

RIVERSIDE COUNTY

Winchester Area Plan

Menifee City Council

Wednesday, September 4th, 2024



Winchester Overview

- 1) Background / History
- 2) Outreach Efforts
- 3) Project Vision
- 4) Project Components
- 5) Public Hearings



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



Recent Outreach Efforts

- Planning Commission Workshop – June 5th, 2024
- Winchester MAC Meeting – June 13th, 2024
- Meeting with City of Menifee Staff – June 18th, 2024
- Meeting with City of Temecula Staff – June 26th, 2024
- Winchester MAC Meeting – August 8th, 2024
- Meeting with City of Menifee Staff – September 3rd, 2024
- Meeting with City of Menifee CC – September 4th, 2024



Project Vision

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



Project Components / Scope

Key Project Components – what is being amended:

- 1) **Create** a new Winchester Policy Area (WPA) within the Harvest Valley / Winchester Area Plan (HV/WAP) – Downtown Core Area
- 2) **Create** WPA Design Guidelines (Branding & Architecture)
- 3) **Revise** General Plan Land Use Designations within the WPA
- 4) **Amend** three boundary changes to Harvest Valley/Winchester, Sun City/Menifee, and Southwest Area Plans
- 5) **Remove** the Highway 79 Policy Area from three Area Plans
- 6) **Create** a community benefit fee program (Nexus Study)
- 7) **Amend** the Circulation Element

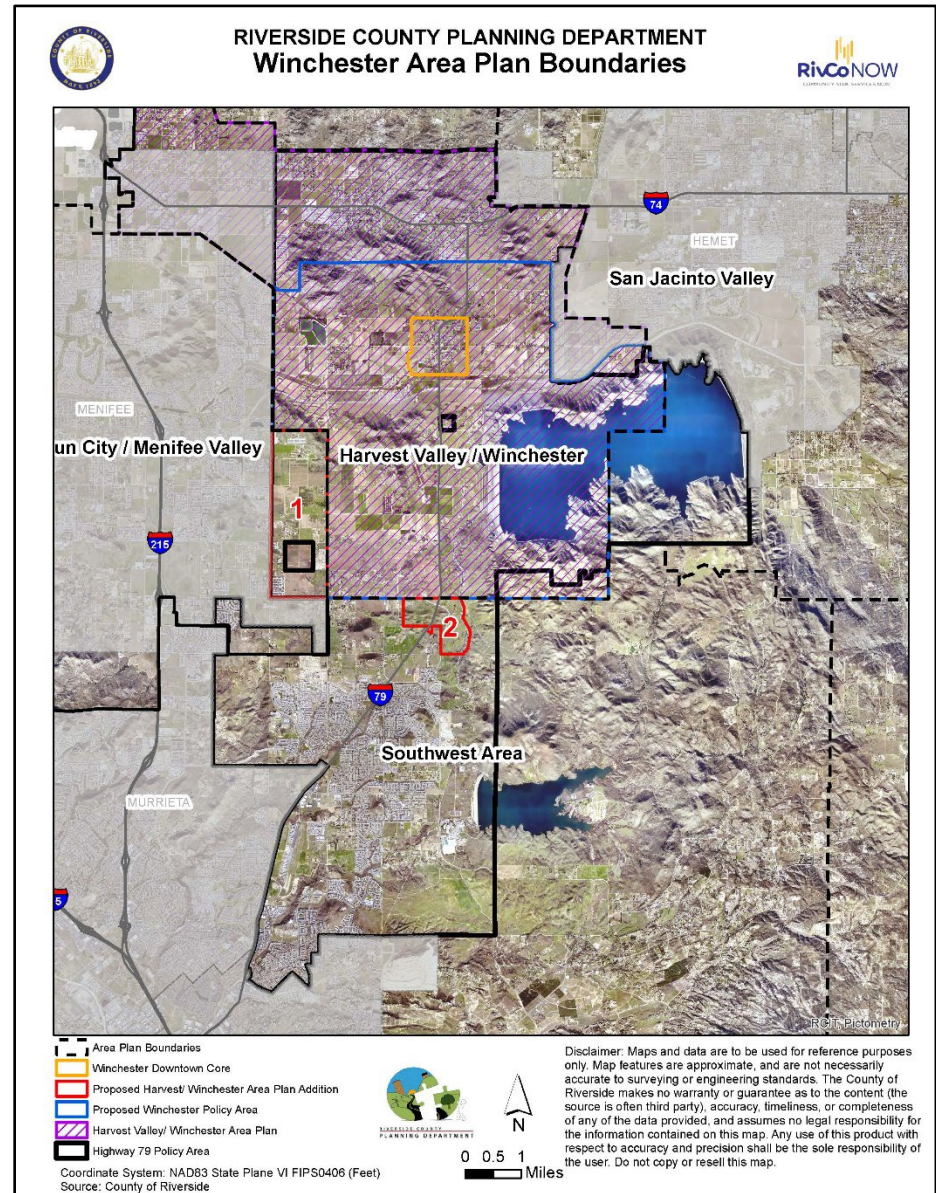
Boundaries Overview

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
- New Area 1
Proposed = 1,929 acres
- New Area 2
Proposed = 507 acres

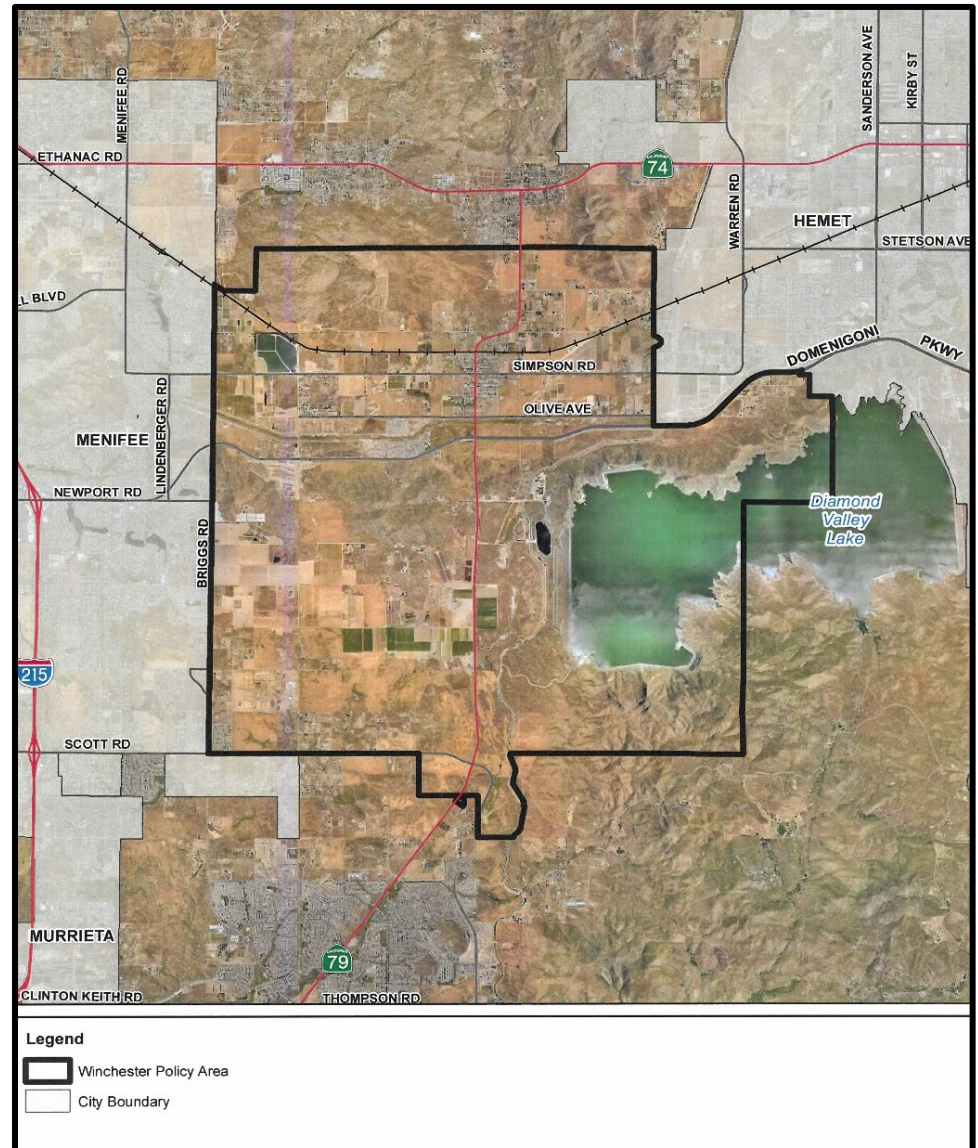


Winchester Policy Area (WPA)

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%

Winchester Policy Area (WPA)

Proposed Changes

Land Use Changes Location:

Limited to Winchester Policy Area
23,153 acres total

Land Use Changes Extent:

Approximately 227 parcels
Approximately 1,480 acres

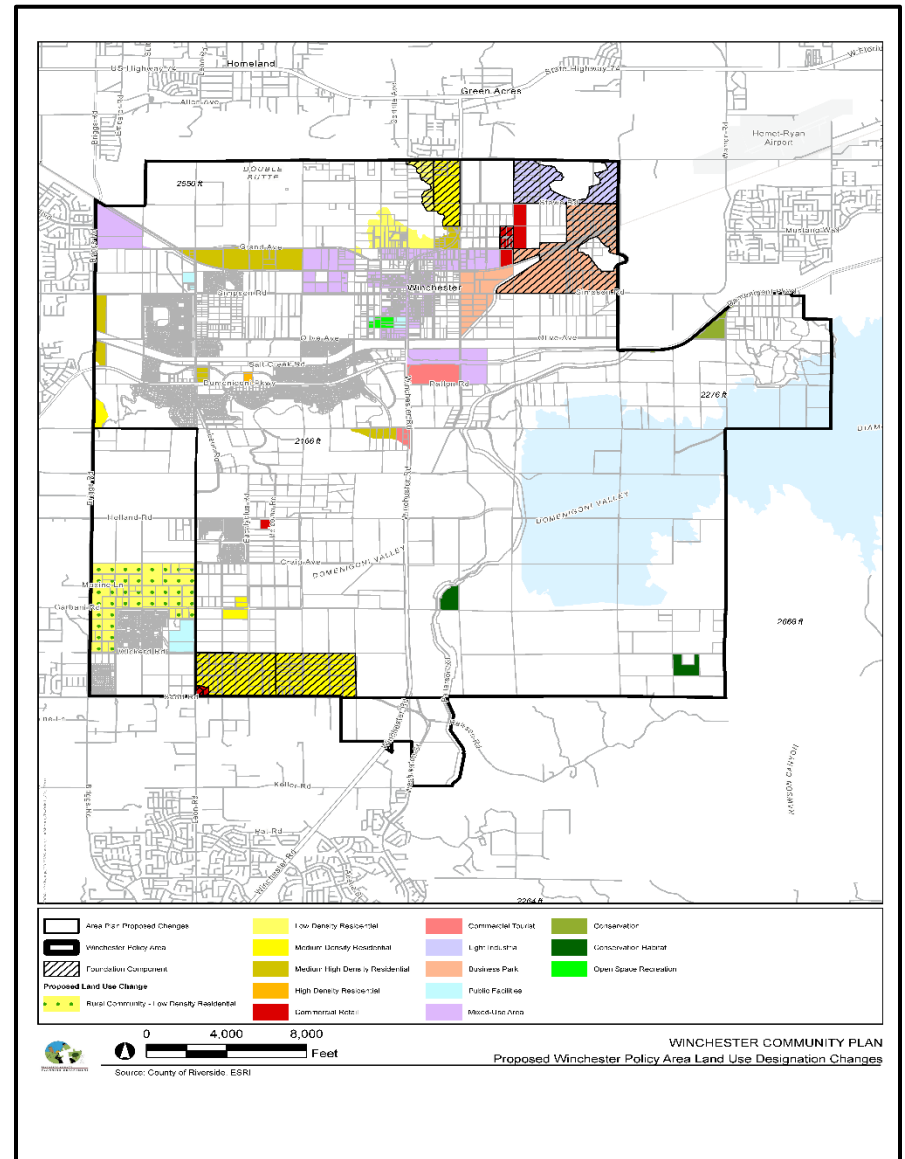
Dwelling Unit Changes:

29,278 DUs – existing capacity within WPA

9,750 additional DUs – proposed within WPA

2,579 additional DUs – proposed within Area 1

12,329 total additional units (average count)



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	--



RIVERSIDE COUNTY Winchester Area Plan

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

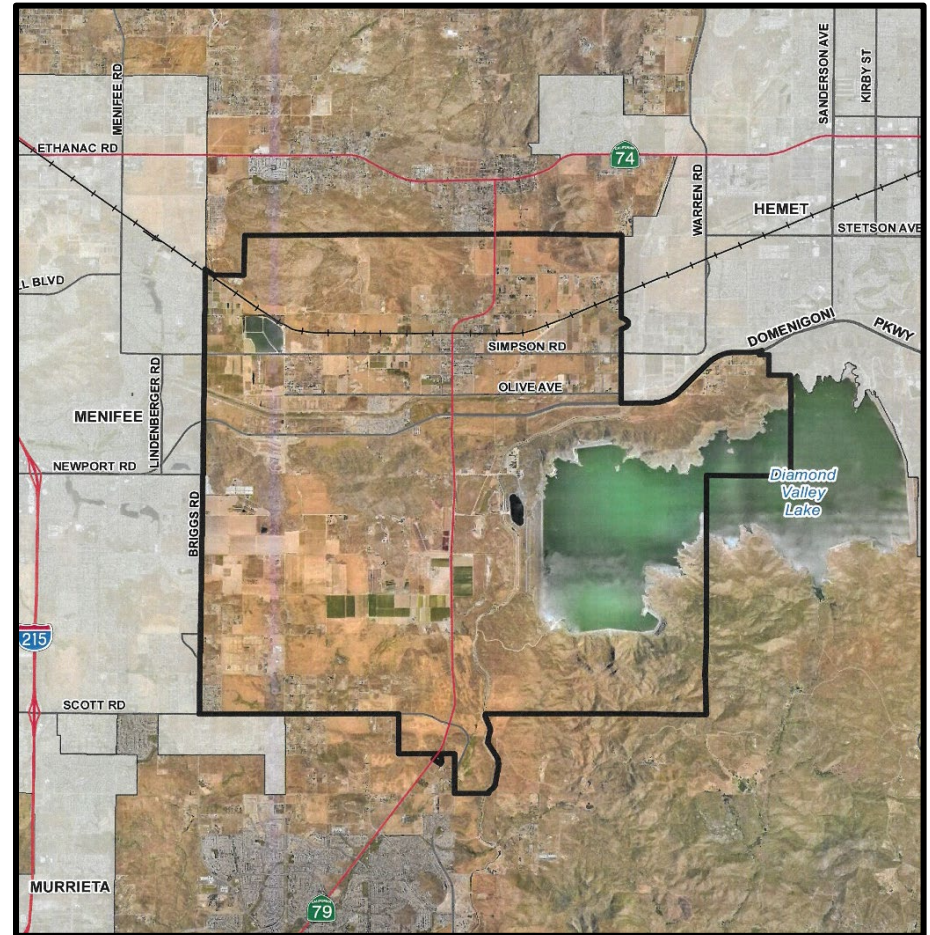


Design Guidelines

Applies to:
Winchester Policy Area (WPA)
&
Downtown Core Area

Addresses:

- Site Planning
- Architecture
- Walls / Fencing
- Gateways / Monumentation
- Landscaping
- Trails



*Guidelines include best practices for residential, commercial, and industrial developments

Design Guidelines

Guidelines Overall Goals:

- 1) Establish and promote a community character
- 2) Provides consistency for the built environment
- 3) Sustainability through open space and trails preservation coupled with diversity of development options
- 4) Transit oriented design and considerations
- 5) Encourage recreational opportunities

*Guidelines include best practices for residential, commercial, and industrial developments

Design Guidelines



Winchester Policy Area

Boundary:

North = Stetson Avenue

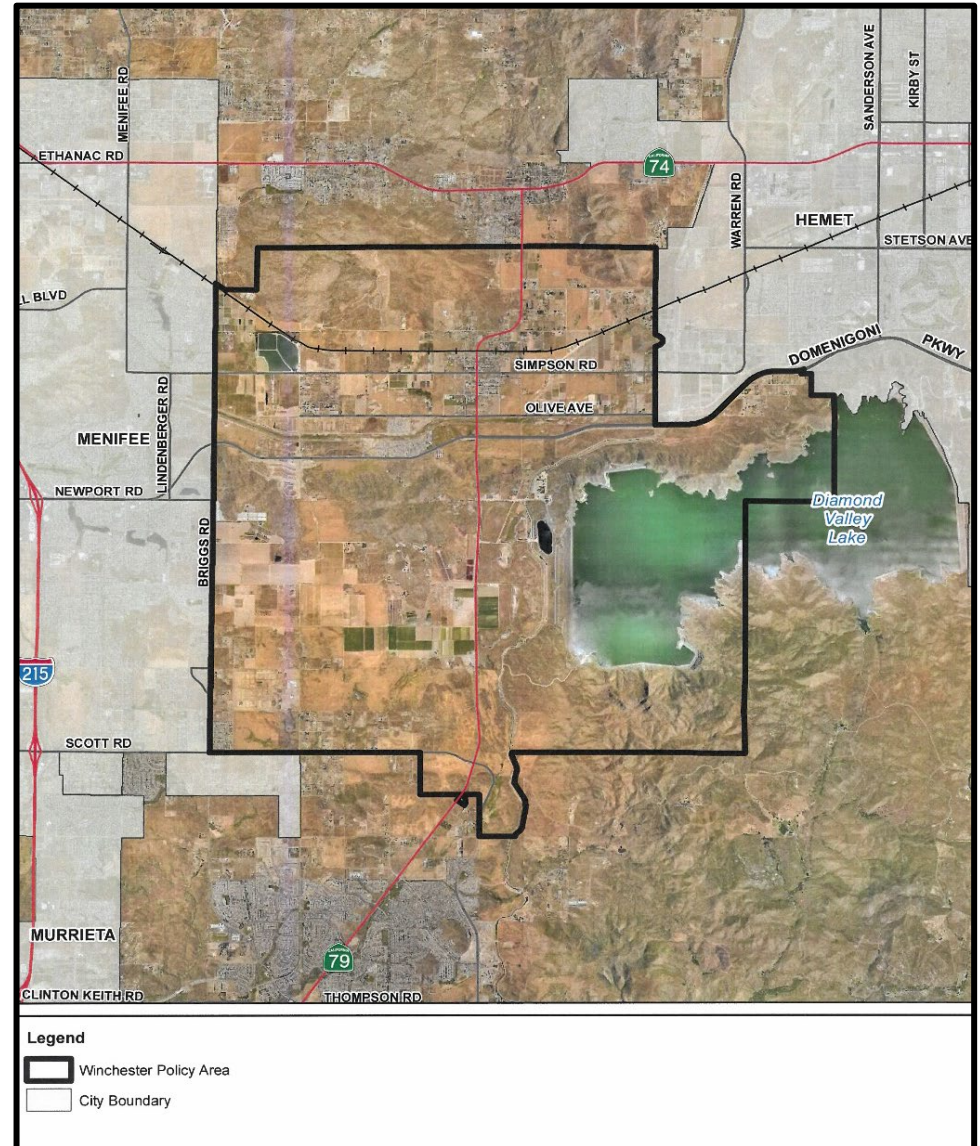
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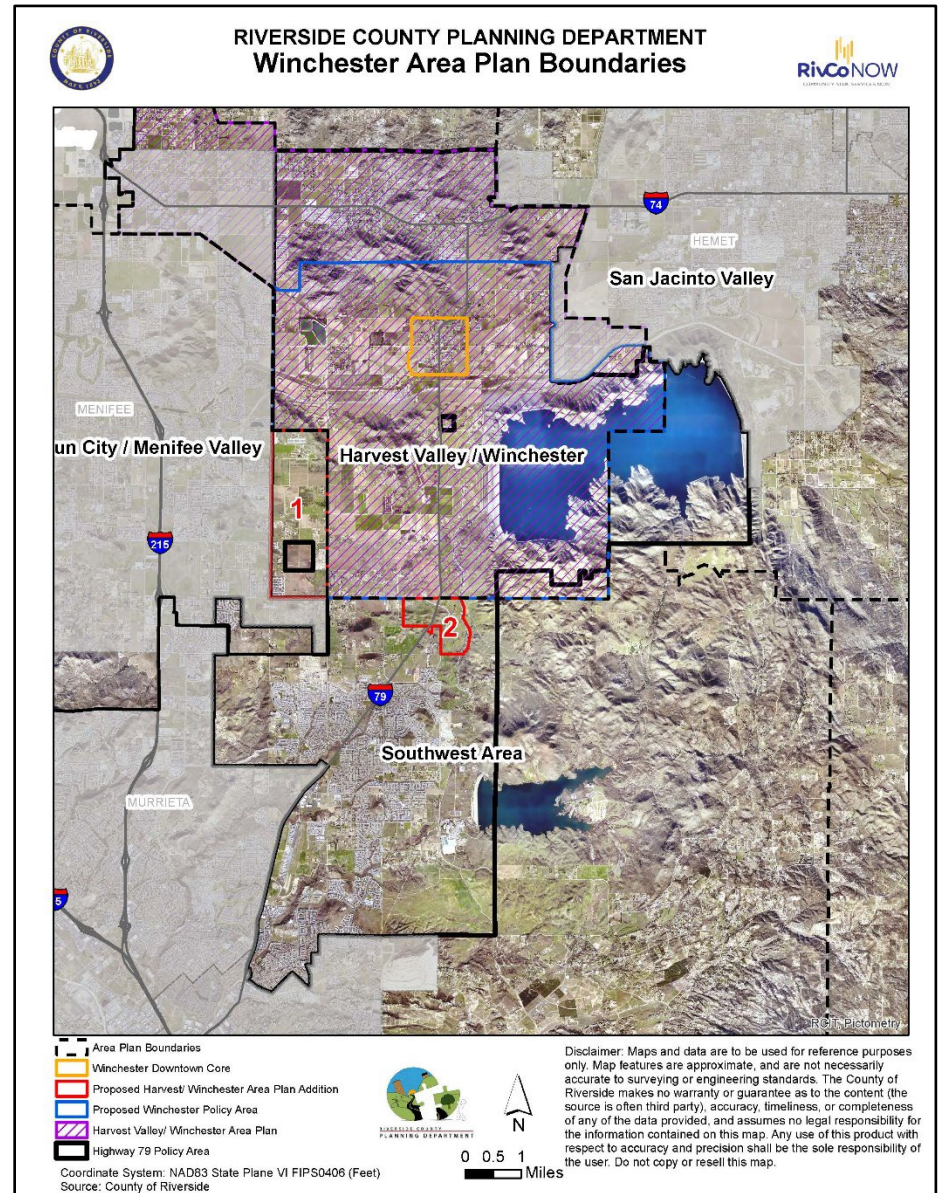
Proposed Changes:

- 1) Remove the Highway 79 Policy Area from the three Area Plans
- 2) Add a community benefit fee per new residential unit to fund a future:
Metro Station and Park-n-ride.
- 3) All new residential tracts subject to the benefit fee at building permit issuance
- 4) Existing approved tract maps not subject to benefit fee
- 5) Benefit fee is tiered, based upon dwelling unit size (Nexus Study)



RIVERSIDE COUNTY Winchester Area Plan

City of Menifee expressed continued interest of approximately 1,900 for possible Sphere/Annexation in the future (area 1):



Thank You

Questions / Comments?

Public Hearing Dates:

Planning Commission – September 18th, 2024

Board of Supervisors – October 29th, 2024 (Tentative)

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