

III. SPECIFIC PLAN

A. DEVELOPMENT PLANS AND STANDARDS

◆ PLANNING OBJECTIVES

Many important issues were thoroughly examined and considered during the preparation of this Specific Plan. Engineering feasibility, market acceptance, economic viability, County Comprehensive General Plan goals, Southwest Area Community Plan goals, development phasing, and local community goals all were considered during the planning process. In order to ensure the functional integrity, economic viability, environmental sensitivity and positive aesthetic impact of this Specific Plan, specific planning and development goals for the project were established and supported by this extensive analysis. With these specific project goals in mind, the WINCHESTER 1800 Specific Plan:

- Furnishes a plan for development that is sensitive to the environment as well as aesthetically pleasing, and one that provides for noise suppression, protection of health and safety and the promotion of the people, community and region.
- Considers topographic, geologic, hydrologic and environmental opportunities and constraints to create a design that essentially conforms to the condition of the land by maintaining and using basic landforms where practical.
- Anticipates marketing needs and public demand by providing varying housing types, styles, sizes and values that will be marketable within the evolving economic profile of surrounding communities as well as within Riverside County.
- Attracts commercial uses that will serve community needs and the needs of the surrounding area while supplying an employment base for local residents within Riverside County, conveniently located to minimize commuting distances.
- Provides backbone infrastructure systems and public facilities to support development in an efficient and timely manner.
- Reinforces the community identity of the project vicinity through control of project design elements such as architecture, landscaping, color, paving, walls, fencing, sign age and entry treatments.

- ❑ Develops an environment that is visually attractive and efficiently and effectively organized, including a pleasing landscape palette.
- ❑ Maintains consistency with the County's Noise Element by properly mitigating noise generating uses that exceed the maximum suggested dBA level.
- ❑ Integrates with the character of surrounding communities and establishes a development that results in logical coordinated growth.
- ❑ Provides for a long-range comprehensive planning approach to development which cannot be accomplished on a parcel-by-parcel basis.

1. Specific Land Use Plan

a. **Project Description**

Upon completion, The WINCHESTER 1800 Specific Plan will contain a high quality master-planned community, primarily composed of residential, commercial, open space and recreation land uses. Residential planning areas vary in density from 0.2 du/ac to 15.0 du/ac. The various residential product types will be designed to meet the market need in the urbanizing French Valley area of Riverside County, while maintaining a sensitive approach to design relative to existing topography and additional environmental conditions. When fully developed, a maximum of 4,870 dwelling units will be built in WINCHESTER 1800. These residences will be divided among a range of lot sizes as depicted in the *Specific Land Use Plan* (Figure III-1). The WINCHESTER 1800 Specific Plan will ensure a well-balanced community by incorporating commercial centers, school sites, parks and a variety of open space uses into a master-planned development.

Specific information on each of the planning areas within WINCHESTER 1800 is provided within Section III.B, Planning Area Development Standards, in the Detailed Land Use Summary (Table II), and in Planning Area Figures III-12 through III-37.

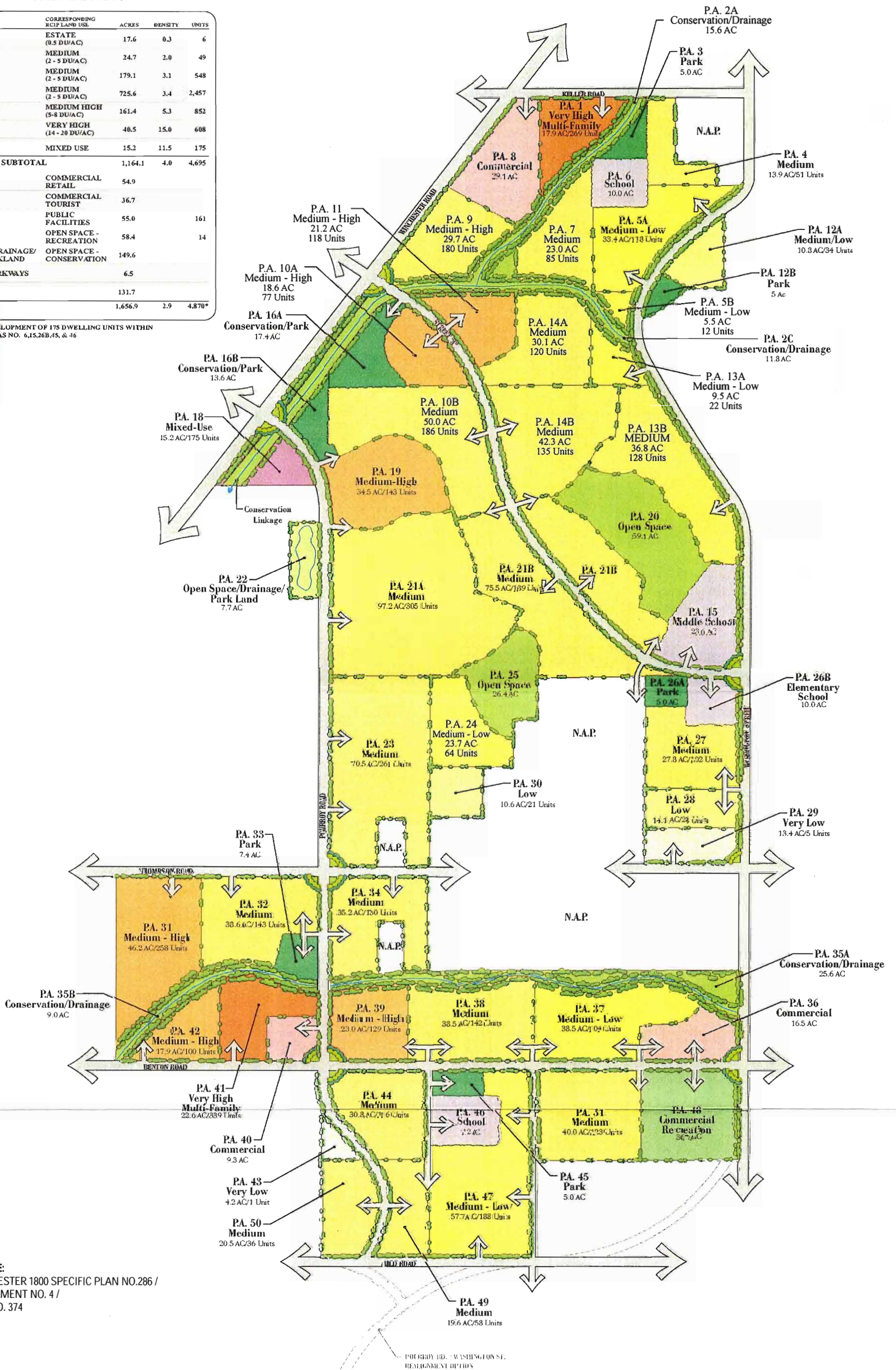
The proposed land uses within WINCHESTER 1800 are as follows:

- ❑ RESIDENTIAL -Residential densities within the project will average 2.9 dwelling units per acre overall. In conformance with project goals, a variety of housing styles, sizes and values are proposed, appealing to a wide range of

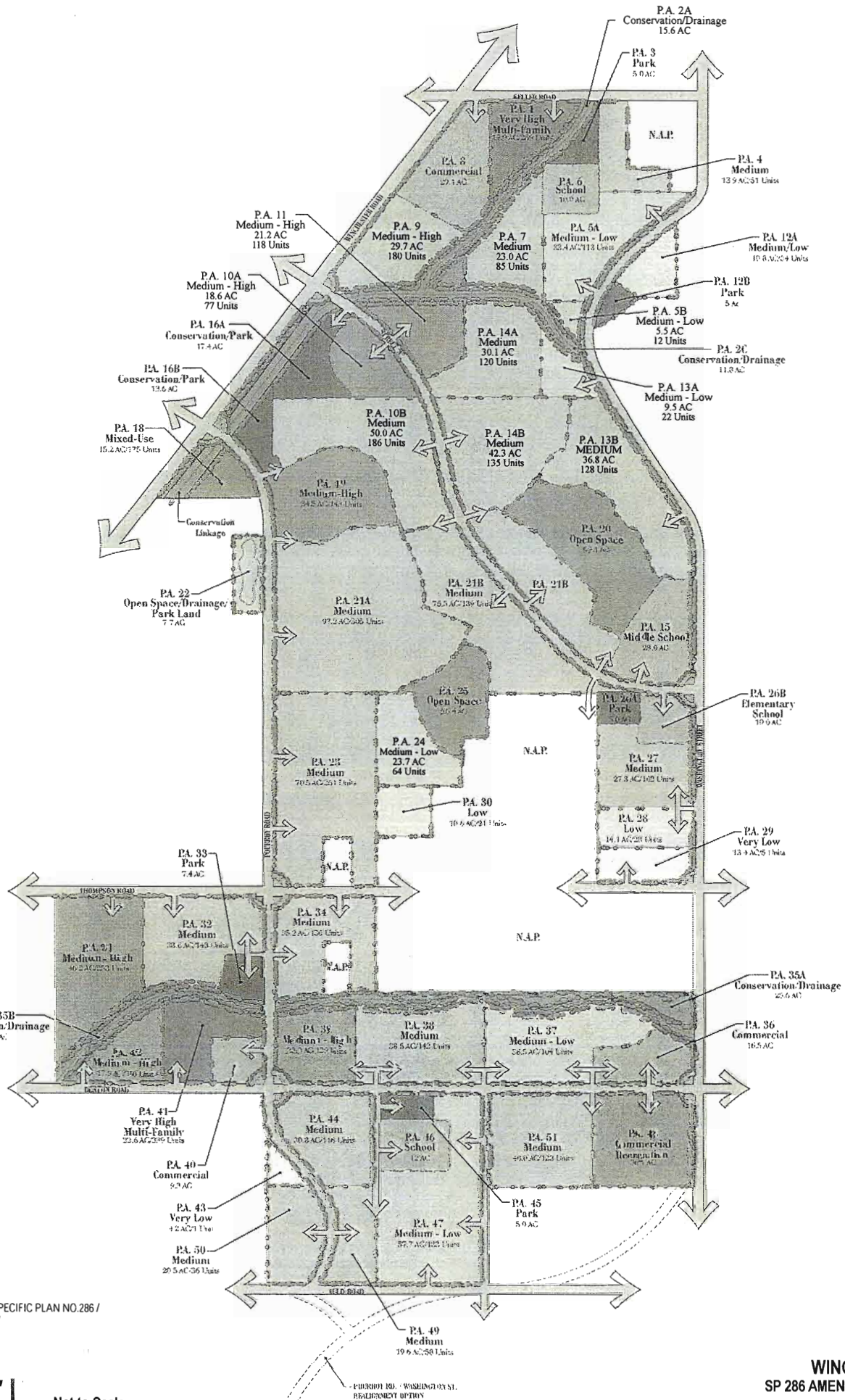
STATISTICAL ABSTRACT

SPECIFIC PLAN LAND USE	CORRESPONDING RCU/LAND USE	ACRES	DENSITY	UNITS
VERY LOW 34 DU/AC	ESTATE (0.5 DU/AC)	17.6	0.3	6
LOW 2.0 DU/AC	MEDIUM (2 - 5 DU/AC)	24.7	2.0	49
MEDIUM-LOW 7,200 sq. ft. lot	MEDIUM (2 - 5 DU/AC)	179.1	3.1	548
MEDIUM 7,200 sq. ft. lot	MEDIUM (2 - 5 DU/AC)	725.6	3.4	2,457
MEDIUM-HIGH 5,000 sq. ft. lot	MEDIUM HIGH (5-8 DU/AC)	161.4	5.3	852
VERY HIGH MULTI-FAMILY	VERY HIGH (14 - 20 DU/AC)	46.5	15.0	608
MIXED USE	MIXED USE	15.2	11.5	175
RESIDENTIAL SUBTOTAL		1,164.1	4.0	4,695
COMMERCIAL	COMMERCIAL RETAIL	54.9		
COMMERCIAL RECREATION	COMMERCIAL TOURIST	36.7		
SCHOOLS	PUBLIC FACILITIES	55.0		161
ACTIVE PARKS	OPEN SPACE - RECREATION	58.4		14
OPEN SPACE/DRAINAGE/ CONSERV./PARKLAND	OPEN SPACE - CONSERVATION	149.6		
EXPANDED PARKWAYS		6.5		
ROADS		131.7		
TOTAL		1,656.9	2.9	4,870*

*INCLUDES DEVELOPMENT OF 175 DWELLING UNITS WITHIN PLANNING AREAS NO. 6,15,26B,45, & 46



SOURCE:
WINCHESTER 1800 SPECIFIC PLAN NO.286 /
AMENDMENT NO. 4 /
E.I.R. NO. 374



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 WINCHESTER 1800 SPECIFIC PLAN NO. 286 /
 AMENDMENT NO. 4 /
 PLAN NO. 374



Not to Scale

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WINCHESTER 1800
 SP 286 AMENDMENT 5 / EIR 374
SPECIFIC PLAN LAND USE PLAN

future WINCHESTER 1800 residents. Residential planning areas account for 1,158.5 acres of the project site, containing 4,695 dwelling units. The housing mix will fall within seven density ranges, varying from "Very Low" (0.34 du/ac) to "Very High Multi-Family" (15 du/ac).

- **Very Low Density Residential (0.34 du/ac)** - will consist of 6 dwelling units on 17.6 acres of land. These units are proposed for Planning Areas 29 and 43.
- **Low Density Residential (2.0 du/ac)** - will consist of 49 dwelling units on 24.7 acres of land. These units are proposed for Planning Areas 28 and 30.
- **Medium Low Density Residential - 7,200 S.F. Lots (3.0 du/ac)** - will consist of 542 dwelling units on 179.1 acres of land. These units are proposed for Planning Areas 5A, 5B, 12A, 13A, 24, 37, and 47.
- **Medium Density Residential - 7,200 S.F. Lots (3.3 du/ac)** - will consist of 2,310 dwelling units on 690.3 acres of land. These units are proposed for Planning Areas 4, 7, 10B, 13B, 14A, 14B, 21A, 21B, 23, 27, 32, 34, 38, 44, 49, 50 and 51.
- **Medium High Density Residential - 5,000 S.F. single family detached lots as well as single family attached or multiple family units (5.3 du/ac)** - will consist of 1,005 dwelling units on 191.1 acres of land. These units are proposed for Planning Areas 9, 10A, 11, 19, 31, 39 and 42.
- **Very High Density Residential Multi-Family (15.0 du/ac)** - will consist of 608 dwelling units on 40.5 acres of land. These units are proposed for Planning Areas 1 and 41.
- **Mixed Use (11.5 du/ac)** - will consist of 175 dwelling units on 15.2 acres of land. These units are proposed for Planning Area 18.
- **COMMERCIAL** -The commercial uses within the WINCHESTER 1800 community consist of 54.9 acres overall. Located adjacent to major transportation corridors for accessibility and convenience, these commercial centers will provide shopping opportunities for residents as well as regional travelers along Winchester, Benton and Washington Roads. In addition, residents from surrounding communities will be serviced by the proposed commercial centers. Four commercial centers will be located throughout the site in Planning Areas 8, 36 and 40.

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- **COMMERCIAL RECREATION** - A 36.7 acre commercial recreation center is planned adjacent to Benton and Washington Roads in Planning Area 48. This commercial center is anticipated to provide recreation-orientated commercial services to users of the nearby Lake Skinner recreational facilities. This site could also accommodate a Recreational Vehicle (RV) park or similar use.
- **SCHOOLS** - Four (4) school sites are planned on a total of 55.0 acres of land, in Planning Areas 6, 15, 26B, and 46. Each school site is strategically located adjacent to a proposed park, enabling the school to take advantage of additional recreational opportunities. The Specific Plan contains an option that will allow for residential development should the School District elect not to develop on the designated Planning Areas. Under this option, an additional 161 Medium Low Density residential unit could be built within the Specific Plan. Planning Area 6 would allow 27 units. Planning Area 15 would permit 75 units, Planning Area 26B another 27 units and Planning Area 46 would also 32 units.
- **PARKS AND CONSERVATION/PARKS** - Seven (7) active park sites are planned for WINCHESTER 1800 totaling 58.4 acres of land, in Planning Areas 3, 12B, 16A, 16B, 26A, 33 and 45. These parks vary in size from 5.0 acres to 17.4. acres and will offer a variety of passive and active recreational opportunities to residents of the WINCHESTER 1800 community. Parks are further delineated in Section IV.A., Landscape Guidelines
- **OPEN SPACE/DRAINAGE AND CONSERVATION/DRAINAGE** - A total of 155.2 acres are proposed for open space/drainage uses. The project dedicated 62.0 acres in Planning Areas 2A, 2C, 35A and 35B as open space/drainage corridors, portions of which will be viewed as greenbelt/paseo systems. These areas will incorporate a variety of pedestrian-oriented, non-vehicular trail networks, including a Regional Recreational Trail. Included in the project's total open space/drainage acreage, is the preservation of 85.5 acres of natural, undisturbed open space, in Planning Areas 20 and 25. This area contains scenic topographical features, providing further visual identity to the WINCHESTER 1800 community. Planning Area 22 has been converted from residential to open space/drainage/park land. This area will include a detention basin and first-flush facilities as approved by the state Regional Water Quality Control Board to filter the on-site flows through the property.
- **ROADS** - The project includes the implementation of approximately 131.7 acres of major roadways, in addition to 6.5 acres of expanded landscaped parkways. The Riverside County Master Plan of Streets and Highways will adequately serve future traffic volumes for the region. On-site traffic

will be conveyed by a hierarchical circulation system which ranges in right-of-way width from 60 feet to 134 feet.

b. Land Use Development Standards

To ensure the orderly and sensitive development of land uses proposed for the WINCHESTER 1800 Specific Plan, special mitigations have been created for each planning area. These area-specific standards, which are thoroughly discussed in Section III.B, Planning Area Development Standards, will assist in efficiently implementing the proposed development. In addition to these specific guidelines, project-wide development standards have also been prepared which complement the diverse conditions within each planning area. These general standards are:

- 1) The total Specific Plan area shall be developed with a maximum of 4,870 dwelling units on 1,656.9 acres, as illustrated on Figure III-I, Specific Land Use Plan (a reduced black and white version of the Specific Land Use Plan is shown on Figure III-IA). General uses permitted will include residential, mixed use, commercial, commercial recreation, schools, active park, and open space/drainage uses, as prescribed on the *Specific Land Use Plan* and in the individual planning areas (Figures III-12 thru III-37).
- 2) Uses and development standards will be in accordance with the County of Riverside Zoning Code and will be defined by Specific Plan objectives, future detailed plot plans, the Specific Plan Zoning Ordinance, and potential conditional use permits as appropriate.
- 3) Standards relating to signage, landscape, parking and other related design elements will conform to the County of Riverside Zoning Code Ordinance No. 348. When appropriate and necessary to meet the goals of this Specific Plan, the standards contained within this document will exceed the zoning code requirements. In addition, a Specific Plan Zoning Ordinance will be processed concurrently with this Specific Plan.
- 4) All project lighting shall be in accordance with applicable Riverside County standards, including Ordinance No. 655 regarding Mt. Palomar Observatory standards.
- 5) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinances No. 348 and 460. Development shall conform substantially with adopted Specific Plan No. 286.
- 6) Except for the Specific Plan Zone Ordinance adopted concurrently with this Specific Plan, no portion of this Specific Plan which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted Specific Plan.
- 7) A land division filed for the purpose of phasing or financing shall not be considered an implementing development application and, as such, shall not be subject provided that if the maintenance organization is a property owners'

association, the legal documentation necessary to establish the association shall be recorded concurrently with the recordation of the final map.

- 8) Common areas identified in the Specific Plan shall be owned and maintained as follows:
 - a) A permanent master maintenance organization shall be established for the Specific Plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
 - b) Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
 - c) The maintenance organization shall be established prior to, or concurrent with, the first land division or issuance of any building permit for any approved development permit. The ownership and maintenance responsibility shall be identified for each open space lot at the time Tentative Subdivision Maps are filed.

- 9) The applicant shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers and employees from any claim, action or proceeding against the County of Riverside or its agents, officers or employees to attach, set aside, void or annul an approval of the County of Riverside, its advisory agencies, appeal boards or legislative body concerning the Specific Plan. The County of Riverside will promptly notify the applicant of any such claim, action or proceeding against the County of Riverside and will cooperate fully in the defense. If the County fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the County of Riverside.

- 10) Prior to issuance of a building permit for construction of any use contemplated by this Specific Plan approval, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.
- 11) An environmental assessment shall be conducted for each Tract, Plot Plan, Specific Plan Amendment or any other discretionary permit required to implement the Specific Plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in EIR No. 374 prepared for this Specific Plan.
- 12) Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan zone herein applied to the property.
- 13) Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures and circulation (vehicular, pedestrian and/or bicycle).
- 14) Passive solar heating techniques shall be employed whenever practical within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems.
- 15) If necessary, roadways, infrastructure, parks and open space may be coordinated: by and paid for through an assessment or community facilities district or community service area to facilitate construction, maintenance and management.
- 16) Final development densities for each planning area shall be determined through the appropriate development application up to the maximum density identified based upon but not limited to the following: a) adequate availability of services; b) adequate access and circulation; c) innovation in building types and design; d) sensitivity to landforms; e) density transfer; f) sensitivity to neighborhood design through lot and street layouts; g) lot sizes as proposed by this Specific Plan; and h) density bonuses for affordable housing.

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- 16) Final development densities for each planning area shall be determined through the appropriate development application up to the maximum density identified based upon but not limited to the following: a) adequate availability of services; b) adequate access and circulation; c) innovation in building types and design; d) sensitivity to landforms; e) density transfer; f) sensitivity to neighborhood design through lot and street layouts; g) lot sizes as proposed by this Specific Plan; and h) density bonuses for affordable housing.
- 17) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchasers shall be deed restricted so as to create open space easements and prohibit grading, construction or other development activity in such open space.
- 18) Designation and/or dedication of park land and open space acreage, necessary to satisfy both County and State requirements, will be based on the final number of dwelling units and subsequent population generated by the WINCHESTER 1800 Specific Plan as adopted by the Riverside County Board of Supervisors, unless otherwise amended. Private recreational facilities shall be provided within the Multi-Family Residential Planning Areas (Planning Areas 1 and 41) and may receive appropriate parkland credit subject to Riverside County formulas.
- 19) Prior to the issuance of building permits, improvement plans for adjacent developed common open space areas, including irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. Irrigation plans shall be certified by a landscape architect.
- 20) For the security and safety of future residents, the applicant and/or development shall incorporate the following design concepts within each individual tract:
 - a) Circulation for pedestrians, vehicles and police patrols.
 - b) Lighting of streets, walkways and bikeways.
 - c) Visibility of doors and windows from the street and between buildings, where practical.
 - d) Fencing heights and materials which are developer's responsibility.

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- 21) It is anticipated that maintenance associations, if formed, will be established as follows:

The master property owners' association shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners' association shall be responsible for parking, open space areas, signing, landscaping, irrigation, common areas and other responsibilities as necessary.

- 22) Construction of certain public facilities and infrastructural requirements (such as schools, sewers, water, roadways, among others) may be financed through a community facilities district (CFD). Financing of these facilities through a CFD may substitute for the payment of fees that would have financed those facilities.
- 23) No second story balconies shall face the roadway for units located inside the 60 CNEL impact zone due to potential noise impacts. If such balconies are planned, additional noise mitigation will be required.
- 24) A comprehensive geotechnical report shall be submitted for review and approval to the Riverside County Planning Department Engineering Geologist with each Tentative Map or use permit.
- 25) All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 787, subject to approval by the Riverside County Fire Department. Fire flows over 3,000 gpm shall be for 3 hours duration.

**Table II
DETAILED LAND USE SUMMARY**

Land Use	Planning Area (PA)	Gross Acres	Density Range	Dwelling Density	Maximum Dwelling Units
RESIDENTIAL					
Very Low (0.3 du/ac)	29	13.4	0.2-0.4	0.4	5
	43	4.2	0.2-0.4	0.2	1
	<i>Subtotal:</i>	17.6			6
Low (2.0 du/ac)	28	14.1	0.4-2.0	2.0	28
	30	10.6	0.4-2.0	2.0	21
	<i>Subtotal:</i>	24.7			49
Medium Low (7,200 s.f.)	5A	33.4	2.0-4.0	3.5	118
	5B	5.5	2.0-4.0	2.2	12
	12A	10.8	2.0-4.0	3.1	34
	13A	9.5	2.0-4.0	2.3	22
	24	23.7	2.0-4.0	2.7	64
	37	38.5	2.0-4.0	2.7	104
	47	57.7	2.0-4.0	3.3	188
<i>Subtotal:</i>	179.1			542	
Medium (7,200 s.f.)	4	13.9	2.0-5.0	3.7	51
	7	23.0	2.0-5.0	3.7	85
	10B	50.0	2.0-5.0	3.7	186
	13B	36.8	2.0-5.0	3.9	128
	14A	30.1	2.0-5.0	4.0	120
	14B	42.3	2.0-5.0	3.5	135
	21A	97.2	2.0-5.0	3.1	305
	21B	75.5	2.0-5.0	2.5	189
	23	70.5	2.0-5.0	3.7	261
	27	27.8	2.0-5.0	3.7	102
	32	38.6	2.0-5.0	3.7	143
	34	35.2	2.0-5.0	3.7	130
	38	38.5	2.0-5.0	3.7	142
	44	30.8	2.0-5.0	3.8	116
	49	19.6	2.0-5.0	3.0	58
	50	20.5	2.0-5.0	1.7	36
51	40.0	2.0-5.0	3.0	123	
<i>Subtotal:</i>	690.3			2,310	
Medium High (5,000 s.f.)	10A	18.6	5.0-8.0	4.1	77
	11	21.2	5.0-8.0	5.6	118
	19	34.5	5.0-8.0	4.1	143
	31	46.2	5.0-8.0	5.6	258
	39	23.0	5.0-8.0	5.6	129
	42	17.9	5.0-8.0	5.6	100
(Multi Family)	9	29.7	5.0-8.0	6.1	180
<i>Subtotal:</i>	191.1			1,005	

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**Table II
DETAILED LAND USE SUMMARY**

Land Use	Planning Area (PA)	Gross Acres	Density Range	Dwelling Density	Maximum Dwelling Units
Very High (Multi Family)	1	17.9	14.0-20.0	15.0	269
	41	22.6	14.0-20.0	15.0	339
	<i>Subtotal:</i>	40.5			608
Mixed Use	18	15.2	8.0-14.0	11.5	175
Residential Acres/DUs		1,158.5		4.1	4,695
NON-RESIDENTIAL					
Commercial	8	29.1			
	36	16.5			
	40	9.3			
	<i>Subtotal:</i>	54.9			
Commercial Recreation	48	36.7			
	<i>Subtotal:</i>	36.7			
Schools	6	10.0	2.0-4.0	2.7	27
	15	23.0	2.0-4.0	3.4	75
	26B	10.0	2.0-4.0	2.7	27
	46	12.0	2.0-4.0	2.7	32
	<i>Subtotal:</i>	55.0			161
Parks and Conservation/Parks	3	5.0			
	12B	5.0			
	16A	17.4			
	16B	13.6			
	26A	5.0			
	33	7.4			
	45	5.0			14
	<i>Subtotal:</i>	58.4			14
Open Space/Drainage and Conservation/Drainage	2A	15.6			
	2C	11.8			
	20	59.1			
	22	7.7			
	25	26.4			
	35A	25.6			
	35B	9.0			
	<i>Subtotal:</i>	155.2			
Expanded Parkways		6.5			
Roads		131.7			
	<i>Subtotal:</i>	138.2			
Nonresidential Acres/DUs		498.4			175
PROJECT TOTAL		1,656.9		2.9	4,870

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