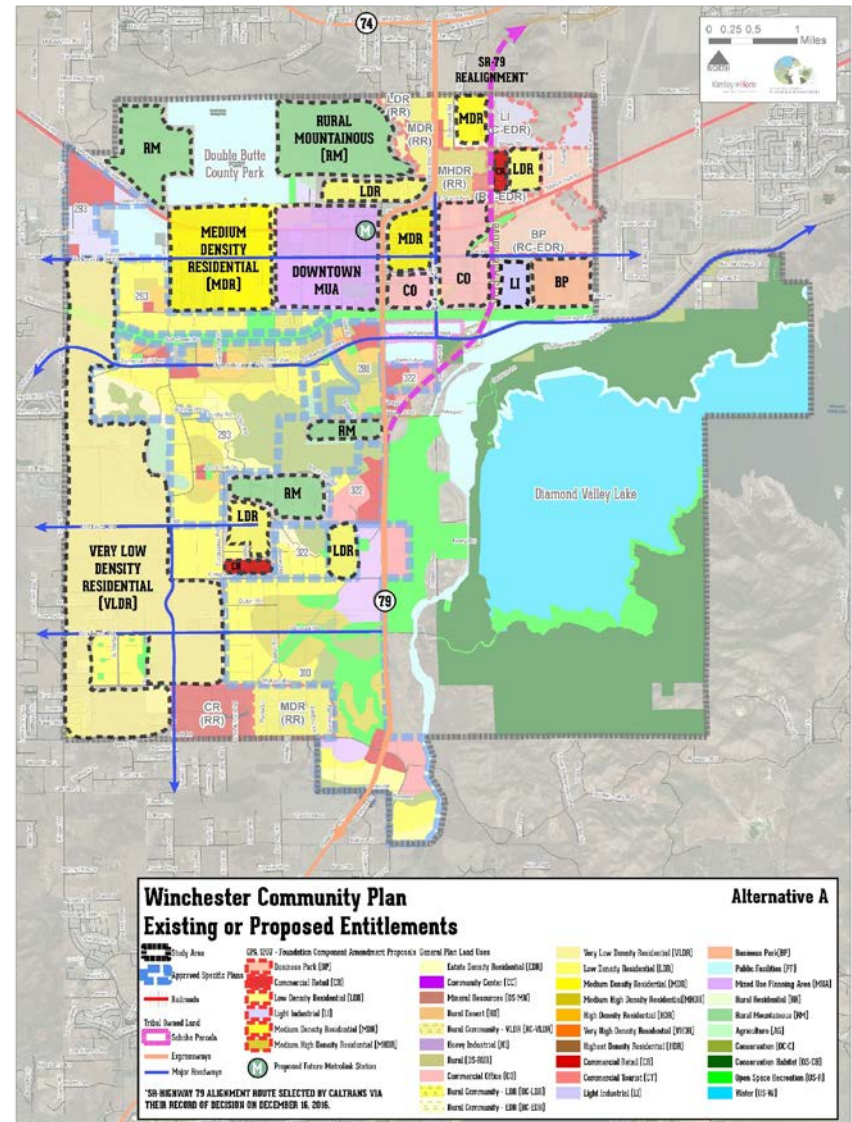
- Various Methods to Address Land Use Considerations
- Variety of Densities and Intensities of Use
- Distribution of Land
 - Transportation/Transit
 - Recreation Access
 - Complimentary



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

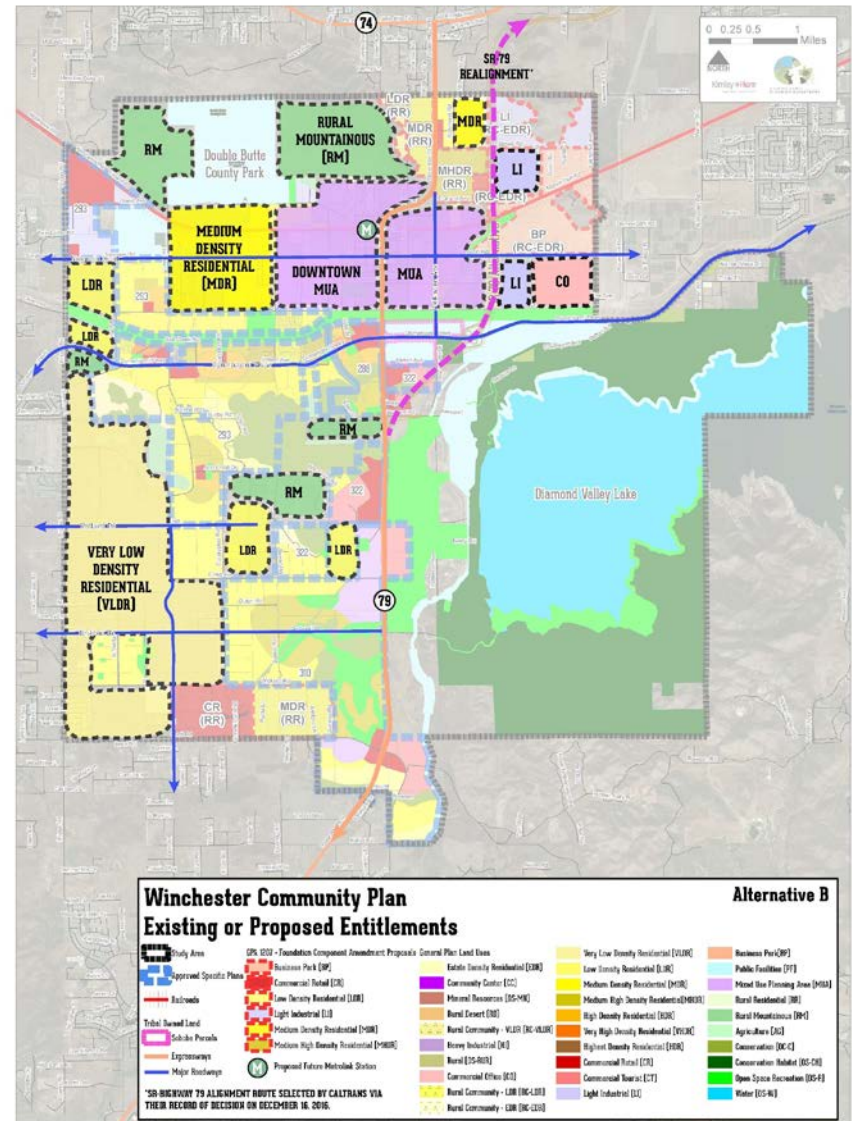
Land Use	Acreage
Residential (VLDR, LDR, MDR, RM)	5,040
Commercial Retail (CR, CO, CT, BP)	790
Industrial (LI)	105
Mixed Use Area (MUA)	835



Land Use Concept B

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

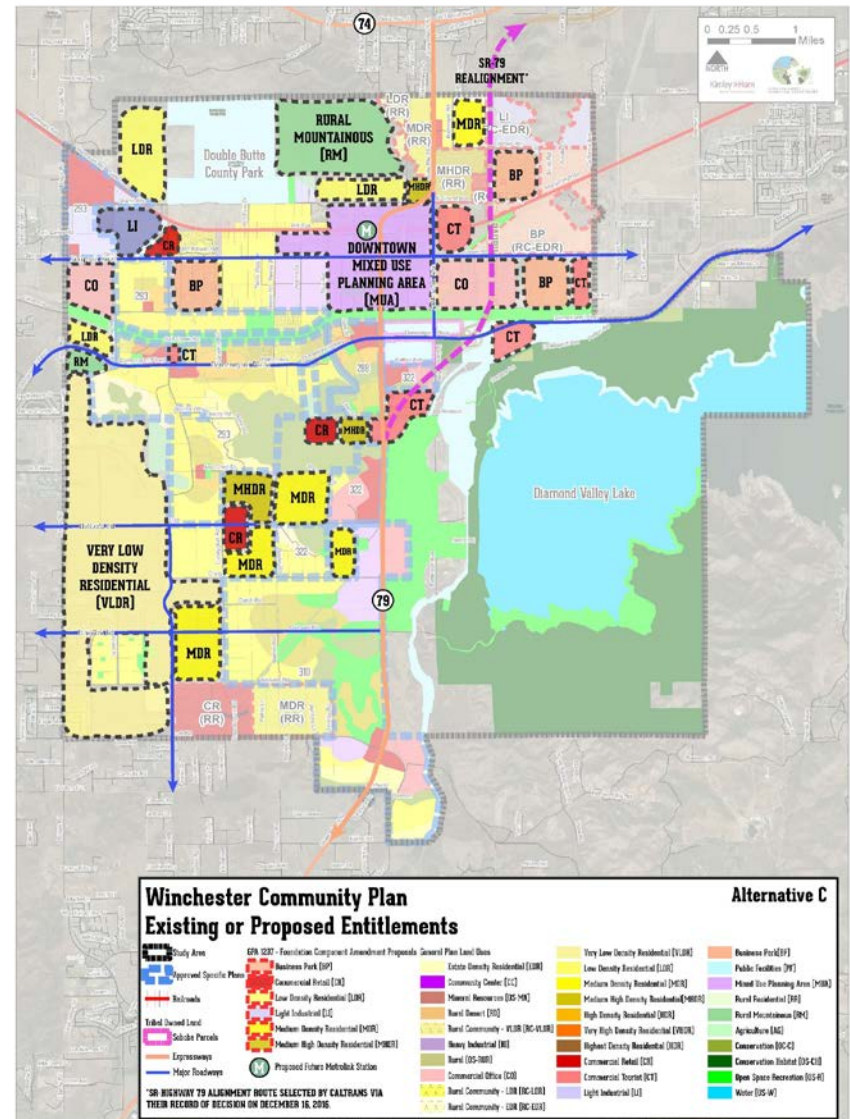
Land Use	Acreage
Residential (VLDR, LDR, MDR, RM)	4,575
Commercial Retail (CR, CO, CT, BP)	215
Industrial (LI)	240
Mixed Use Area (MUA)	1,765



Land Use Concept C

- Downtown Core Focus
- Evenly dispersed commercial retail pockets
- Higher residential densities
- Industrial/business park focus in northeast corner

Land Use	Acreage
Residential (VLDR, LDR, MDR, RM)	4,480
Commercial Retail (CR, CO, CT, BP)	1,575
Industrial (LI)	175
Mixed Use Area (MUA)	955

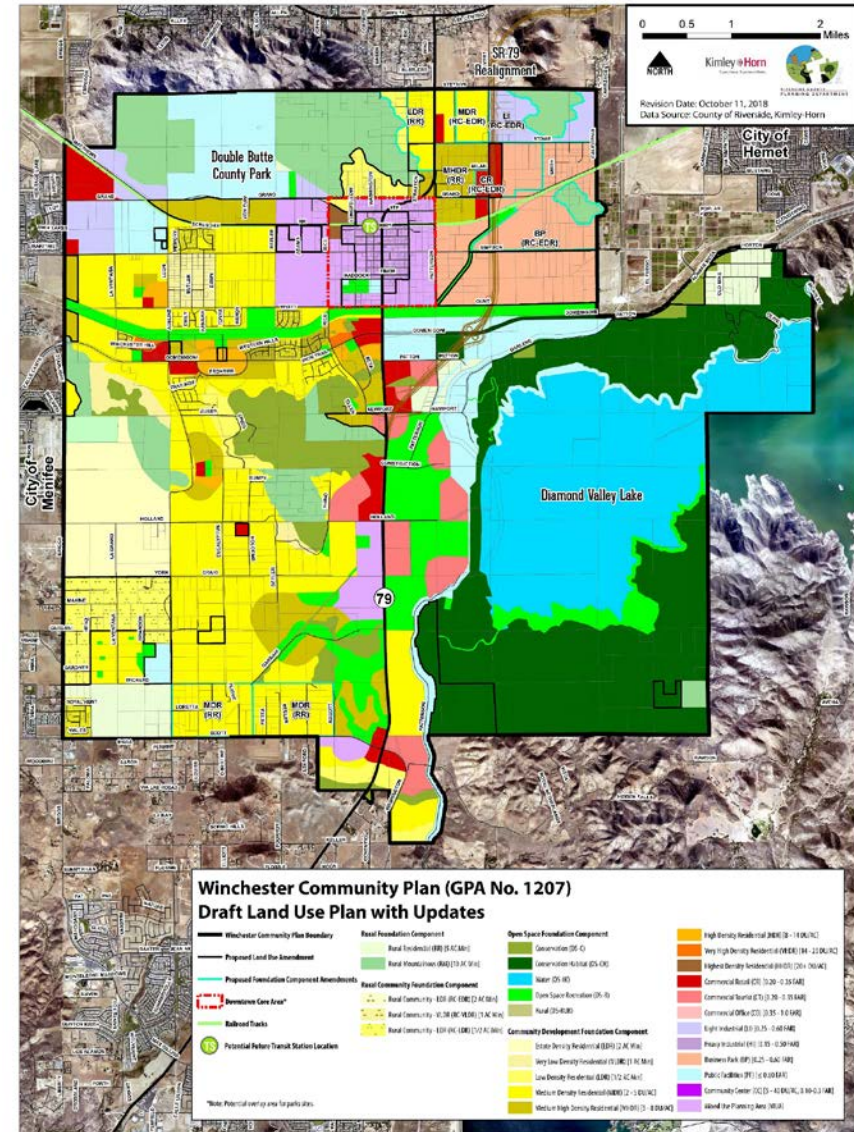




Preferred Land Use Alternative

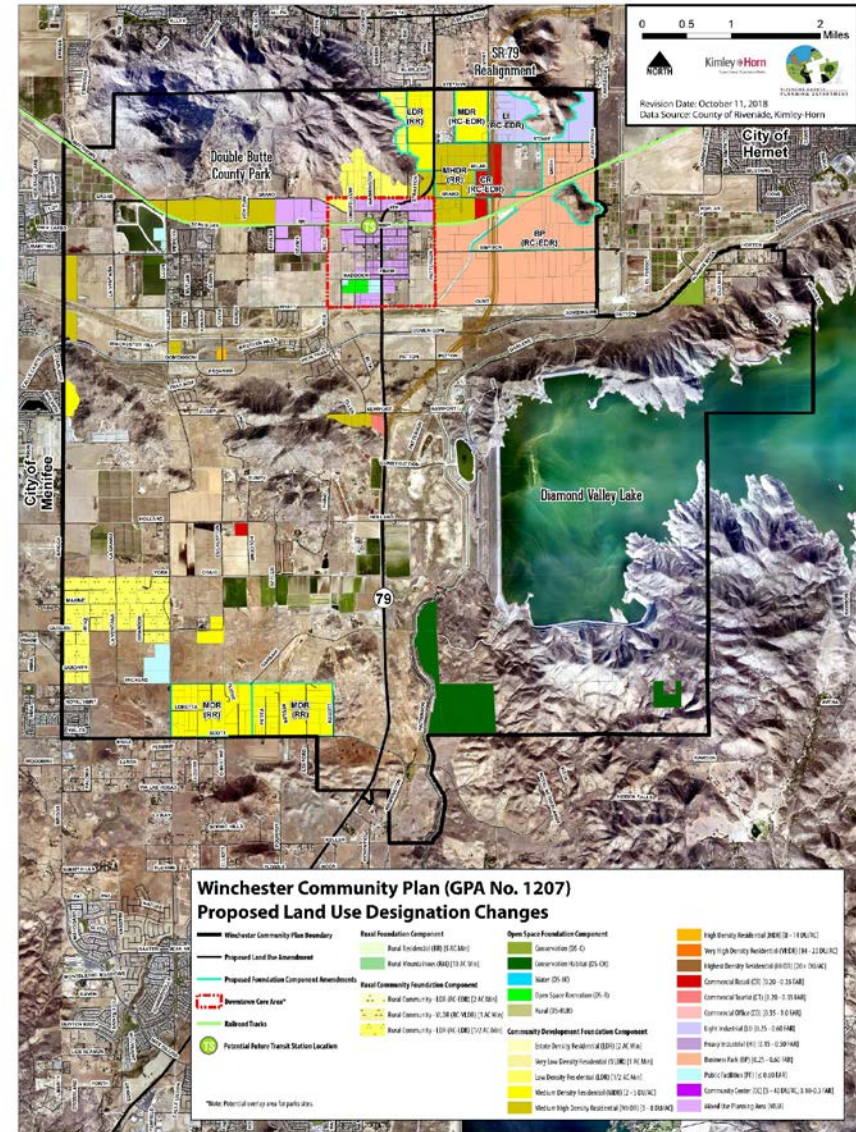
Preferred Alternative

- Considers existing entitlements/Specific Plans
- Focus growth at key nodes and transportation access
- Balance
 - Residential
 - Commercial/Retail
 - Jobs
- Connectivity
 - Rail
 - Trail
 - Auto



Preferred Alternative

- Considers existing entitlements/Specific Plans
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Build-out Analysis (Draft)

(Foundation Component) GP Land Use	Acreage within Plan Area	Commercial FAR Build-Out Factor*	5-year Estimated Population**	10-year Estimated Population***	Full Build-Out (SF)
Agriculture					
Agriculture (AG)	313.20	0.05	4	8	16
Agriculture Subtotal	313.20		4	8	16
Rural					
Rural Residential (RR)	730.11	0.15	27	55	110
Rural Mountainous (RM)	1,417.82	0.05	18	35	71
Rural Desert (RD)	0.00	0.05	0	0	0
Rural Subtotal	2,147.93		45	90	180
Rural Community					
Estate Density Residential (RC-EDR)	164.47	0.35	14	29	58
Very Low Density Residential (RC-VLDR)	0.00	0.75	0	0	0
Low Density Residential (RC-LDR)	464.71	1.5	174	349	697
Rural Community Subtotal	629.17		189	377	755
Community Development					
Estate Density Residential (EDR)	676.15	0.35	59	118	237
Very Low Density Residential (VLDR)	298.94	0.75	56	112	224
Low Density Residential (LDR)	281.27	1.5	105	211	422
Medium Density Residential (MDR)	3,826.28	3.5	3,348	6,696	13,392
Medium High Density Residential (MHDR)	1,339.40	6.5	2,177	4,353	8,706
High Density Residential (HDR)	179.39	11	493	987	1,973
Very High Density Residential (VHDR)	75.74	17	322	644	1,288
Highest Density Residential (HHDR)	20.06	30	150	301	602
Mixed Use Planning Area	297.89	31	2,309	4,617	9,235
Community Development Subtotal	6,995.13		9,020	18,039	36,078
TOTAL	10,085.43		9,257	18,514	37,029

Note: This analysis is subject to change based on feedback from the Community Workshop. This information is provided as an example of future buildout analysis.

* Uses Midpoint DU/AC calculation from Appendix E-1 of the County of Riverside General Plan.

** Based on 0.25 realistic buildout factor within the next 5 years.

*** Based on 0.5 realistic buildout factor within the next 10 years.

**** MUA assumes 1/3 of development will be HHDR Residential, 1/3 will be CR, and 1/3 will be BP. The applicable standards are applied to this calculation.

Built-out Analysis (Draft)

(Foundation Component) GP Land Use	Acreage within Plan Area	Net Parcel Square Feet (SF)	Net Parcel Area Factor*	Commercial SF Build-Out Factor*	SF/Employee *	5-year Estimated Build-Out** (SF)	10-year Estimated Build-Out*** (SF)	Full Build-Out (SF)	5-year Estimated Employment **	10-year Estimated Employment* **	Full Employment Build-Out
Community Development											
Commercial Retail (CR)	453.21	19,741,745	0.75	0.23	500	851,363	1,702,726	3,405,451	1,703	3,405	6,811
Commercial Tourist (CT)	653.01	28,445,318	0.75	0.25	500	1,333,374	2,666,749	5,333,497	2,667	5,333	10,667
Commercial Office (CO)	0.00	0	0.75	0.35	300	0	0	0	0	0	0
Light Industrial (LI)	520.99	22,694,332	0.80	0.38	1,030	1,724,769	3,449,538	6,899,077	1,675	3,349	6,698
Heavy Industrial (HI)	0.00	0	0.75	0.4	1,500	0	0	0	0	0	0
Business Park (BP)	1,030.47	44,887,227	0.75	0.3	600	2,524,907	5,049,813	10,099,626	4,208	8,416	16,833
Mixed Use Planning Area (CR)	289.13	12,594,608	0.75	0.23	500	543,142	1,086,285	2,172,570	1,086	2,173	4,345
Mixed Use Planning Area (BP)	289.13	12,594,608	0.75	0.3	600	708,447	1,416,893	2,833,787	1,181	2,361	4,723
Community Development Subtotal	3,235.95	140,957,839				7,686,002	15,372,004	30,744,008	12,519	25,038	50,077
TOTAL	3,235.95	140,957,839				7,686,002	15,372,004	30,744,008	12,519	25,038	50,077
* Uses, Net Parcel Area Factor, Probable FAR and SF/Employee calculations from Appendix E-1 of the County of Riverside General Plan.											
** Based on 0.25 realistic buildout factor within the next 5 years.											
*** Based on 0.5 realistic buildout factor within the next 10 years.											
**** MUA assumes 1/3 of development will be HHDR Residential, 1/3 will be CR, and 1/3 will be BP. The applicable standards are applied to this calculation.											

Note: This analysis is subject to change based on feedback from the Community Workshop. This information is provided as an example of future buildout analysis.

Tonight's Exercise

- Review and provide feedback on the **Preferred Land Use Alternative**
 - New Considerations?
 - Concerns/Suggestions?
 - Alternative Ideas?
 - Have we missed anything?

Tonight's Exercise

- Workshop Setup
 - Four identical stations around the room showing the **Preferred Land Use Alternative**
 - **Background information** area to review the influencing factors within the Plan Area
 - Please write directly on the maps!

Next Steps

- Finalize Preferred Land Use Concept
- Draft policy language/edits for the Winchester Community Plan
- Design Guidelines
- CEQA Baseline Conditions
- Any questions, contact:

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

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

Project Schedule

