

1. Specific Land Use Plan

a. Project Description

The Crossroads in Winchester is a relatively small specific plan, with eight residential planning areas and a maximum of 791 dwelling units proposed. Residential areas comprise 78 percent of the total plan acreage, while parks and open space comprise 14 percent. The residential uses will be constructed in compliance with a site design that is consistent with the Riverside County Comprehensive General Plan, while maintaining a sensitive approach to developing relative to existing topography and surrounding land uses. There is also proposed a 12-acre commercial site comprising five percent of the total land mass, while the remaining acreage is utilized for arterials and roadways.

Specific information on each of the planning areas within The Crossroads in Winchester is provided within Section IV.B., and includes Planning Area Development Standards, a Detailed Land Use Summary (Table IV-1), and Planning Area illustrations in Figures IV-19 to IV-28.

**TABLE IV-1
THE CROSSROADS IN WINCHESTER
LAND USE TABULATION**

Planning Area Number	Land Use	Gross Area (Acres)	Density (DU/AC)	Dwelling Units (D.U.)
1	Medium	21.7	5.0	109
2	Park	5.0	---	---
3	Medium	31.5	5.0	158
4	Commercial	12.0	---	---
5	Medium	17.5	4.8	84
6A	Medium High	10.0	7.0	70
6B	Medium	20.4	4.8	99
7	Park	5.0	---	---
8	Medium	12.6	3.9	49
9	Medium	36.2	3.9	142
10	Medium	20.4	3.9	80
11	Open Space	23.0	---	---
	Roadway	6.7	---	---
Totals		222.0	3.6	791

The proposed land uses within the Specific Plan include:

- **Residential** - When completed the Crossroads at Winchester Specific Plan will be composed of a mix of residential uses to include medium density (2-5 du/ac) and medium high (5-8 du/ac). Eight planning areas of the Specific Plan are designated for residential development: Planning Areas (P.A.) 1, 3, 5, 6A, 6B, 8, 9, and 10. Overall residential density within the project is equal to 3.6 dwelling units per acre (du/ac); net density equals 791 units on 170.3 acres, or 4.6 du/ac. This density is consistent with specific plans in the vicinity of The Crossroads in Winchester, including Menifee North (adopted SP 260), Menifee East (adopted SP 247), Winchester Hills (proposed SP 293) and Menifee Ranch (proposed SP 301). Single family detached lot sizes are proposed to be no less than 5,000 square feet (see Section III, Zoning Ordinance).
- **Commercial** - The Crossroads at Winchester will contain one highway-oriented commercial site totalling 12.0 acres, in Planning Area 4, located at the intersection of Highway 79 and Newport Road. The commercial site will have visibility from both roadways, with full access from interior roadways only and limited access from and Newport Road.
- **Parks** - The Specific Plan will contain two parks. These parks are to be located in Planning Areas 2 and 7, and will total 10.0 acres. The residential areas located north of Newport Road (Planning Areas 1 and 3) and residential areas located south of Newport Road (Planning Areas 5, 6A, 6B, 8, 9 and 10) each have a park located at its center. This design will alleviate the need for residents to cross an urban arterial to use a neighborhood park. Additionally, a well-developed system of paseos and enhanced walkways is proposed in the plan to offer residents non-automotive alternatives to travel between the neighborhoods.
- **Open Space/Greenbelt/Paseo Greenbelt** - Approximately 10 percent of The Crossroads at Winchester Specific Plan will consist of open space and paseo greenbelts. The open space will consist of approximately 23.0 acres and will assure that the hillsides and ridgelines within the plan will remain in a natural state. A half-mile of frontage along the Salt Creek Corridor, a natural waterway system, affords residents access to the proposed multi-purpose recreation area within the creek's 520-foot right-of-way. The waterway will be left with a natural soft bottom and sides, allowing for naturally-occurring riparian growth. Paseo locations, identified in the Planning Area descriptions, will assist in linking recreational and residential development. See Figure IV-14 Open Space and Recreation. Since these paseos are located in specific planning areas but their size is not defined, their acreage is not included in open space calculations.

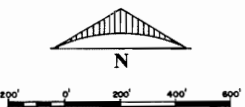
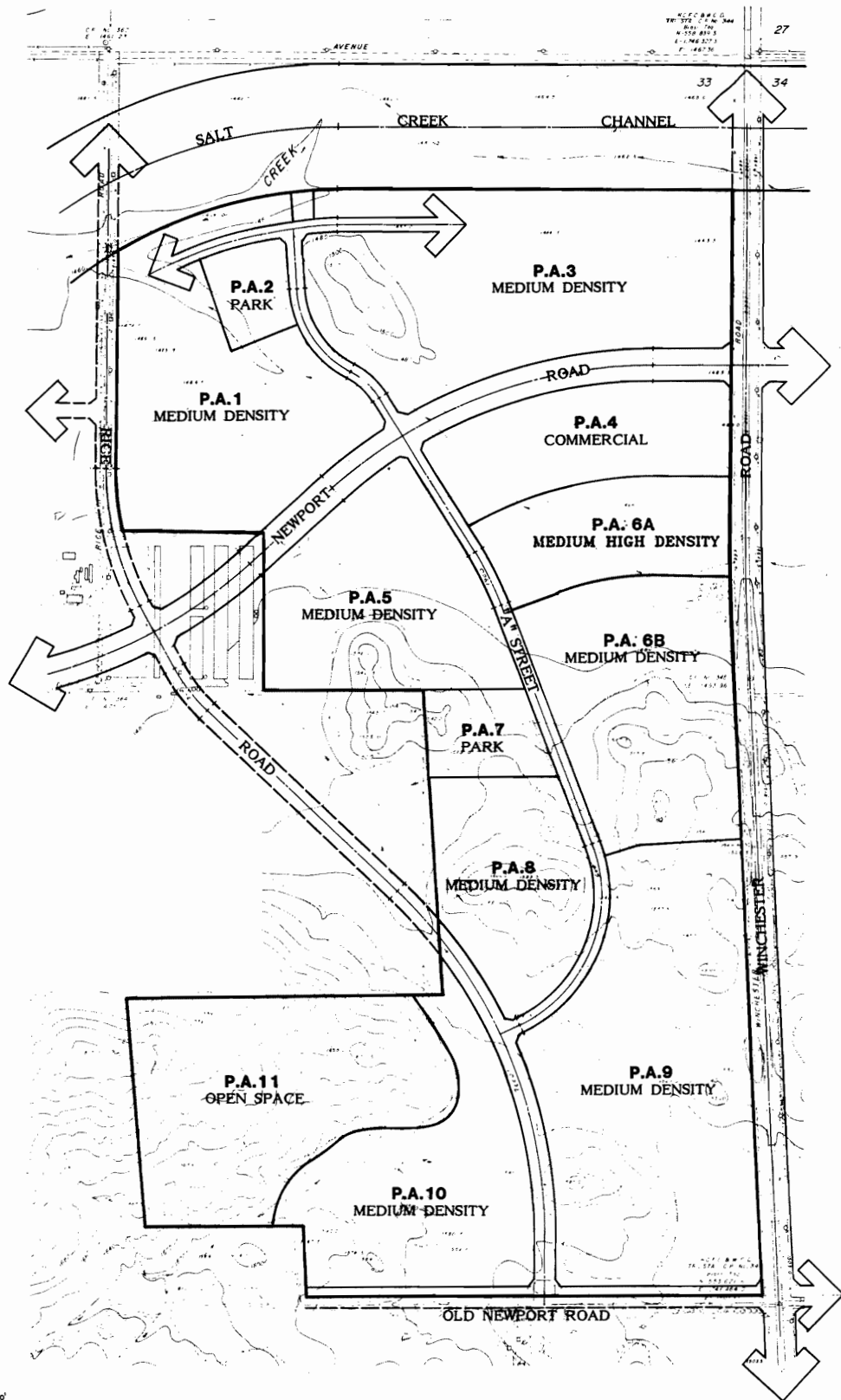
- **Roads** - The project consists of 6.7 acres of major roadways. These circulation routes range from 88-foot secondary streets to 134-foot arterial highways.

b. Development Standards

In order to ensure the orderly and sensitive development of the residential and recreational uses proposed for the Specific Plan, standards and mitigation procedures have been created for each planning area. These area-specific standards, discussed in detail in Section IV.B., Planning Area Development Standards, will assist in accommodating the proposed development and in providing adequate transitions among the neighboring uses.

In addition to these specific descriptions, project-wide development standards have also been prepared which complement the unique conditions within each planning area. These general standards are:

- 1) The total Specific Plan shall be developed with a maximum of 791 dwelling units on 221 acres, as illustrated on the Land Use Plan (Figure IV-1). General uses permitted will include residential, commercial, parks & recreation, open space and circulation as delineated on the Land Use Plan, and in the individual planning areas, Figures IV-19 through IV-28.
- 2) Uses and development standards will be in accordance with Riverside County Ordinance No. 348 and The Crossroads in Winchester Specific Plan Zoning Ordinance, and will be defined by Specific Plan objectives, future detailed plot plans and potential conditional use permits as appropriate.
- 3) Standards relating to signage, landscaping, parking, and other design elements will conform to the County of Riverside Ordinance No. 348. When appropriate and necessary to meet the goals of the Specific Plan, the standards will exceed the zoning ordinance requirements.
- 4) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances, including Ordinances No. 348 as modified by the Specific Plan Zoning of Section III of this Specific Plan, Ordinance No. 460, and state laws; and shall conform substantially with Specific Plan No. 288 as filed in the office of the Riverside County Planning Department, unless otherwise amended.
- 5) With the exception of this Specific Plan Zoning approved concurrently with this Specific Plan no portion of the 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.



THE CROSSROADS IN WINCHESTER SPECIFIC PLAN No. 288

LAND USE PLAN

WINCHESTER 222 CALIFORNIA
LIMITED PARTNERSHIP
1770 25TH AVENUE
SUITE 602
TAMPA, FL, 33606

Lohr+Associates Inc

FIGURE IV-1

- 6) The County may initiate an amendment or revocation proceeding on all or any portion of this Specific Plan if a development application has not been submitted within ten (10) years of the Board of Supervisors' approval.
- 7) A land division filed for the purpose of phasing or financing shall not be considered an implementing development application; 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 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 (including those in commercial areas). The organization will be public or private. Merger with an area-wide or regional organization will 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, then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership 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 ownership and maintenance responsibility shall be specifically identified for each open space and/or recreational lot at the time applications for tentative subdivision maps are filed.
 - d) The maintenance organization shall be established prior to or concurrent with recordation of any final subdivision map.
- 9) Prior to issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent conditions of Specific Plan approval and of the Development Monitoring Program have been satisfied for the phase of development in question.
- 10) As required by CEQA, an environmental assessment shall be conducted to determine potential environmental impacts resulting from each tract,

change of zone, plot plan, specific plan amendment, or any other discretionary permit required to implement the Specific Plan. The environmental assessment shall be prepared as part of the review process for these implementing projects. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report No. 376 prepared for this Specific Plan No. 288.

- 11) 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 applied to the property, and all other applicable County standards.
- 12) Flag lots shall not be permitted.
- 13) Design plans for the common areas, specifying location and extent of landscaping, general irrigation system specifications, structures and circulation (vehicular and pedestrian and/or bicycle), shall be submitted as outlined by the Development Monitoring Program during the review process for development applications which incorporate common areas.
- 14) Passive solar heating techniques will be employed whenever possible 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 storage systems.
- 15) Where determined by the County to be necessary, roadways, infrastructure and open space may be coordinated by and paid for through an Assessment District or Community Services District or 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 by the Specific Plan, based upon but not limited to the following: a) adequate availability of services; b) adequate access and circulation; c) sensitivity to landform; d) innovation in housing types, design, conservation, or opportunities; e) sensitivity to neighborhood design through appropriate lot and street layouts; and f) lot product sizes as set forth in this Specific Plan.
- 17) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchases shall be deed restricted so as to create open space easements and prohibit grading, construction or other development activity in such open space.

- 18) Prior to the issuance of building permits, improvement plans for the development of the common open space area, including planting and irrigation plans, shall be submitted for Planning Development approval for the stage of development in question. These landscape improvement plans shall be prepared by and reviewed for substantial conformance by a licensed landscape architect.
- 19) For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:
 - a) Circulation for pedestrians, vehicles and police patrols.
 - b) Lighting of streets and walkways.
 - c) Prioritize the effort to provide visibility of doors and windows from the street and between buildings, where practical.
 - d) Privacy fencing meeting minimum height and material standards.
- 20) Maintenance authority shall be set in place as follows: a master maintenance authority, such as a master property owners associations, CSA 146, and/or the Valley-Wide Recreation and Park District, shall be charged with the unqualified right to assess the individual property owners for reasonable maintenance and management costs which shall be established and continuously maintained. The maintenance authority shall be responsible for private roads, parking, open space areas, signing, landscaping, irrigation, common area, and other responsibilities as necessary.
- 21) The EIR noise analysis for The Crossroads in Winchester recommends that an additional analysis of exterior and interior noise impact on-site be prepared prior to the issuance of precise grading and building permits. At the time of building permit application, the design should again be reviewed to ensure that sound mitigation is included in the design, if needed. It should be noted that rear yard setbacks, in conjunction with common area landscape setbacks along the major and arterial roadways, may eliminate the need for noise mitigation within many of the Planning Areas potentially impacted by the roadway noise contour.
- 22) Proposed on-site commercial areas shall contain enclosures for collection of recyclable materials. These commercial areas are felt to be the proper location for such facilities given their central location and anticipated high use by project residents.