



Winchester Community Plan  
Community Workshop #3  
February 8, 2018  
Valley-Wide Recreation, Frances Domenigoni Community Center  
32665 Haddock Street  
Winchester, CA 92596



On February 8, 2017, the County of Riverside held the third Community Workshop for the Winchester Community Plan project at the Valley-Wide Recreation, Frances Domenigoni Community Center. Attendees were updated on the project schedule and the previous engagement efforts, which included an introduction to the project, community visioning during Workshop 1, and an “Open House” style interactive exercise to discuss different land use topics that impact the community plan in Workshop 2. The feedback received during the first two interactive community workshops can be found online at the website for the Winchester Community Plan

After reviewing background information, workshop attendees watched a brief presentation highlighting the methodology for how the project team determined what areas in Winchester are most available to be planned. These are the areas that do not have existing or proposed entitlements or recent planning efforts such as General Plan Amendments or Policy Area designations. Following the methodology presentation, three draft land use concepts were provided to the community for review. The project team explained the highlights of each concept and what the different land use combinations and locations could mean for the Winchester area.



Lastly, workshop attendees participated in an interactive “Open House” style exercise with two main sets of exhibits. The first set showed large boards of all of the methodology exhibits. The second set of exhibits showed three different draft land use concepts. Members of the project team were present to discuss both the methodology exhibits and the draft land use concepts with workshop attendees, as well as address any concerns or questions. Workshop attendees used post-it notes at each exhibit to record their ideas and hopes for the future of their community. The following comments and ideas regarding each exhibit 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.***

### METHODOLOGY

The methodology exhibits shown at the Community Workshop provided background information on the plan area and outlined the different factors impacting land use. These exhibits informed the public and provided workshop attendees the opportunity to fact check the information as many own land within the plan area. The methodology exhibits present at the third Winchester Community Workshop included:

- The existing General Plan Land Use designations for the plan area, as well as the surrounding areas of Riverside County, the City of Menifee, and the City of Hemet
- General Plan Amendment 1207, the Winchester Policy Area, and the Winchester Community Center Overlay
- Approved Specific Plans within the plan area
- Approved and proposed permit applications for potential future development
- Public open space and trail network
- 2012 community land use planning efforts





## Workshop #3 Summary Notes

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Feedback from residents and community members is critical in developing this type of baseline information as it serves as the foundation for the rest of the land use planning effort. The following comments were received regarding the methodology exhibits.

- Roads near Ano Crest Road and Phino Lane were marked as private, not public roads

## LAND USE CONCEPTS

The three draft land use concepts were the result of baseline research and mapping, input from workshop attendees at the first two Community Workshops, and preliminary meetings with the Winchester Municipal Advisory Council (MAC) Land Use Subcommittee. The concepts were intended to present a wide array of ideas and possibilities in order to stimulate discussion. The following comments were received regarding the draft land use concepts.

### Concept A

- Rapid transit
- Trail continuity
- Why LDR next to SP 322 and not MDR like the map
- Look at adjacent densities in Menifee (south of Domenigoni Parkway)
- Orange = grant
- Much too much CO – This use is phase III in development cycle. Should be LI
- Amenities for seniors
- Transit/shopping/housing
- Move LI in NE corner
- This plan seems the best plan for bringing in jobs but keeps down traffic (compared to adding tourism)
- Suggestion – No MDR in Downtown area
- MU downtown should be either side of Winchester Rd
- Shift Downtown MUA east to Patterson
- Downtown Core MUA – why the slight finger to the west?
- No ghetto
- Why downtown MUA only on westside of Hwy 79?
- Too much commercial at Scott and Leon (Neighborhood commercial would be better)
- Need more Light industrial

### Concept B

- Commercial tourist?
- Why such a large downtown? This is Winchester
- Too much MU in the downtown
- Affordable senior housing
- CO doesn't make sense since there is MUA
- Too much CR at corner of Scott Rd and Leon Rd
- This alternative seems to be the best combination to maintain a rural feel without too much commercial/industrial



- We need jobs – LI along Salt Creek should expand westerly
- Jobs for locals
- Too much MUA adjacent (east) to downtown
- Too large an area of MUA extending beyond Patterson and Rice
- Should there be more light industrial? (NEC) on plan
- 28516 Whittier – I prefer concept B. It gives us more flexibility
- I like concept B because I would like to see more activities, small business, more of a community feel, nice restaurants, etc.

### Concept C

- Parcel 463090013-4 will be divided by 79 realignment and not invalued in BP – Looking for another designation
- Shopping + amenities
- Housing (affordable) for seniors
- Suggest – more CT at California to the intersection at new alignment
- Need more light industrial – suggest at California west – perhaps change some of business park to industrial
- Soboba Casino
- Too much CR on the corner of Scott Rd + Leon Rd
- I enjoy the idea of having a mixed use downtown that promotes the mantra of live, work, play
- Not a huge fan of Alt #3. Foresee traffic and parking issues (not tourism)
- Affordable senior housing
- We need more LI in the north east corner of AHC
- I don't want concept C. There's too much commercial in this one – would negate the rural feel that we want
- Focus more light industrial Near Hemet-Ryan
- I like how concept C promotes more businesses in the area, which will help increase funds coming into the community
- Too much downtown mixed-use, unrealistic
- This region is not business park + commercial office in early development stage – Employment should be LI

