

Winchester Community Plan

Harvest Valley/Winchester Area Plan

Riverside County Planning Commission



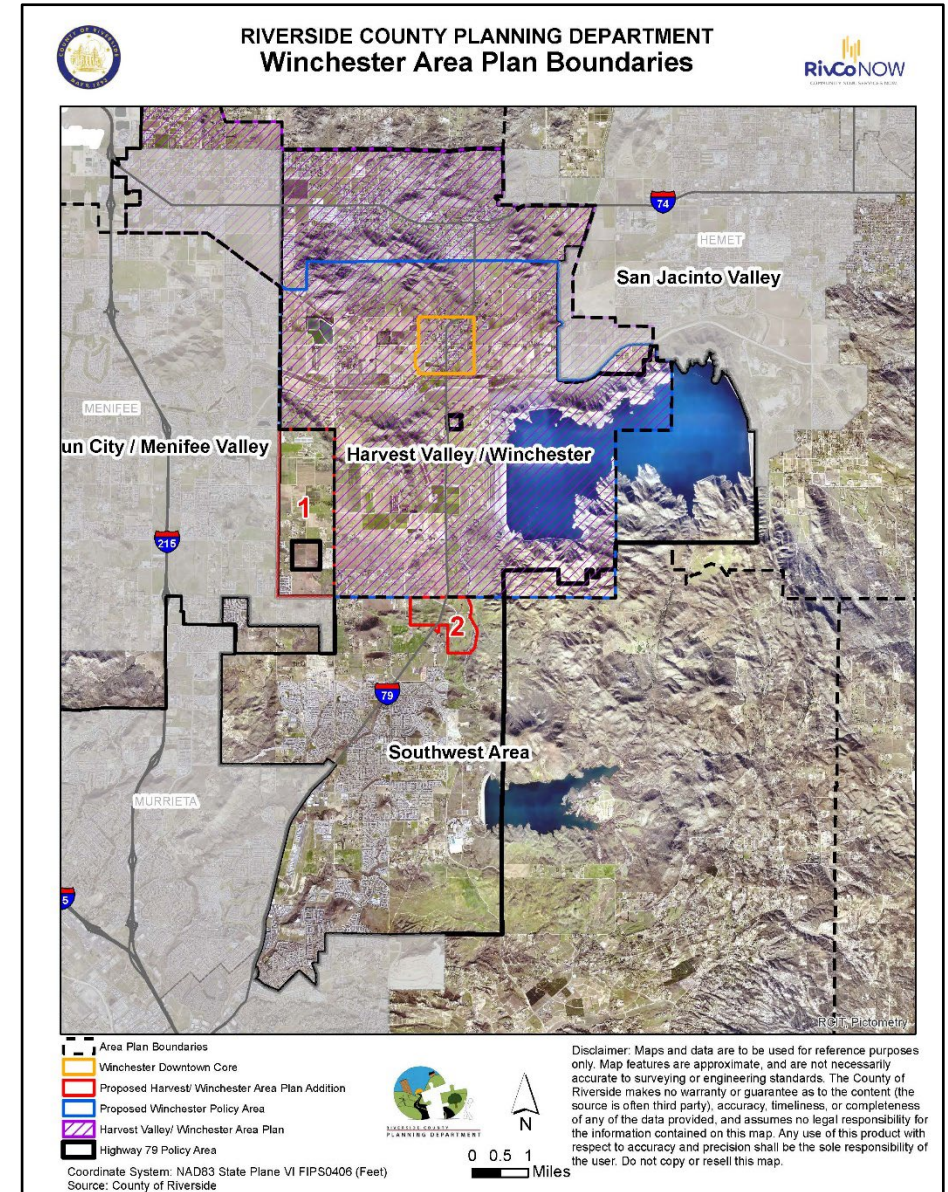
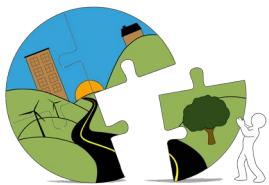
AGENDA ITEM NO. 4.4

General Plan Amendment No. 1207
Program Environmental Impact Report

Winchester Community Plan

- Harvest Valley/Winchester Area Plan (HVWAP)
- Third Supervisorial District
- Located:

The project area is surrounded by unincorporated County land and the city of Hemet to the north and east, unincorporated County land and the cities of Murrieta and Temecula to the south, and the cities of Murrieta and Menifee to the west.



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
- Planning Commission – September 18, 2024
- Board of Supervisors – October 29, 2024 (*Tentative*)



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
- Meeting with City of Temecula CC – September (Tentative)
 - Agreed to ongoing meetings with both City of Menifee and Temecula



Project Vision

Winchester Area Plan Addresses:

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



Project 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



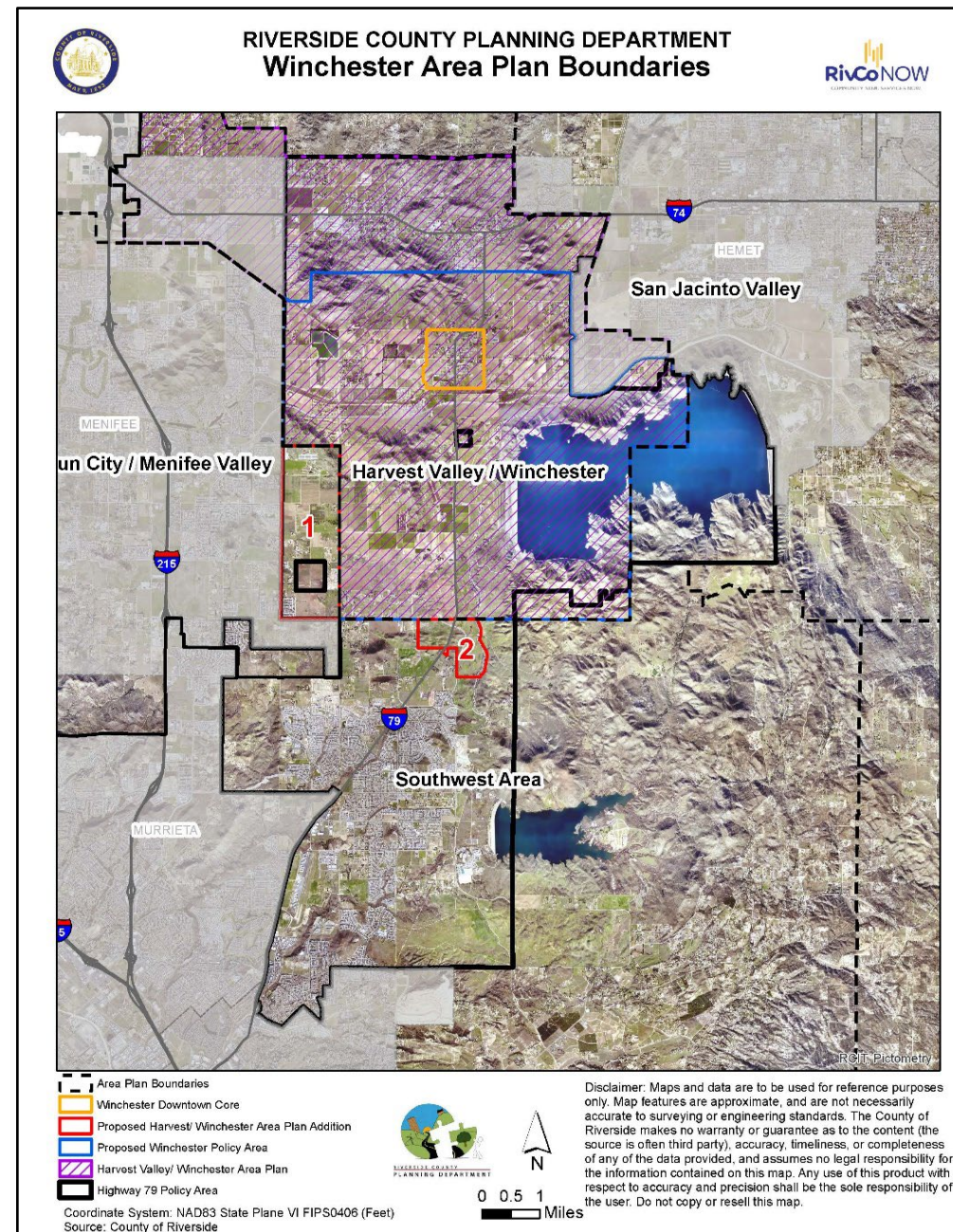
Boundaries Overview

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 (Currently not in an Area Plan Boundary)
Proposed = 1,929 acres
- New Area 2 (Currently within Southwest Area Plan Boundary)
Proposed = 507 acres



Winchester Policy Area (WPA)

New Boundary:

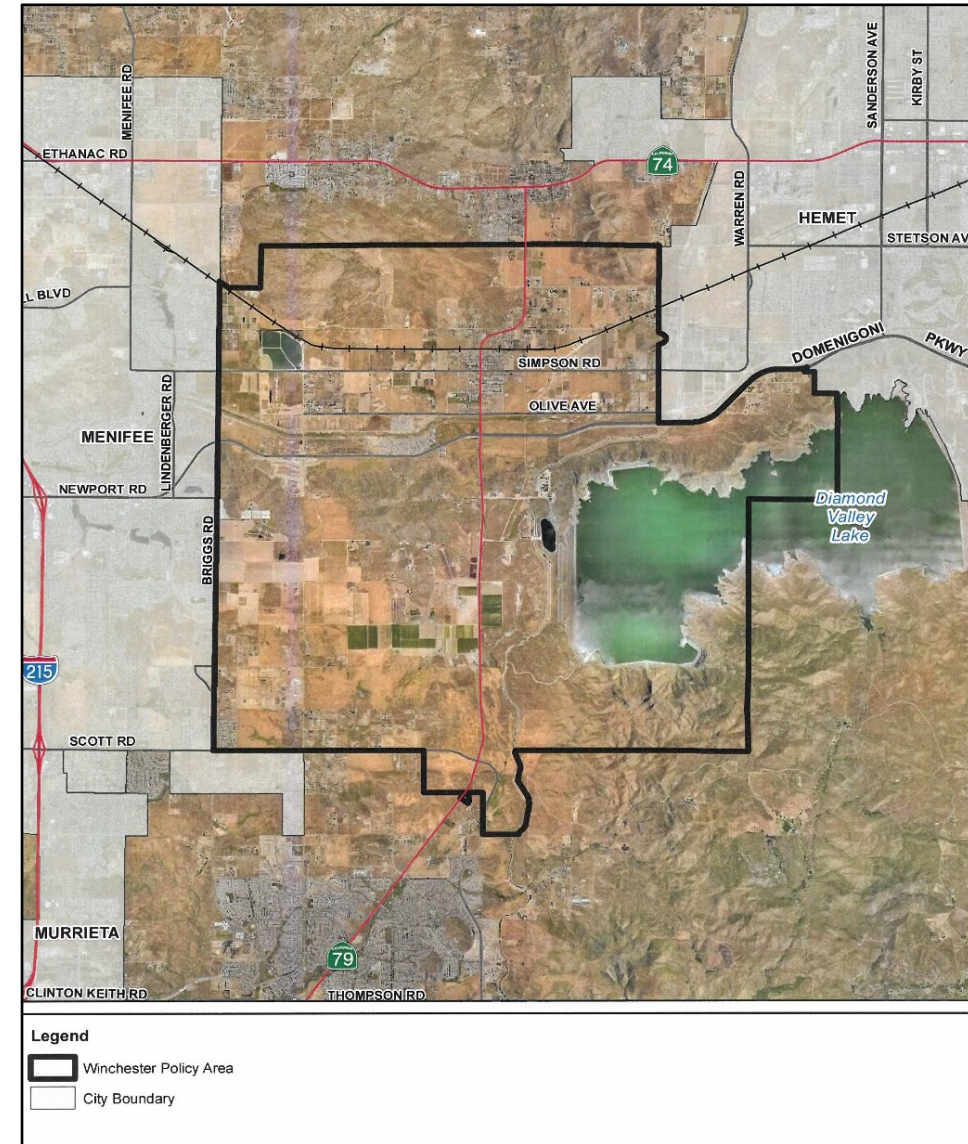
North = Stetson Avenue

West = Briggs Road

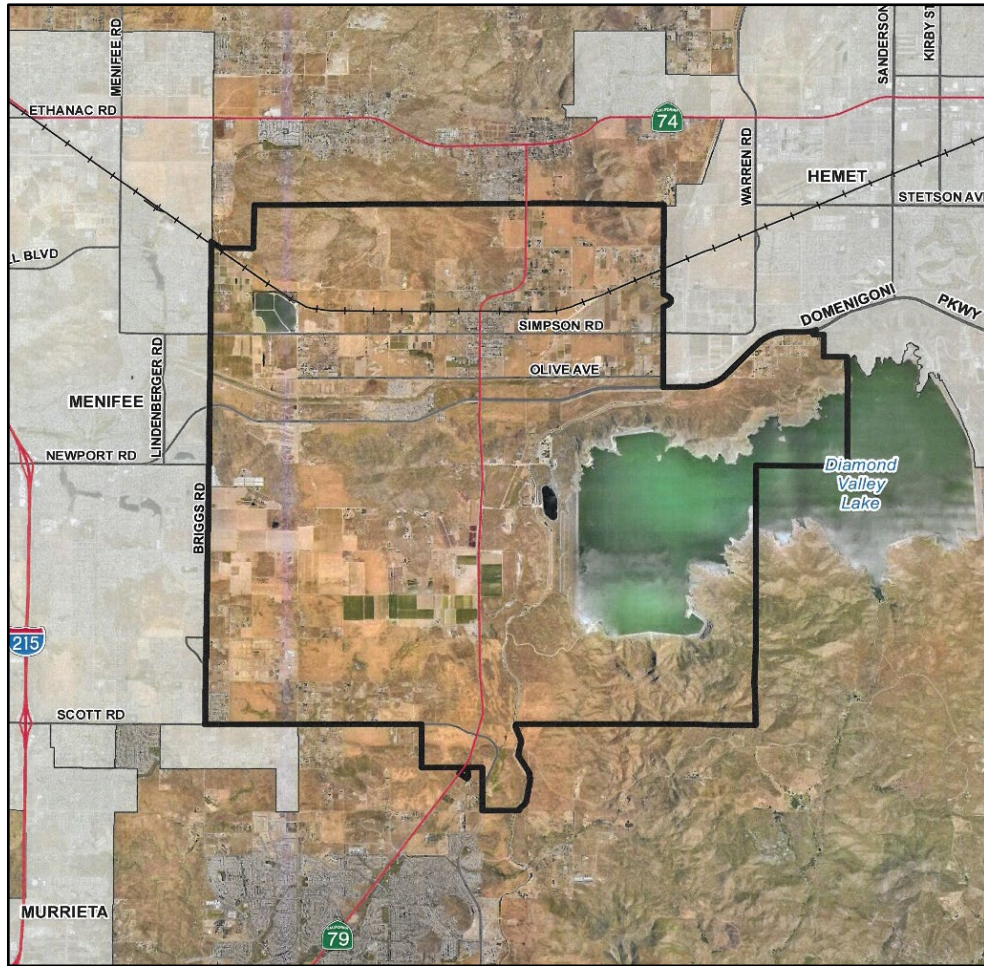
South = Scott Road

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:

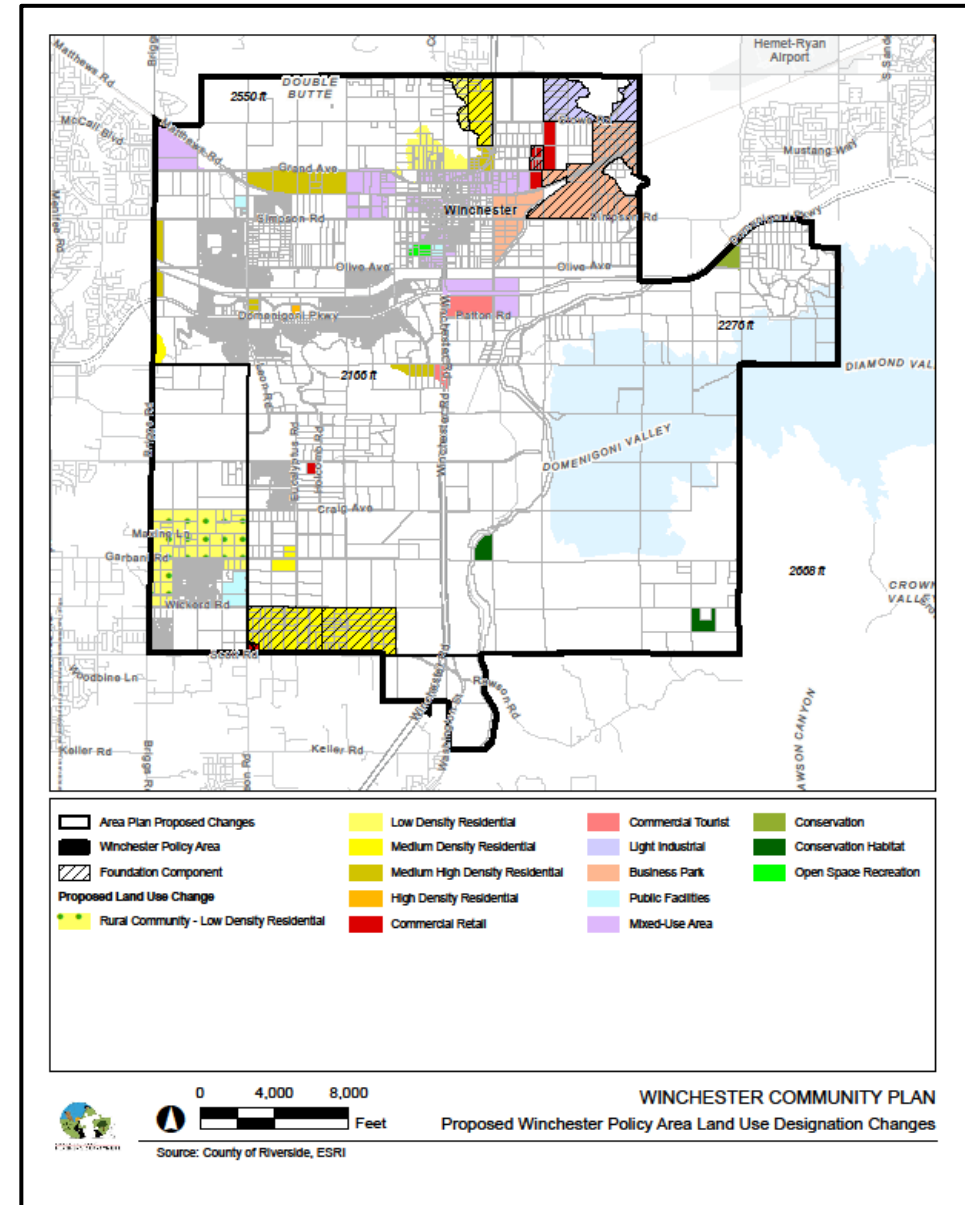
Limited to Winchester Policy Area
23,153 acres total

Land Use Changes Extent:

Approximately 227 parcels
Approximately 1,480 acres

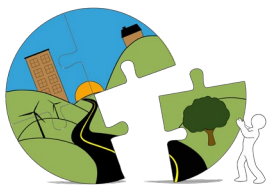
Dwelling Unit Changes:

- 29,278 DUs – existing capacity within WPA
- 9,750 additional DUs – proposed within WPA
- 2,579 additional DUs – proposed within Area 1 (Around Liberty HS)
- 12,329 total additional units (average count)
- 41,607 total DUs within WPA (After Land Use Changes)

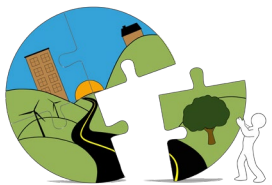
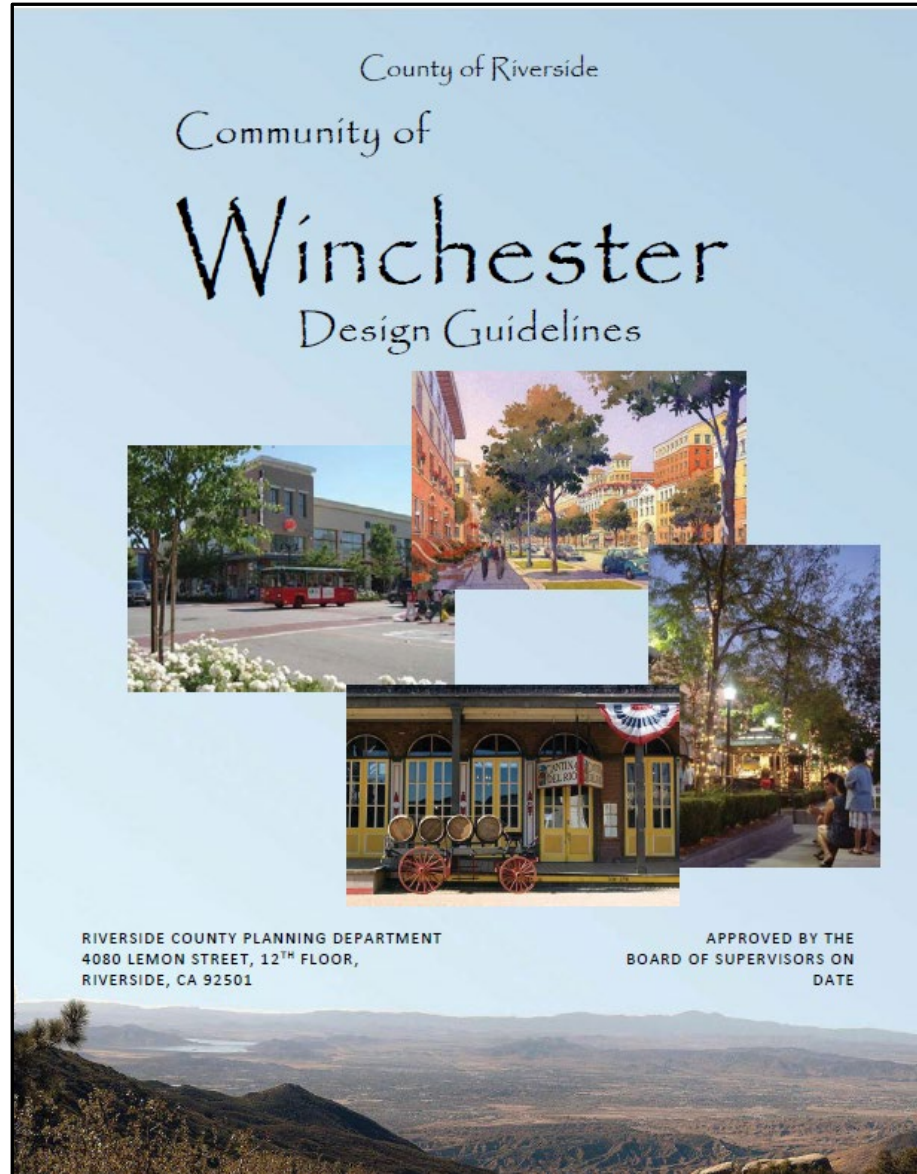


Winchester Policy Area (WPA) – Proposed Land Use

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	--



Winchester Design Guidelines

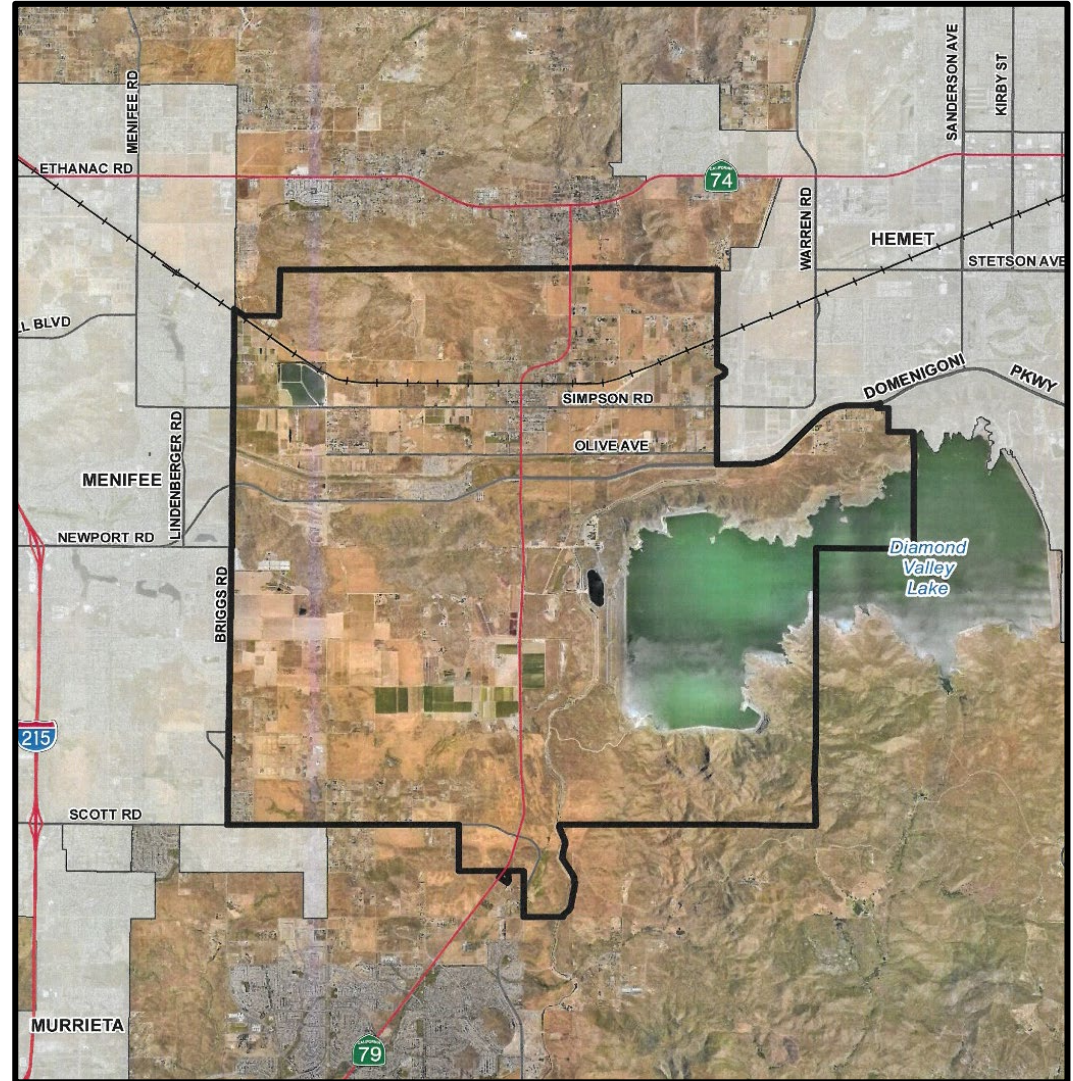


Design Guidelines Applies to: Winchester Policy Area (WPA) & Downtown Core Area

Addresses:

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

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



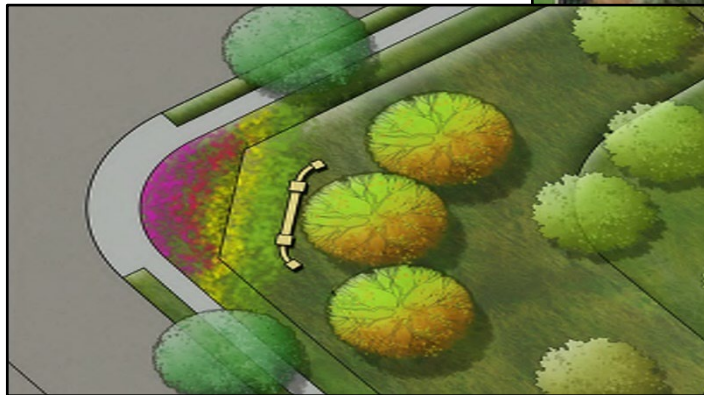
Design Guidelines

Guidelines Goals:

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



Design Guidelines



Design Guidelines



Design Guidelines

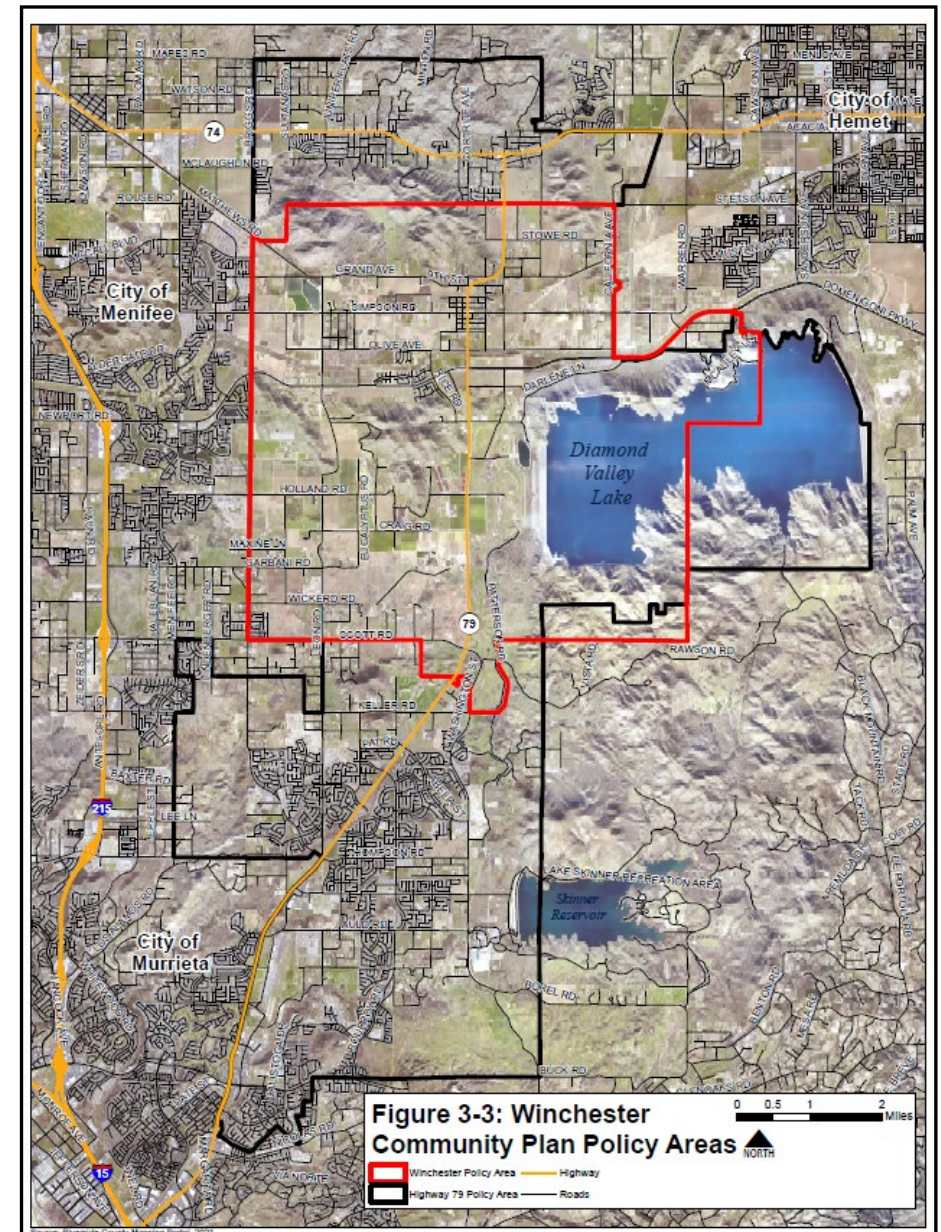


Style	Required
Form	<ul style="list-style-type: none"> Informal, asymmetrical building form with horizontal emphasis
Roof	<ul style="list-style-type: none"> Steep 6:12 to 8:12 roof pitches or lower roof pitches 3:12 to 5:12 Predominant gable and shed roofs, with 12" rake and 18" to 24" eaves Flat concrete tile Occasional standing seam or corrugated metal roof
Walls	<ul style="list-style-type: none"> Light to medium sand finish stucco Brick, adobe, or stone used as wall mass or accent Horizontal lap siding Board and batten siding
Windows	<ul style="list-style-type: none"> Square or rectilinear window shapes with standard divided lights
Details	<ul style="list-style-type: none"> Wooden or timber detailing Heavy square post and beam porches Window header beams stone chimney
Colors	<ul style="list-style-type: none"> Wide range of light to dark earth tones building color Off-white, light, or dark tones in contrast to field trim Light or dark tones in contrast to field accents.



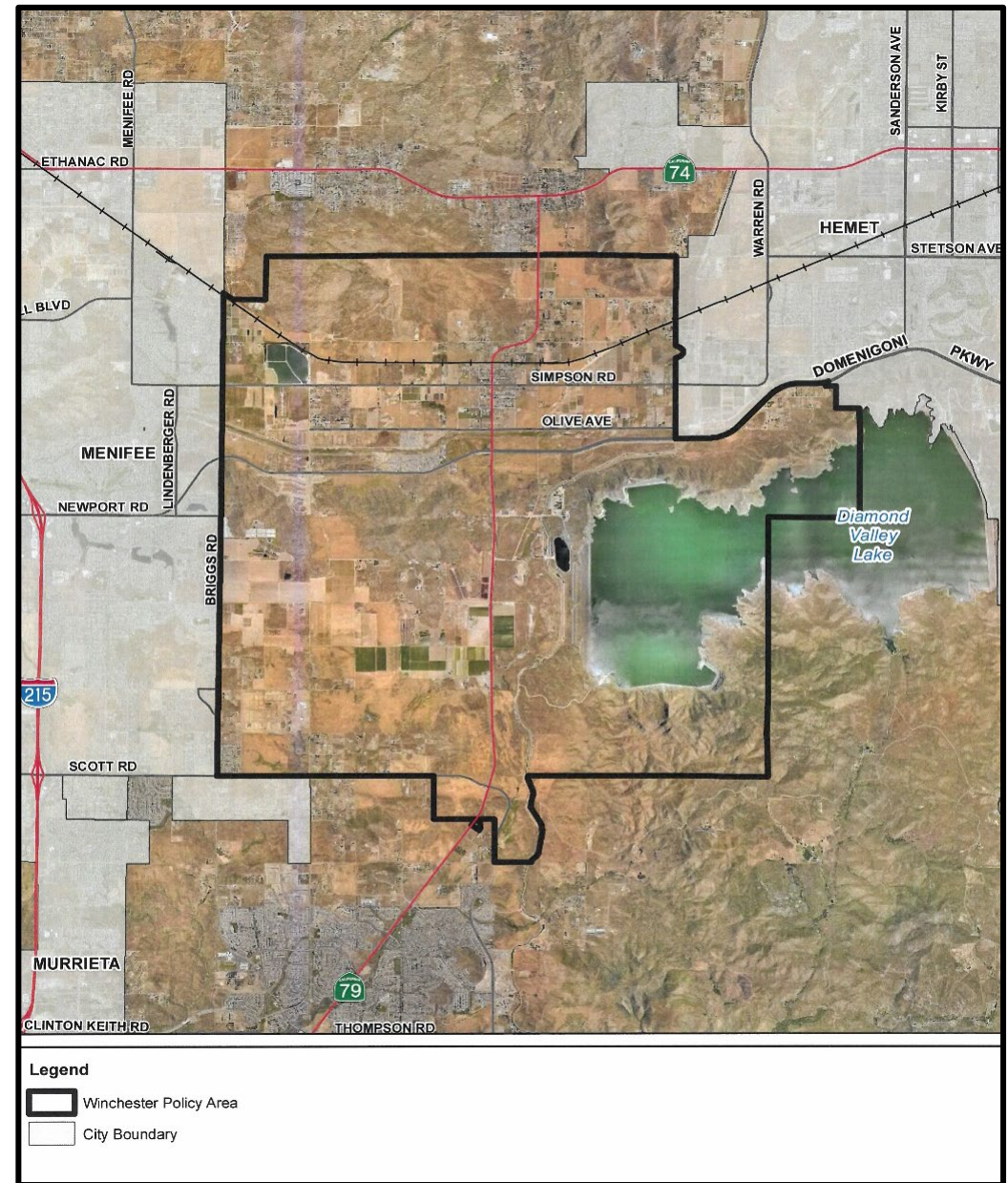
Highway 79 Policy Area (Existing)

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.



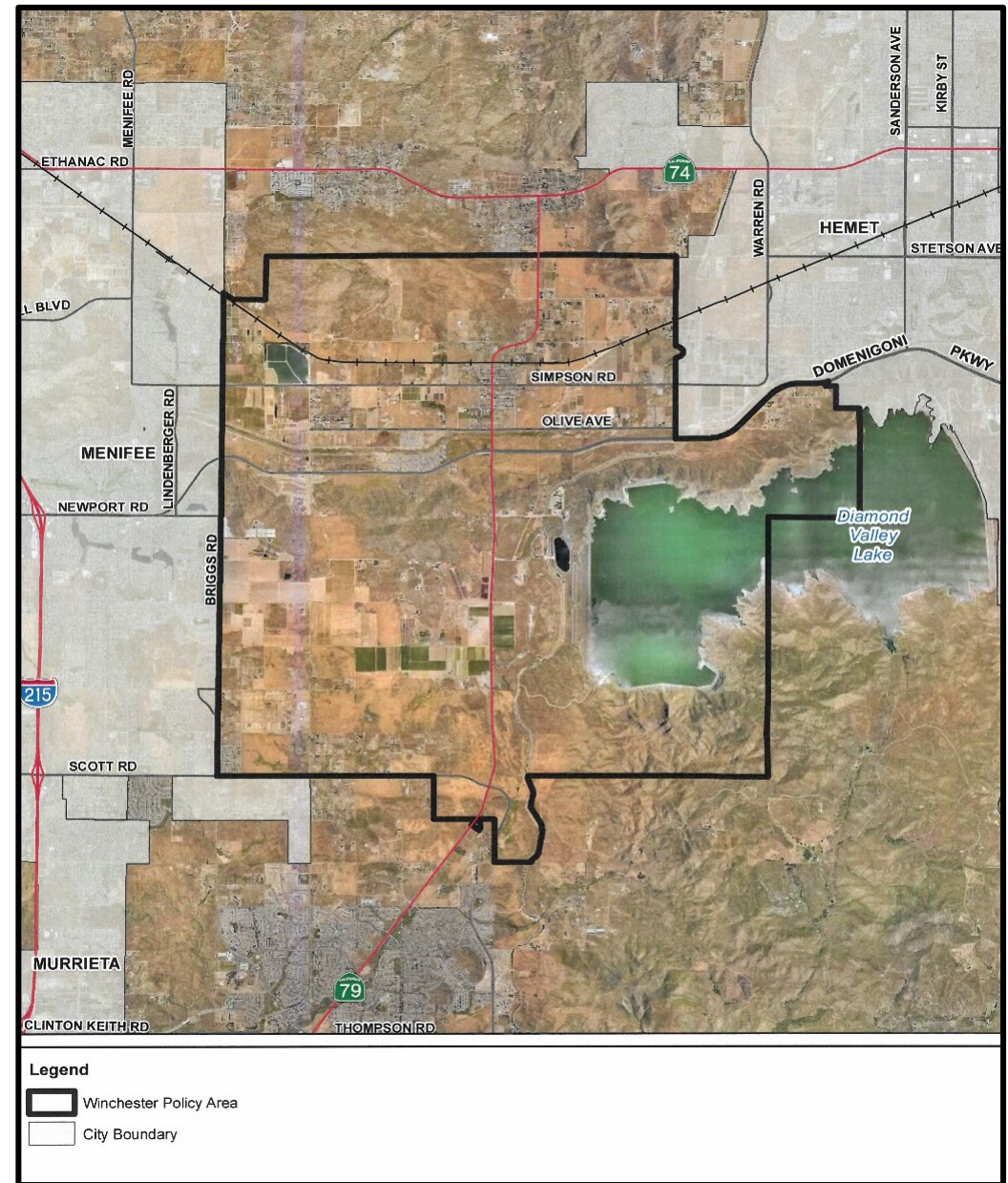
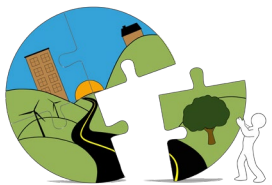
Highway 79 Policy Area Changes

- 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 rate is fixed, based upon dwelling unit size and type (Nexus Study)
 - Single-Family Residential: \$0.96365 per square foot
 - Multi-Family Residential: \$0.50281 per square foot
 - Accessory Dwelling Units (ADUs): \$0.28113 per square foot

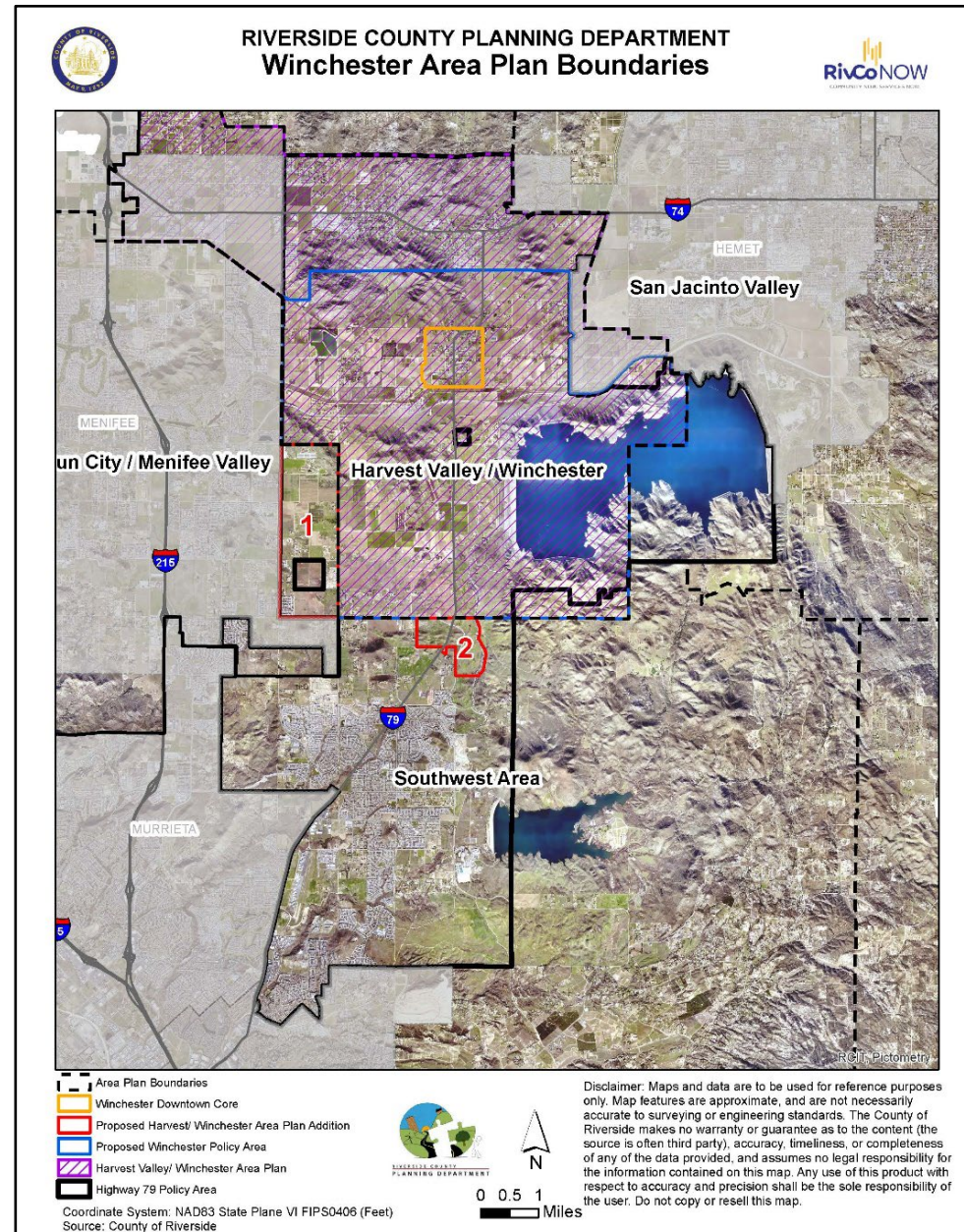


Area wide Infrastructure Funding

- 1) Subject to Development Impact Fees (DIF)
- 2) Eligible for Transportation Uniform Mitigation Fee (TUMF)
- 3) Establish Community Facility Districts (CFD)
- 4) Road Bridge Benefit District (RBBD) (Menifee Valley)
- 5) Supplemental funding opportunities through State grants



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



Recommendations

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION(S):

ADOPT Planning Commission Resolution No. 2024-009; thereby,

RECOMMENDING THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CERTIFY the **Program Environmental Impact Report (PEIR)**, based upon the findings and conclusions provided in the PEIR attached hereto and incorporated herein by reference and the conclusion that the project could have a significant effect on the environment; and,

TENTATIVELY APPROVE **General Plan Amendment No. 1207**, based on the findings and conclusions provided in this staff report and all exhibits and subject to subsequent adoption of a General Plan Amendment cycle resolution by the Board of Supervisors, with the following actions: expand the Winchester Policy Area, remove the Highway 79 Policy Area and 9% reduction in trip generation, amend the boundaries of the General Plan Area Plans for Harvest Valley/Winchester, Sun City/Menifee, and Southwest, revise the Foundation Components and Land Use Designations of the General Plan in accordance with the new Winchester Policy Area, revise the General Plan Circulation Element to reflect the changes to the General Plan, and adopt the Winchester Community Design Guidelines.



Thank You

Questions / Comments?

Public Hearing Dates:

Planning Commission – September 18th, 2024

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

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