

RIVERSIDE COUNTY

Winchester Area Plan

Winchester / Homeland Municipal Advisory Council

Thursday, June 13, 2024



Workshop Overview

- Background / History
- Project Vision / Components
- Project Schedule
- Next Steps



Background / History

- General Plan Initiation Process (“GPIP”) 2016
- Community Engagement / Outreach
- May 11, 2017 - October 11, 2018
- Five Community Workshops
- Presented at Winchester MAC
- COVID
- Moving Community Plan Forward – 2024
- Continued Community Engagement / Outreach
- PC & BOS Hearings – Q3 through Q4 2024 – Completion by Year-End



Project Vision / Goals

- Winchester Area Plan
 - Land use and housing
 - Community character and design
 - Preservation of natural resources
 - Open space and recreation
 - Mobility and transportation



Project Overview / Scope

Key Project Components:

- 1) New Winchester Policy Area (WPA) within the Harvest Valley / Winchester Area Plan (HV/WAP) – Downtown Core Area
- 2) WPA Design Guidelines (Branding & Architecture)
- 3) Revises Land Use Designations within the WPA
 - Foundation Component changes – future Zoning consistency
- 4) Three boundary changes to Harvest Valley/Winchester, Sun City/Menifee, and Southwest Area Plans
- 5) Amendment of Highway 79 Policy Area
 - Addresses the 9% of baseline residential density reduction
- 6) Amend the Circulation Element

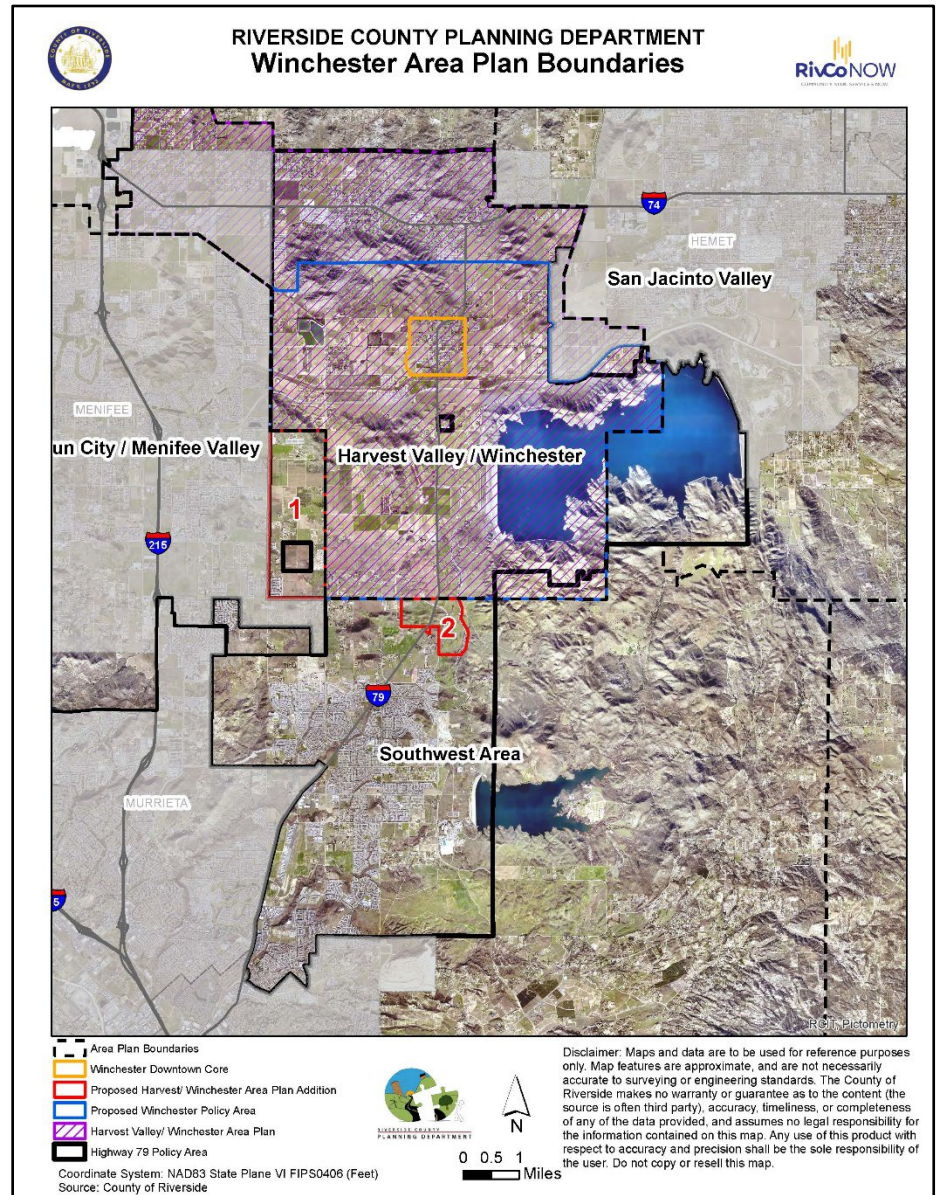
Boundaries Overview

Area Plans:

- Harvest Valley / Winchester
Existing = 32,160 acres
- Sun City / Menifee Valley
Existing = 30,619 acres
- Southwest
Existing = 182,833 acres

Plan Additions:

- Winchester Downtown Core
Proposed = 652 acres
- Winchester Policy Area (WPA)
Proposed = 23,153 acres
- Highway 79 Policy Area
Existing = 50,061 acres
- Annexation 1
Proposed = 1,929 acres
- Annexation 2
Proposed = 507 acres

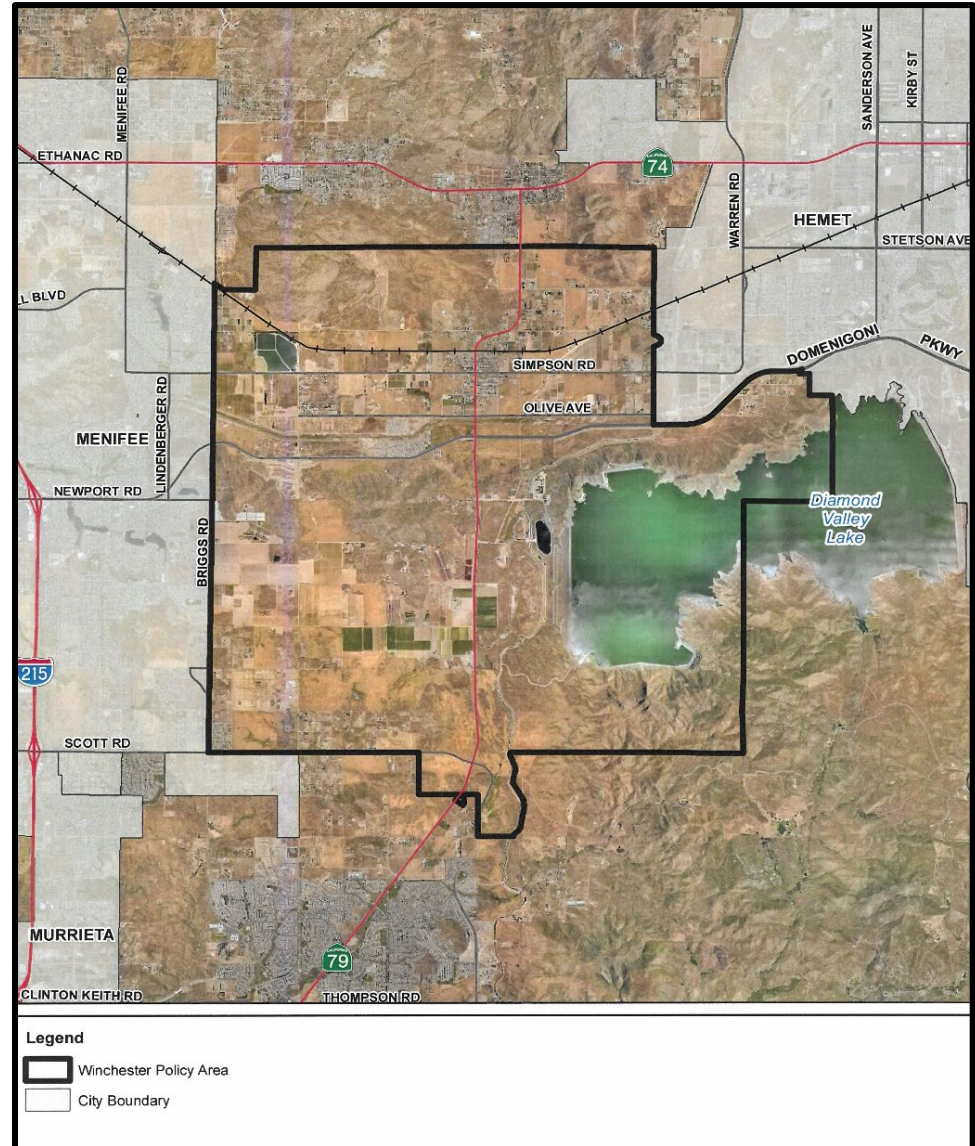


Winchester Policy Area (WPA)

New Boundary:

North = Stetson Avenue
West = Briggs Road
South = Scott Road
East = Hidden Valley Road

(23,153 acres total)

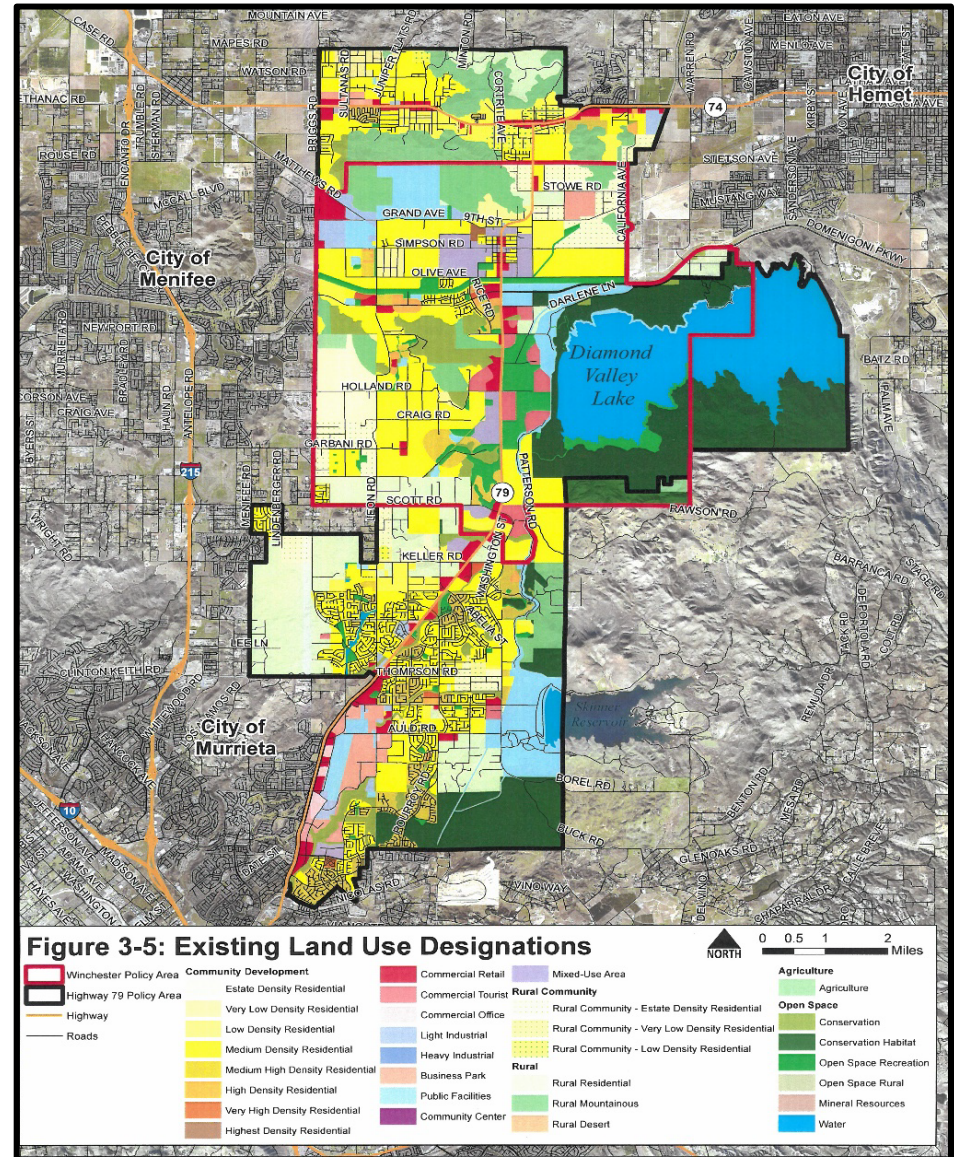


Winchester Policy Area (WPA) – Existing Land Use Mix

Foundation Component	Land Use Designation	Acres	Percentage of Policy Area
Agriculture	Agriculture (AG)	80.18	0.35%
Rural	Rural Residential (RR)	1,173.53	5.07%
	Rural Mountainous (RM)	1,621.81	7.00%
	Rural Desert (RD)	0.00	0.00%
Rural Community	Estate Density Residential (RC-EDR)	1,424.90	6.15%
	Very Low Density Residential (RC-VLDR)	0.00	0.00%
	Low Density Residential (RC-LDR)	0.00	0.00%
Open Space	Conservation (C)	986.71	4.26%
	Conservation Habitat (CH)	3,000.38	12.96%
	Water (W)	2,705.38	11.68%
	Recreation (R)	1,616.74	6.98%
	Rural (RUR)	0.00	0.00%
	Mineral Resources (MR)	0.00	0.00%
Community Development	Estate Density Residential (EDR)	741.50	3.20%
	Very Low Density Residential (VLDR)	313.67	1.35%
	Low Density Residential (LDR)	500.11	2.16%
	Medium Density Residential (MDR)	4,404.96	19.03%
	Medium High Density Residential (MHDR)	455.80	1.97%
	High Density Residential (HDR)	163.52	0.71%
	Very High Density Residential (VHDR)	29.60	0.13%
	Highest Density Residential (HHDR)	32.75	0.14%
	Commercial Retail (CR)	504.49	2.18%
	Commercial Tourist (CT)	495.83	2.14%
	Commercial Office (CO)	0.00	0.00%
	Light Industrial (LI)	287.70	1.24%
	Heavy Industrial (HI)	0.00	0.00%
	Business Park (BP)	152.14	0.66%
	Public Facilities (PF)	1,656.42	7.15%
Community Center (CC)	0.00	0.00%	
Mixed Use Planning Area (MUA)	797.24	3.44%	
None	Right-of-way	7.98	0.03%
	Total Acres	23,153	100%

Existing Land Use Designations

- Winchester Policy Area
- Highway 79 Policy Area



Winchester Policy Area (WPA)

Proposed

Land Use Designation Changes:

Limited to Winchester Policy Area
23,153 acres total

Foundation (General Plan) Changes:

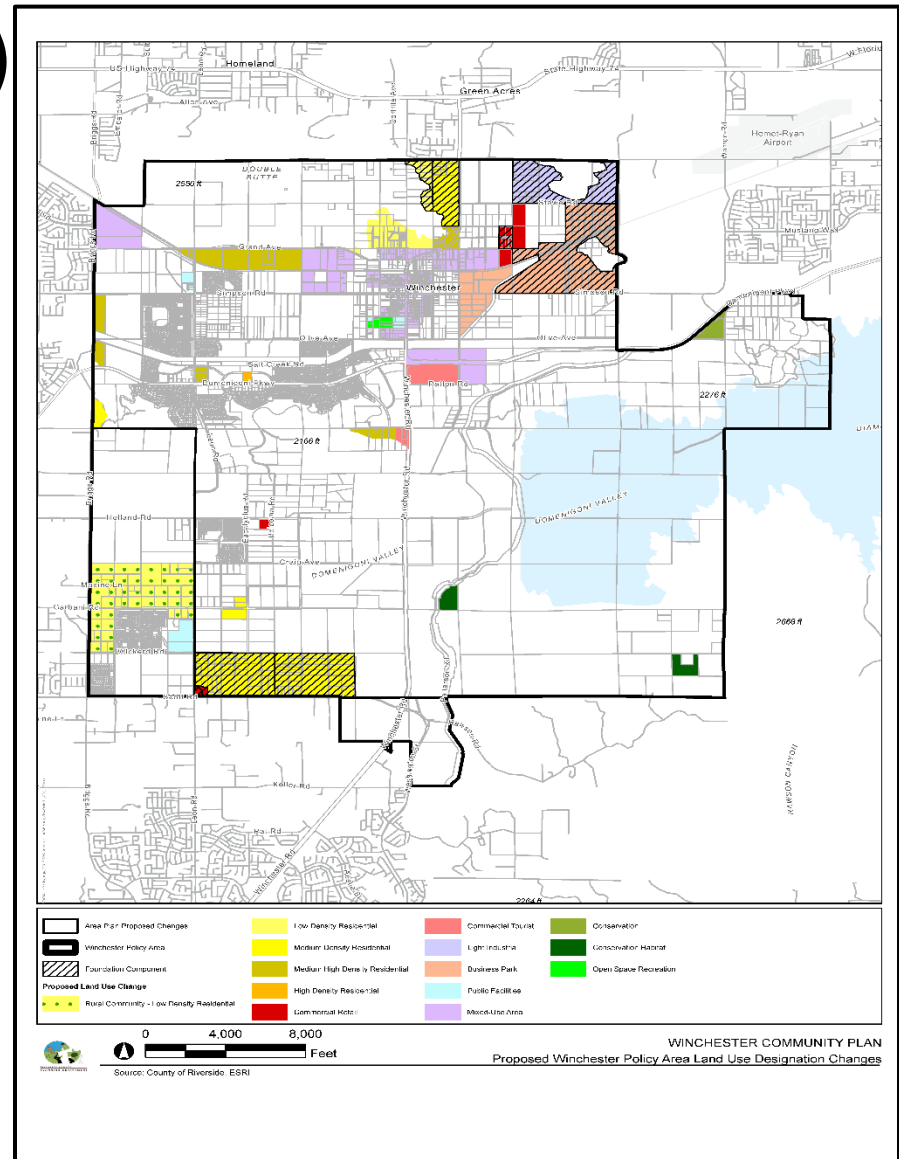
Approximately 227 parcels
Approximately 1,480 acres

Dwelling Unit Changes (EIR):

Assumes 12,329 additional units

29,278 DUs – existing capacity within WPA
9,750 additional DUs – proposed within WPA

29,863 DUs – existing capacity within Hwy 79
2,579 additional DUs – proposed within Hwy 79
Primarily annexation area 1



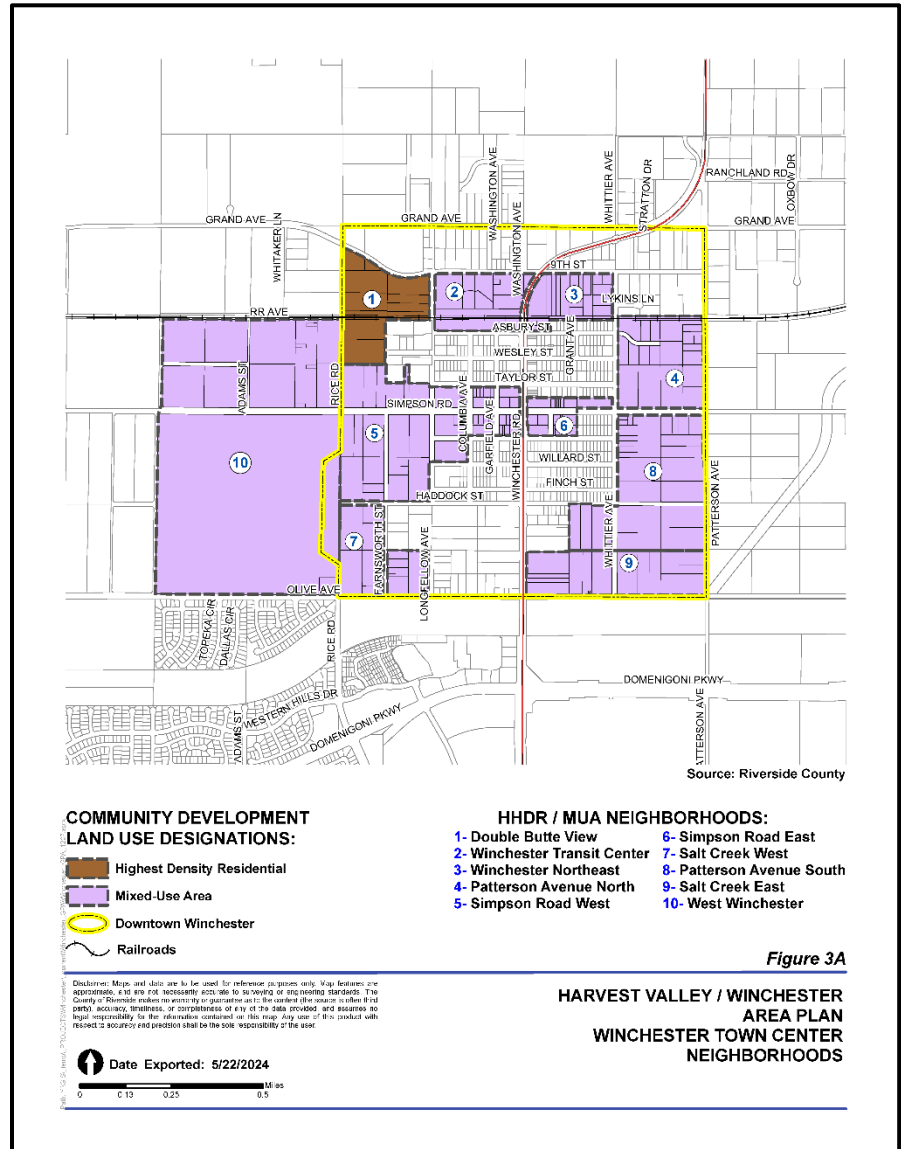
Winchester Policy Area Proposed

Land Use Designation	Acreage		
	Existing	Proposed	Change
Agricultural Foundation Component			
Agriculture (AG)	80	80	0
Rural Foundation Component			
Rural Residential (RR)	1,173	894	-279
Rural Mountainous (RM)	1,622	1,590	-32
Rural Community Foundation Component			
Rural Community - EDR (RC-EDR)	1,424	13	-1,411
Rural Community - LDR (RC-LDR)	0	421	421
Open Space Foundation Component			
Conservation (OS-C)	987	1,043	56
Conservation Habitat (OS-CH)	3,000	3,016	16
Water (OS-W)	2,705	2,705	0
Open Space Recreation (OS-R)	1,617	1,607	-10
Community Development Foundation Component			
Estate Density Residential (EDR)	741	741	0
Very Low Density Residential (VLDR)	314	182	-132
Low Density Residential (LDR)	500	388	-112
Medium Density Residential (MDR)	4,404	4,407	3
Medium-High Density Residential (MHDR)	456	724	268
High Density Residential (HDR)	164	164	0
Very High Density Residential (VHDR)	30	30	0
Highest Density Residential (HHDR)	33	33	0
Commercial Retail (CR)	504	394	-110
Commercial Tourist (CT)	496	584	88
Light Industrial (LI)	288	465	177
Business Park (BP)	152	676	524
Public Facilities (PF)	1,656	1,579	-77
Mixed-Use Planning Area (MUA)	797	1,407	610
Total	23,143	23,143	--

Revised Policies and Design Guidelines for: Winchester Policy Area (WPA) Neighborhoods and Downtown Core

Addresses:

- Site Design Planning / Best Practices
- Architecture
- Walls / Fencing
- Gateways / Monumentation
- Landscaping
- Trails

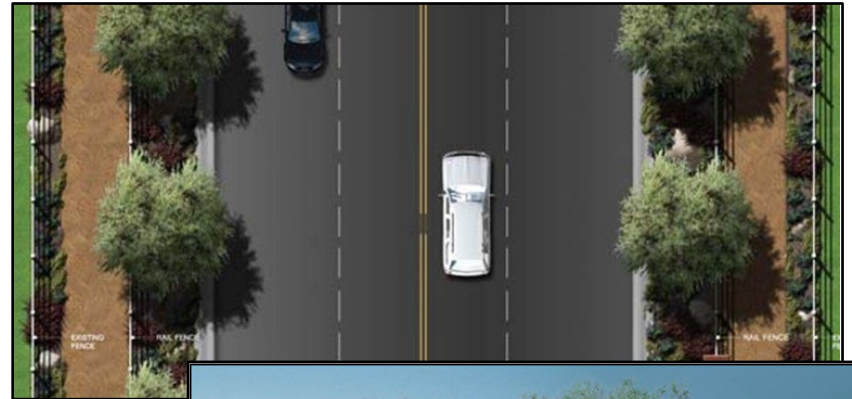


County of Riverside
Community of
Winchester
Design Guidelines



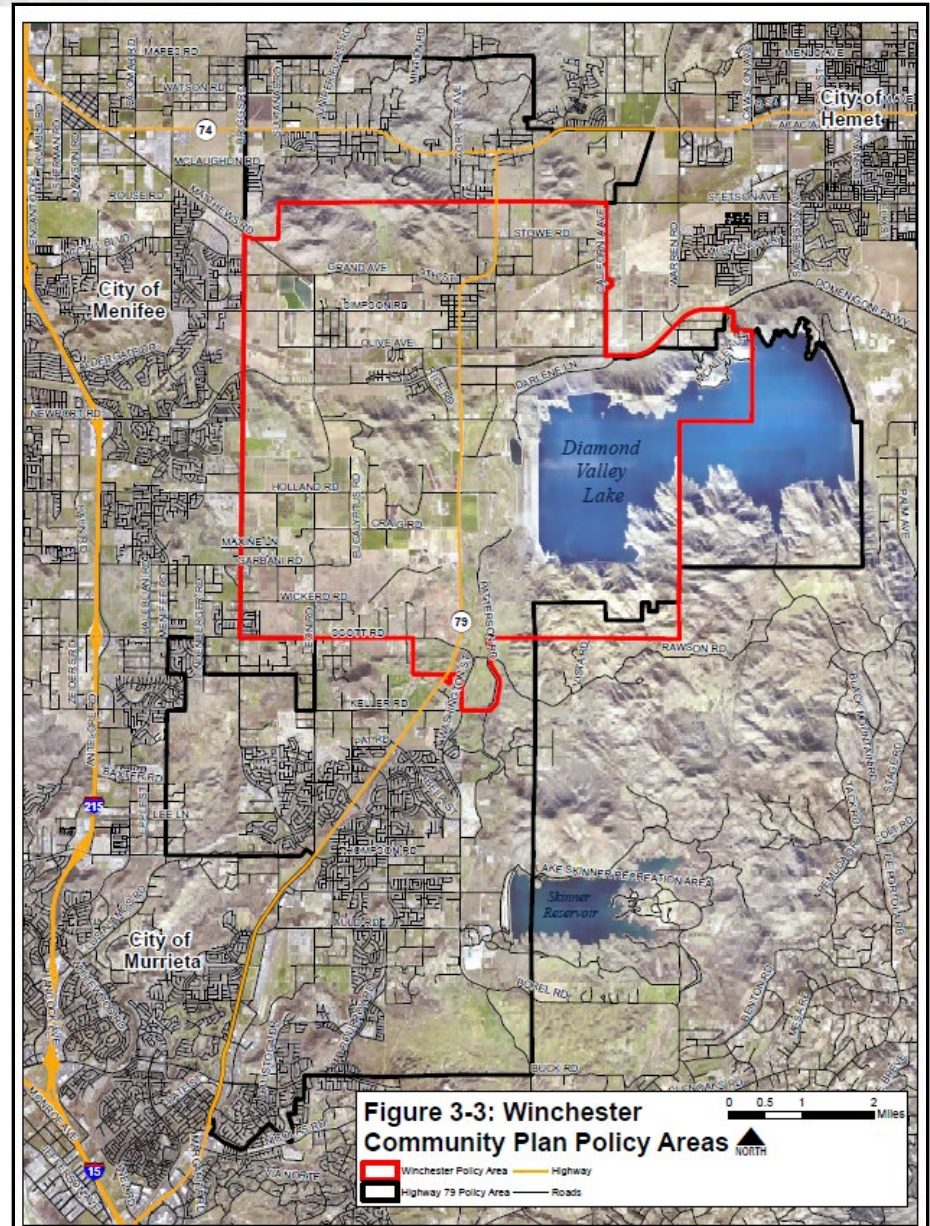
RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR,
RIVERSIDE, CA 92501

APPROVED BY THE
BOARD OF SUPERVISORS ON
DATE



Highway 79 Policy Area (Existing)

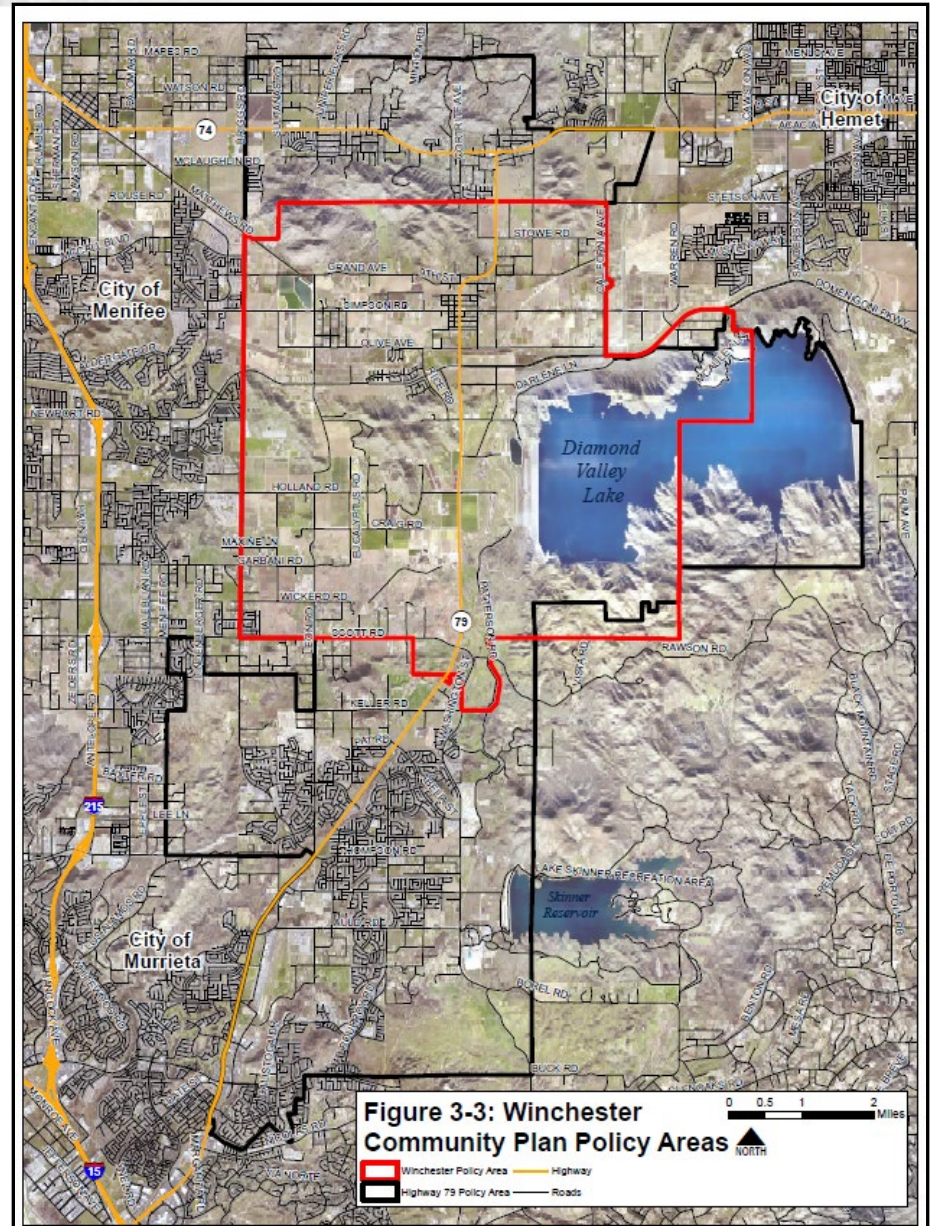
HVWAP 7.2: Maintain program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is **9% less** than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.



Highway 79 Policy Area (PROPOSED / DRAFT)

HVWAP 7.2: Maintain a program within the Highway 79 Policy Area to ensure that the circulation infrastructure can support the overall trip generation. The number of dwelling units per tract will be developed at 9% less than the median dwelling unit count per the General Plan Land Use density range. Should the additional 9% be considered for development, a per unit fee is to be applied to each unit above the threshold, pursuant to the approved nexus study.

Note: The fee is intended to support mobility related infrastructure improvements.



Next Steps

- Finalize Environmental
- Finalize draft language for the Winchester Community Plan & Hwy 79 Policy Area
- Finalize Draft Design Guidelines
- Public review and comment period

John Hildebrand, Planning Director *Riverside County*
Planning Department 4080 Lemon Street, 12th Floor

Riverside, CA 92501

(951) 955-3200

jhildebrand@rivco.org

<https://planning.rctlma.org>

(Website Newsletter)

Winchester Community Plan Webpage:

<https://planning.rctlma.org/winchester-community-plan>