



Winchester Community Plan
Community Workshop #4
October 11, 2018
Valley-Wide Recreation, Frances Domenigoni Community Center
32665 Haddock Street
Winchester, CA 92596



On October 11, 2018, the County of Riverside held the fourth Community Workshop for the Winchester Community Plan at the Valley-Wide Recreation, Frances Domenigoni Community Center. The workshop was part of the regular Winchester Municipal Advisory Committee (MAC) meeting and began with introductions and a review of the Plan Schedule. The presentation covered the community engagement efforts related to the plan to date, including the history of and visioning for the Winchester Community, alternative ideas and land use topics for the plan area, and potential land use alternatives. Full workshop summaries and presentations from the three previous Community Workshops can be found online on the Winchester Community Plan website.

The project team then presented the methodology and considerations that resulted in the Preferred Land Use Alternative to be reviewed by the community during the second half of the workshop. The Preferred Land Use Alternative takes into consideration existing entitlements and specific plans, natural barriers to development, current community culture, and feedback from both the Community and the local Land Use



Workshop #4 Summary Notes

Committee. The proposed alternative focuses proposed growth in key nodes, allowing much of the community to maintain its rural nature.

Following the presentation, workshop attendees then participated in an “Open House” style exercise to review the Preferred Land Use Alternative, speak with the project team, and provide written and verbal comments. The Open House consisted of four identical stations which included three exhibits each: Proposed Land Use Designation Changes (Entire Area of the Plan), Proposed Land Use Designation Changes (Downtown Core Area), and a Draft Land Use Plan with Updates. A fifth station included background exhibits to provide the information such as flood and dam inundation areas, existing entitlements, and previous studies and plans. This information was considered as part of the development process for the Preferred Land Use Plan Alternative.

Workshop attendees were encouraged to write directly on the enlarged maps at any of the five stations to record their thoughts. Members of the project team were located at each station to answer questions and provide more information.

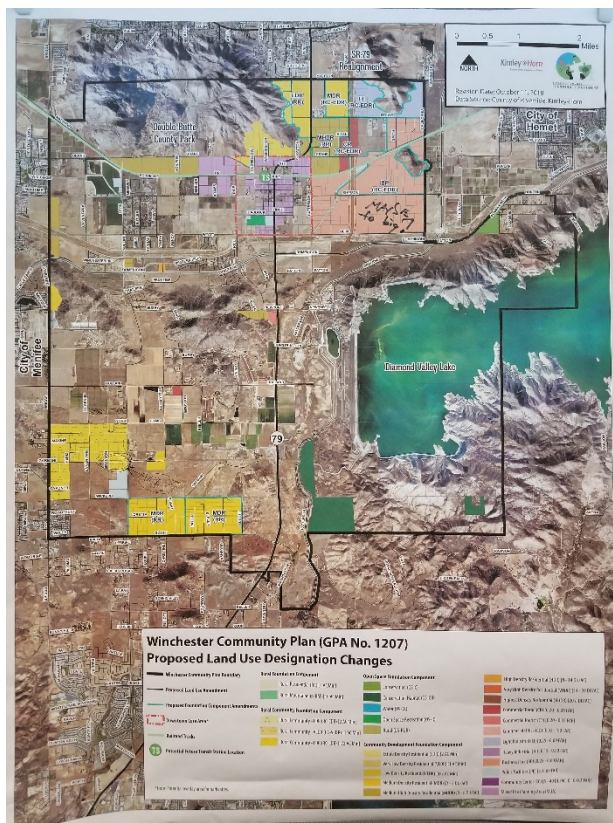
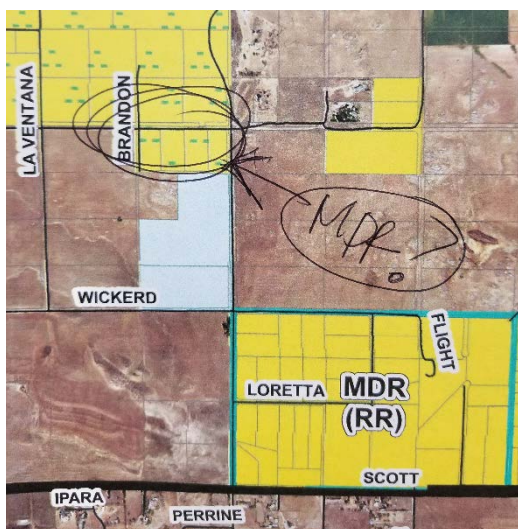
The following comments and ideas regarding each exhibit were written by workshop attendees directly on the exhibits and provided verbatim in this summary.

Workshop #4 Summary Notes

PROPOSED LAND USE DESIGNATION CHANGES

The Proposed Land Use Designation Changes exhibit board showed only the areas where land uses are proposed to be changed. Proposed changes are primarily located in the northern and southwestern areas of the community. Comments made on the four Proposed Land Use Designation Changes exhibits are listed below with the comment location in parenthesis:

- Maybe too big? (regarding the Business Park designation area located northwest of Olive and California)
- MDR? (four lots southeast of Garbani and Brandon)
- Unsafe curve (regarding the curve on Highway 79 north of Grand)

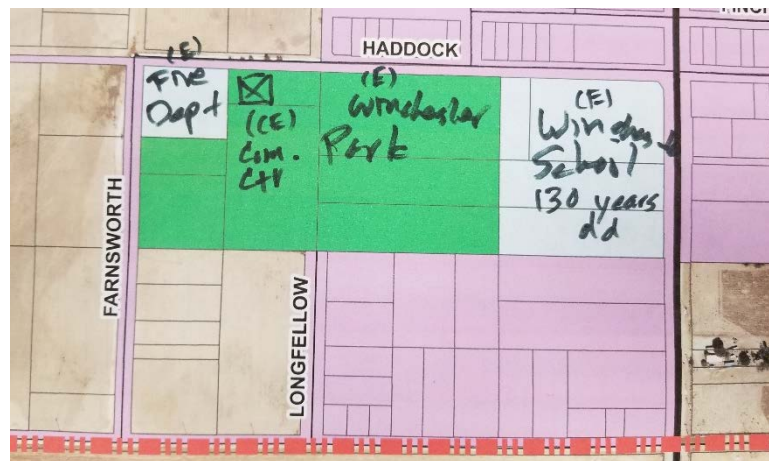
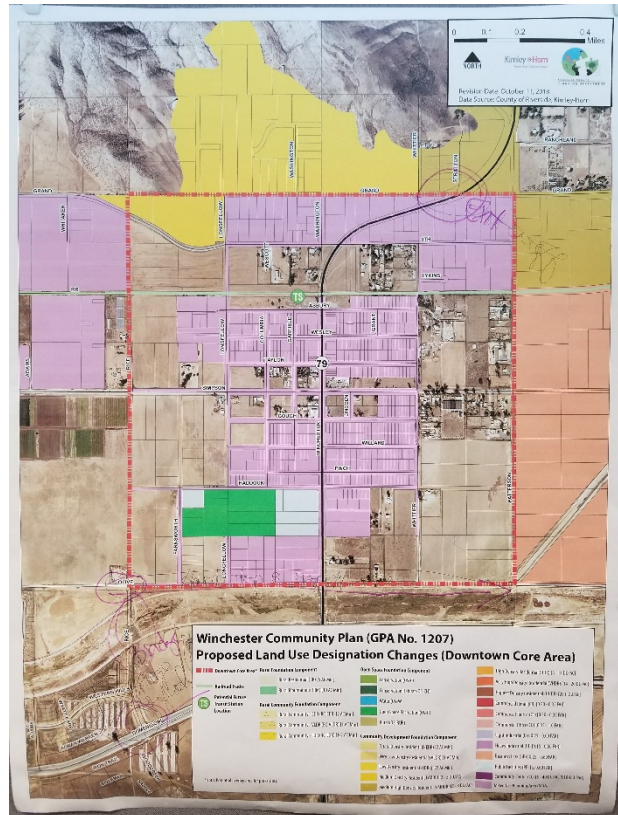




PROPOSED LAND USE DESIGNATION CHANGES (DOWNTOWN CORE AREA)

The Proposed Land Use Designation Changes (Downtown Core Area) exhibit board displayed an enlargement of the Proposed Land Use Designation Changes providing more detail for the downtown area. This exhibit shows only the areas where land uses are proposed to be changed. Proposed changes are primarily located through the center of the Downtown Core Area, along Winchester Road. Comments made on the four Proposed Land Use Designation Changes (Downtown Core Area) exhibits are listed below with the comment location in parenthesis. Multiple similar comments are indicated with an 'X':

- Exit out of (79 and Stratton intersection) **(XX)**
- Overpass? (79 and Stratton intersection)
- Bridge for flood over Salt Creek (Rice Road between Olive and Domenigoni) **(XX)**
- Hard top and safety (along Olive from Rice to Patterson)
- Leave Winchester alone. Let it stay rural!
- Important (regarding “*Note: Potential overlay area for park sites.”)
- Proposed station (location for potential future transit station)
- (E) Fire Dept (southeast corner of Farnsworth and Haddock)
- (CE) Com. Ctr (southeast corner of Farnsworth and Haddock)
- (E) Winchester Park (southeast corner of Farnsworth and Haddock)
- (E) Winchester School 130 years old (southeast corner of Farnsworth and Haddock)
- ≈ 1 mile square (legend)





BACKGROUND EXHIBITS

The fifth station included background exhibits containing information that was considered throughout the development of the Preferred Land Use Alternative. These background exhibits included:

- The Winchester Municipal Advisory Council (WMAC) Proposed Land Use Modifications Map
- The 2014 Draft Concept Winchester Downtown Core Plan - Ownership Map
- Existing entitlements and in-progress permit applications
- open space and preservation areas
- Flood plain and Dam Inundation Areas.

No community comments were recorded on these maps.