



Winchester Community Plan
Community Workshop #1
May 11, 2017

Valley-Wide Recreation, Frances Domenigoni Community Center
32665 Haddock Street
Winchester, CA 92596

On May 11, 2017, the County of Riverside held the first Community Workshop for the Winchester Community Plan project at the Valley-Wide Recreation, Frances Domenigoni Community Center. Attendees learned about the planning process, project goals and objectives, and the overall project overview. Workshop attendees also participated in an interactive Post-It note exercise to identify treasures, challenges, and visions for the Winchester area. Participants had the opportunity to provide their thoughts, concerns, and hopes for the future of their community. The following Treasures, Challenges, and Visions were offered by workshop attendees and provided verbatim in this summary.

Repetitive listing of items/ideas represent their multiple occurrences on individual Post-It notes. These items/ideas are listed repeatedly to fully represent all workshop participants' views and input.

TREASURES

Rural Atmosphere/Setting

- Remote
- Country freedom, no more housing added
- Small town feeling!
- Small town country living
- Leave it rural
- Wide open spaces
- Open space
- The rural feel, wide open spaces
- Enjoy open space
- Not overcrowded
- Space, not crowded with lots of people and houses
- Small town feel
- Rural small town community
- Open land
- Open space
- Open space
- Open space
- Rural areas





- Small town
- Views
- Maintain country atmosphere for community
- Life away from OC/LA traffic
- Dark skies, stars, Milky Way
- Rustic
- Enjoy the quiet
- Enjoy my land
- Openness, no crowds
- Open space
- Views
- All the farms, small family
- Open pastures, not crowding
- No shopping center
- Larger roads to get us back and forth fast
- Small town atmosphere; if it appears that way at least
- Sense of “small town” community country feel
- Safe community
- Open space
- I would like to see buses like San Francisco running a fixed route
- Quiet
- Keep rural feel (no high-density housing)
- Open spaces, local history
- Keep small town feel
- Clean looking neighborhood
- Farm area
- I like the quietness of my area
- Open space
- Being able to see the mountains
- Keep hillsides

Equestrian Uses/Wildlife

- Animals (horses/dogs)
- Horse property
- Room to ride safely
- Wildlife, birds, coyotes, skunks

History/Historic Resources

- Local history
- Develop with keeping history in mind
- It's history

Workshop #1 Summary Notes

- Patterson House
- History the town has
- Patterson House
- Rustic themed architecture
- Western theme

Transportation/Railway

- Train tracks with trains
- Improve roads
- Fix the roads
- It's railway



Existing Businesses/Buildings

- Post office
- Church, Patterson House
- Post office
- Frank's Liquor
- Post office, Winchester Market, Chris Burger
- Post office
- Winchester Store
- Store on s/w corner of Winchester & Simpson
- Winchester Store
- Winchester Farms



Parks

- Valley Wide parks
- Double Butte Park
- Park
- Parks with walking for people and space for dogs

Other Treasures

- Don't change Highland Palms= Senior Estates Community; Keep it as a senior 55 plus organization; submission, Homeland
- Realign MAC boundary to edge of Hemet city limit
- Clean up the neighborhood
- It's potential!!!
- No rules



CHALLENGES

Community Options

- No parks
- Lack of restaurants
- Lack of recreation: Camp, Water (Dam) reservoir
- Lack of Entertainment/Recreational

Housing/Home Values

- Home values; Home values too low; keep it affordable
- An incomplete Housing Element with a large percentage of the downtown area left as residential

Growth

- Keep country atmosphere
- Not keeping our country look and feeling
- Keeping the open feel everyone seems to like, but also having more retail, jobs, walking to work, etc. (City movie theater stuff)
- Too many new homes
- Keep it country
- Don't grow too large
- Undesirable people coming in
- Population of bad people coming in
- New growth
- Neighborhood not the same (not all homes kept up, trash)
- Development around Winchester & not in Winchester (loss of possible tax revenue)

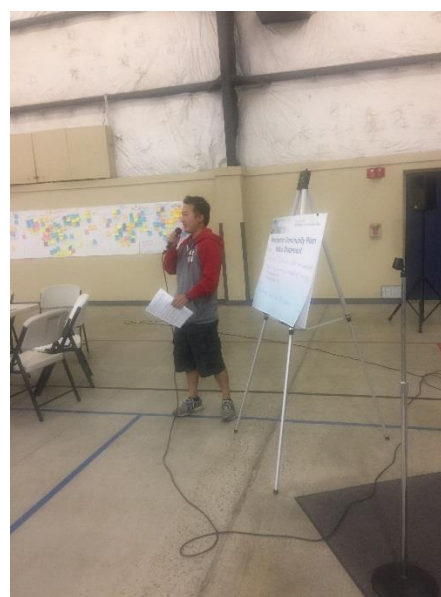
Public Safety/Enforcement

- Not knowing who comes to the town
- Noisy parties and shooting fireworks
- Get rid of gangs
- Enforce Code Enforcement rules
- Public safety, more Sheriff's patrols
- Mail theft
- More police patrols
- Safe city
- Pot growers
- Pot dispensaries
- Unauthorized trash at donation drop-off

Workshop #1 Summary Notes

Circulation/Road Issues

- Local community transportation
- Speeding on Haddock Street
- Higher traffic getting on Hwy 79
- Speeding on Haddock Street
- Accidents on Winchester and Domenigoni
- Traffic accidents
- Adequate roads
- Need density transfer policy to make downtown core work
- Keeping traffic moving and not getting ran over
- Roads; what do we do for traffic?
- Bus stops not well located for people with disabilities
- Traffic issues (speeding)
- East-west connections into Winchester with realignment of Hwy 79
- Better roads
- Winchester/Domenigoni Rd. accidents/fatalities
- Keep Hemet from encroaching on Winchester area specifically California area
- Roads Circulation
- Traffic
- Leon dirt road flooding
- Traffic
- Roads
- Transportation
- Transportation Services



Limited Employment

- Jobs employment – balance rooftops
- Live work in same community
- Limited retail
- Very limited employment opportunities

Improve Infrastructure

- Infrastructure
- Sewers
- Water and sewage processing; all infrastructure; roads
- Flood control
- No sidewalks for students to get to high school on Hwy 74
- Use of resources



- Sewers
- Wells
- Infrastructure needs
- Sewer lines
- Utilities-sewer, water, electric, gas, etc.

Other Challenges

- Design quality
- Attracting money to buy land and re-develop
- Keeping community connected
- The planning process challenges
- Winchester dust
- Stop flooding out my property from the new housing track; 9-foot drainage pipe “flood control”
- Seasonal mosquitoes from Leon Reservoir
- Flag and Winchester

VISIONS

Walkable Areas

- Walkability in commercial corridor
- Walking Downtown
- Beautiful walking parks for people
- Downtown destination- Live, work, play

A Well-Planned Community

- No 3+ buildings
- We will have the most modern engineering in the USA- by codes!
- Clean and pretty, Not industrial and commercial
- More schools
- Live and work in same community
- Ecological design – stellar examples leadership
- Develop standards for future with character
- Well-planned
- I would like combo of Temecula and Norco – old town feel, horse friendly
- Height restrictions 45 feet max
- 30-year vision: condos, apartments, schools, multiple housing of single family housing, commercial, office buildings. Keep the Western flavor
- Art displays in community spaces

Workshop #1 Summary Notes

Preservation of Western theme/History/Historic Resources

- Western theme
- Western theme
- Keep historic areas and feel
- Commercial areas western themed like Temecula Front Street
- Increased land value Old Town Winchester
- Old Town Winchester preserved and land value increased; choke out low income housing

New Businesses/Retail & Entertainment Options

- Gun range, BMX track
- Bring in a Costco
- Movie theater, skating rink, bowling alley
- Pots stores!
- Shooting range
- Grocery store
- More restaurants
- A place to do yoga for seniors
- Outdoor dining
- More businesses
- Local shopping
- Small businesses



Carefully Planned Economic Development/Businesses

- NO Shopping Malls
- No Rite-Aid, Cus, or Dollar Stores
- Stop pot growing in residential areas
- Get rid of pot grows

Parks/Recreation

- More parks
- Recreation corridors and connectors – Double Butte to Salt Creek to MWD Reservoir, etc.
- Trails and land value
- Parks
- Horse/bike trails
- Outdoor community, shooting range
- More neighborhood parks
- Community pool
- A sustainable community
- Campground, city sewer, water/recreation sports
- Baseball fields
- Restriction on old vehicles on their yards



Trains/Revitalized Train Station/Improved Roads

- Street lights on Haddock
- Transportation hub/Trains/Buses
- Traffic control
- Light rail or Metrolink – Downtown
- Light rail systems; From Perris to Winchester & Hemet; Later on from Winchester to Temecula; Right-of-Way already in place
- Metrolink station
- Authorizing in grading roads
- I'd like to see the dirt roads paved so they don't wash out with the rains
- Pave roads in residential areas
- I'd like to see the train station restored
- Train station linked to big cities
- Roads maintained
- Speed bumps on Haddock Street
- Metrolink with an integrated public transportation system
- Metrolink/Railroad
- Speed bumps on Haddock Street
- Street lights

Improved Utilities/Infrastructure

- City sewer hookup
- Having an excellent drainage system
- I would like in the future water trucks

Open Space

- Large land protect
- Green or open space in and around housing areas
- Keep the open space

Other Visions

- Reservoir potential; previous plans and efforts not wasted
- Animal control
- A medical school and hospital (state of the art) with residential included
- Pride of ownership
- Cityhood! With civic buildings City Hall, police fire, theater, libraries
- "Clean Slate" The future is wide open!



Workshop #1 Summary Notes

Vision Statements

Following the Post-It note exercise, workshop attendees separated into small groups and developed group vision statements for the Winchester area. The vision statement describes the community's hopes, dreams, and aspirations; and serves as a tool to help guide short-term and long-term actions. The following vision statements were drafted by workshop participants and provided verbatim in this summary:

Group 1

- Maintain western atmosphere
- Easier access with wider roadways & better parking (parking structures) for recreation & entertainment
- Outdoor recreation by making use of open/available land
- Develop around existing "attractions" to bring in more interest to area
- NO "cookie-cutter" housing
- Keep historical sites
- Rebuild old Winchester train station to be used as a visitors' center & chamber
- Sustainable community

Group 2

A fair sustainable community that is easily accessible get modern as far as solar, winds, water use.

Group 3

Traditional values of a small town community

Walking Downtown—without ward mobility (i.e. train, buses)

- Railroad & Metrolink
- Biking, horseback riding

Winchester, Small Town BIG DREAMS!



Group 4

1. Rural horse property in S.W. corner of MAC Area
2. Industrial park, business park, commercial & tourism destinations near Grand Avenue off-ramp of Hwy 79
3. Metrolink!
4. Hotels and restaurants in Downtown core
5. Recreation in Double Butte area including concert venue
6. Hospital, medical school, civic buildings north of community center
7. Hospitality & Recreation District, campgrounds west of DVL at Lake Skinner
8. Walkable Downtown
9. Modern technology to provide utilities infrastructure
10. Commercial and mixed-use along major streets

Group 5

A clean hometown—rustic, animal and family friendly community for active people. Promotion of a peaceful, trusting atmosphere.

Group 6

Increase Land Value	Plenty of Affordable Housing	Balance Affordability with All Housing	Leverage our Natural, Beautiful Environment
Manage Infrastructure	Control Growth	Provide Attraction to Draw Visitors	Provide Local Job Opportunities
Balance Housing Growth with Transportation	Old Town Attraction for Family	Develop Schools along with Growth	Develop Reservoir Recreation



Group 7

Live work
Light rail/Metrolink/station
Walking Downtown area
Business
Light industrial
Neighborhood retail
Rubber wheel trolley
Equestrian trails
Golf course
Small business
All age housing
Jail

Maintain rural image using rustic themes
Transportation that blends all types: Metrolink, horse trails, bikers, walking
Light industrial, small business, neighborhood retail
Golf course, rubber wheel trolleys to Diamond Valley Lake,
and museum, casino, airport

Group 8

Keep Winchester a family friendly community. Maintain a small community feel. Keep everything local. Good job anchors. Make it a place where people want to live and visit and a destination for recreation: i.e. plan reservoir to be a regional recreation spot. A destination!! Always remembering the past and focusing on the future.

Keep city-hood in mind.