

RIVERSIDE COUNTY

# Winchester Area Plan

**Winchester MAC Meeting  
Thursday, August 8, 2024**



# Workshop Topics

- 1) Outreach Efforts
- 2) Design Guidelines
- 3) Highway 79 Policy Area
- 4) Follow-up Answers
- 5) Schedule



# Recent Outreach Efforts Summary

- Planning Commission Workshop – June 5<sup>th</sup>, 2024
- MAC Meeting – June 13<sup>th</sup>, 2024
- Meeting with City of Menifee Staff – June 18<sup>th</sup>, 2024
- Meeting with City of Temecula Staff – June 26<sup>th</sup>, 2024
- MAC Meeting – August 8<sup>th</sup>, 2024





# RIVERSIDE COUNTY Winchester Area Plan

County of Riverside  
Community of  
**Winchester**  
Design Guidelines



RIVERSIDE COUNTY PLANNING DEPARTMENT  
4080 LEMON STREET, 12<sup>TH</sup> FLOOR,  
RIVERSIDE, CA 92501

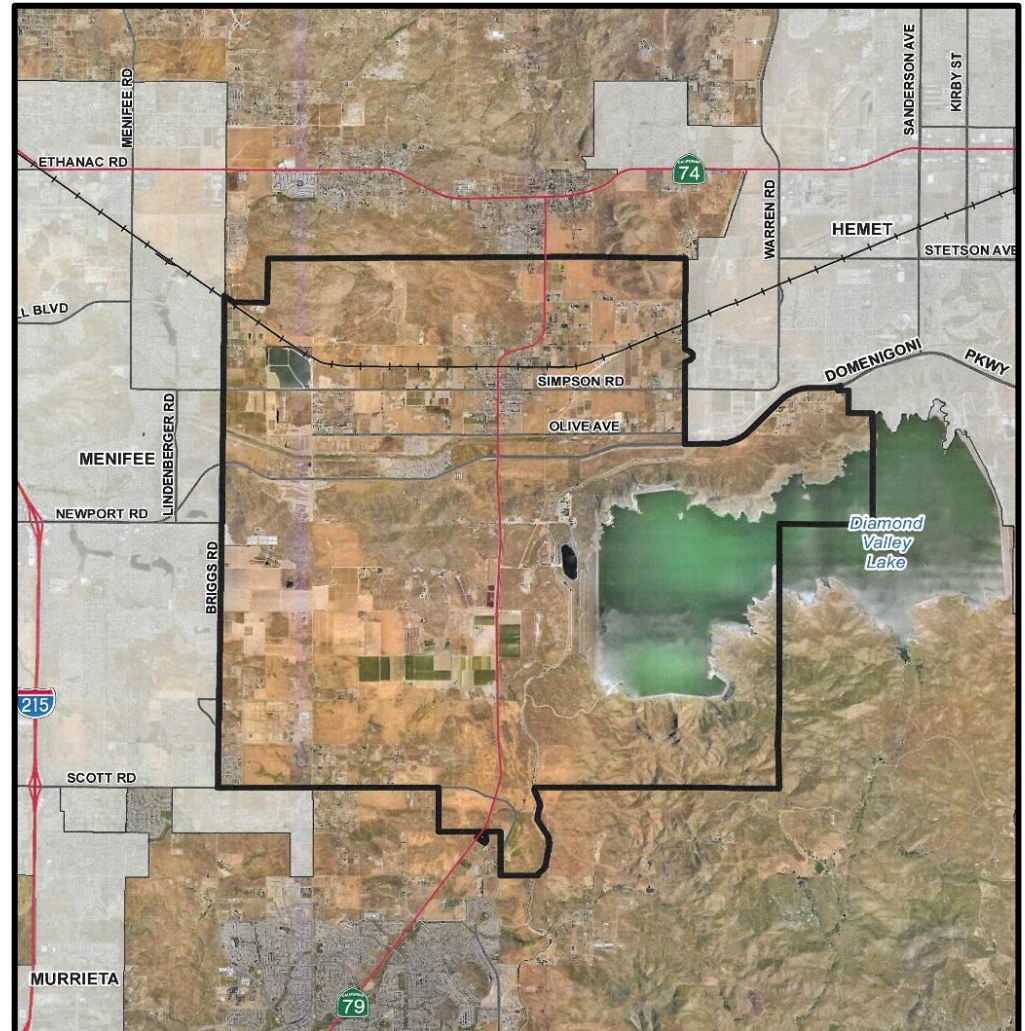
APPROVED BY THE  
BOARD OF SUPERVISORS ON  
DATE

## Design Guidelines

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

### Addresses:

Site Planning  
Architecture  
Walls / Fencing  
Gateways / Monumentation  
Landscaping  
Trails



# Design Guidelines

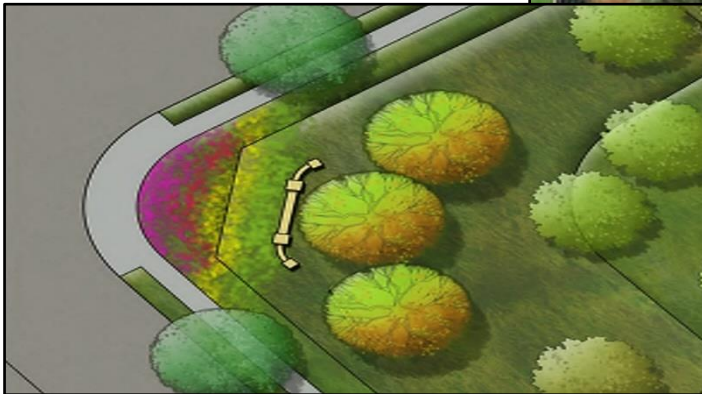
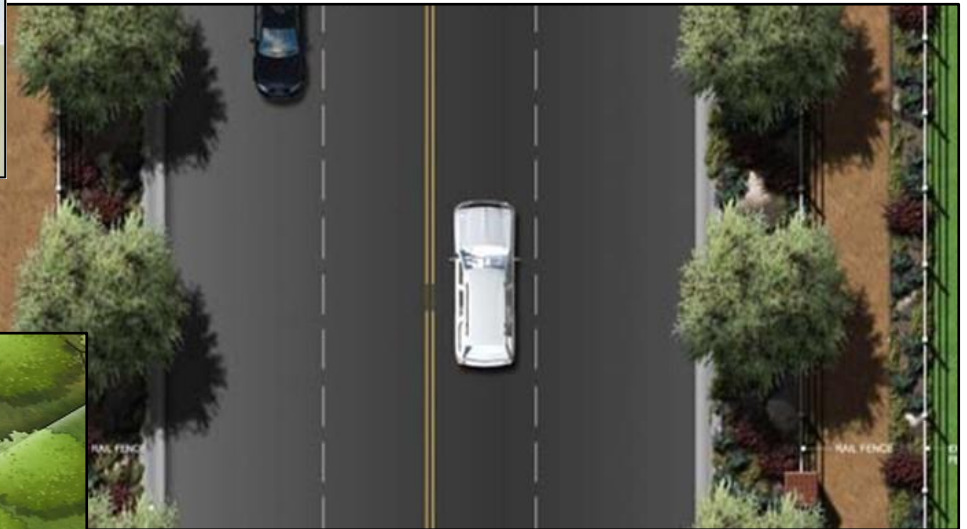
## Guidelines Overall Goals:

- 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



# Design Guidelines





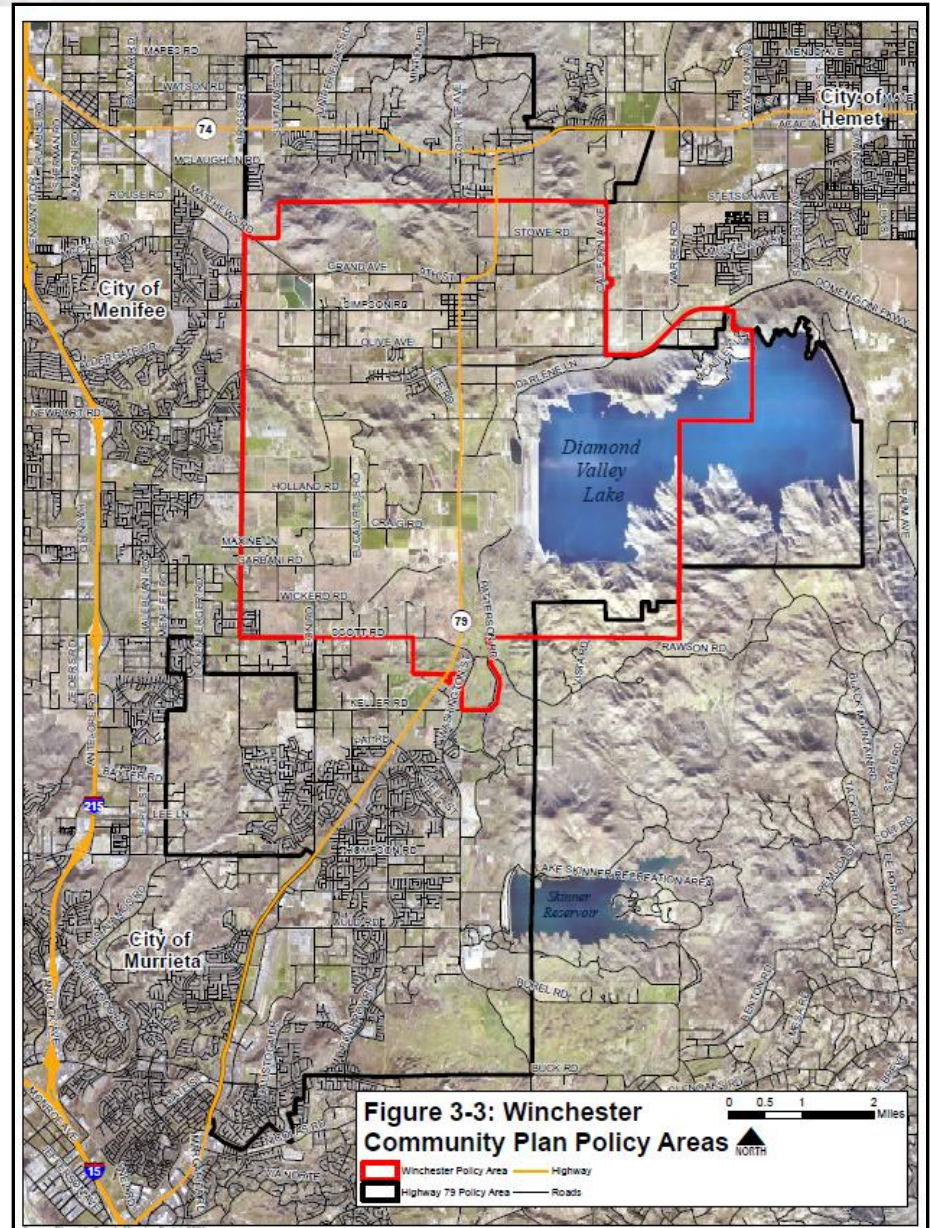
# Design Guidelines



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

## 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.





# Winchester Policy Area

## Boundary:

North = Stetson Avenue

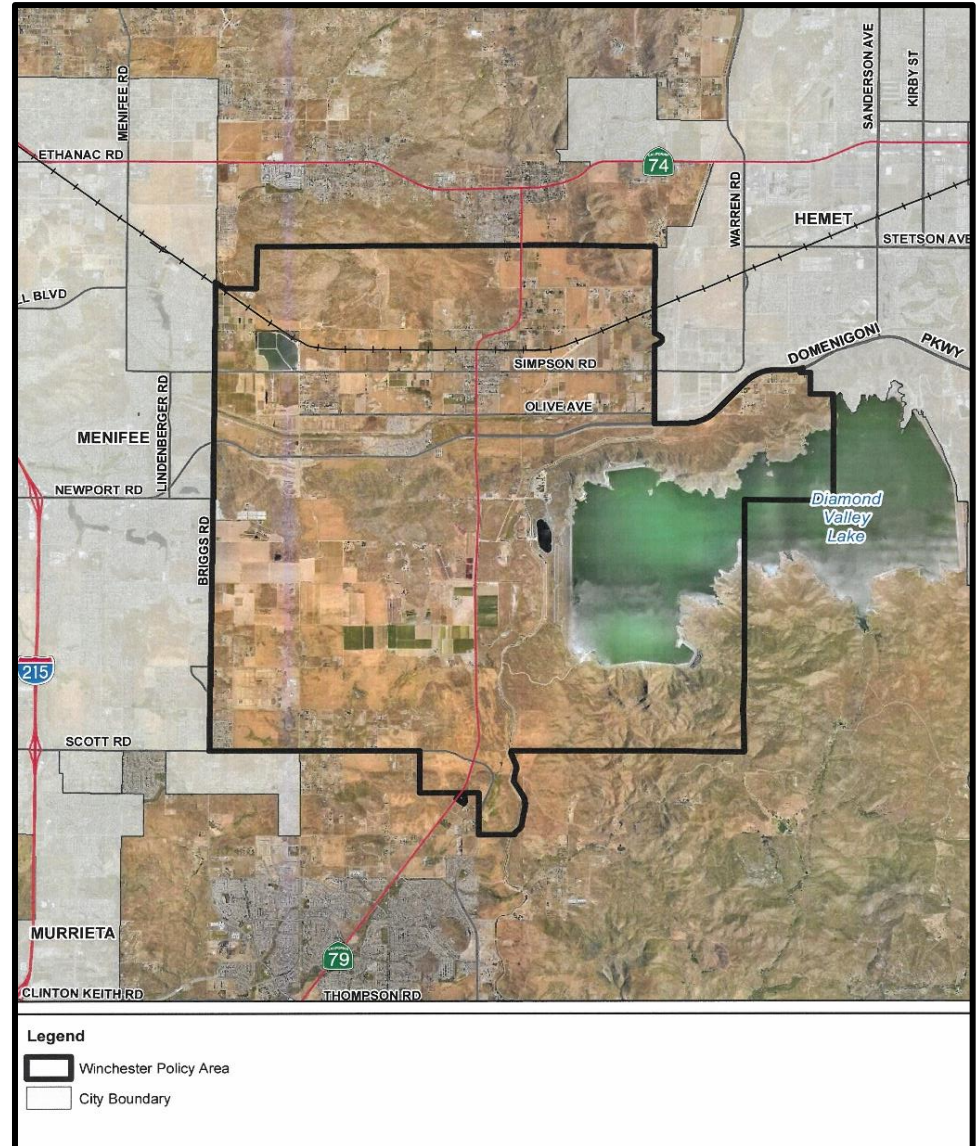
West = Briggs Road

South = Scott Road

East = Hidden Valley Road

## 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) Fee is tiered, based upon dwelling unit size – Nexus Study is being wrapped up





# Follow-up Answers

- 1) Will the Patterson House be adversely affected by the new land use designation of Medium Density Residential at its site?

The Patterson House property currently has a General Plan Land use of Low Density Residential, which is actually more inconsistent with the actual use of the property. The Winchester Plan proposes to change it to Mixed Use, which allows more commercial types of uses including museums and businesses.

- 2) Business Park area and downtown compatibility  
Design, landscaping, access, lighting, landscaping, etc...


- 3) Adaptability of the Winchester Plan over time – Changes in market conditions.

Maintain core goals and principals – changes to land use patterns organically happen over time – General plan is not set in stone, but establishes a vision

- 4) EIR Recirculation?

It will be noticed for public review again, in conjunction with the Planning Commission notice. Includes response to comments from previous letters.

## Next Steps - Schedule



Task	Date
Winchester MAC Meeting	August 8, 2024
Wrap up EIR response to comments	Jul / Aug, 2024
Release EIR & Public Hearing Notice	Week of Aug 12-16, 2024
Release accompanying Winchester Plan documentation	Week of Aug 12-16, 2024
Wrap up Nexus Study	Aug, 2024
Prepare for Planning Commission Hearing	Aug / Sep, 2024
Planning Commission Hearing	September 18, 2024
Board of Supervisors Hearing	October 29, 2024
Final Plan Adoption (General Plan Cycle)	Nov / Dec, 2024

# Thank You Questions?

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