



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: July 15, 2020

TO: Planning Commission

FROM: Deborah Bradford, Project Planner

RE: Item 4.5 – Revision to Condition of Approval 050 – Transportation. 11

As requested by the Applicant and agreed upon by Transportation the following Note #3 has been added to Condition of Approval 050 – Transportation. 11 and states the following:

- Upon review and approval of the Director of Transportation, cash-in-lieu of constructing the raised median may be considered if the width of Benton Road does not allow for its construction without further widening of the eastbound lane. If other projects in the area are anticipated to have overlapping construction schedules to widen Benton Road, the raised median will be required.



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 15, 2020
TO: Planning Commission
FROM: Deborah Bradford, Project Planner
RE: Item 4.5 – Staff Report Corrections

The applicant provided staff with three areas in the staff report that did not accurately reflect the final version of the proposed Specific Plan Zoning Ordinance. They are within the Development Standards Findings and are regarding the following areas:

- 1. Front Yard Setback (E.1)** – The staff report did not address **the minimum 8' front setback to side-in garages**. Staff's response to this Development Standard would remain as reflected in the Staff Report.
- 2. Side Yard Setback (E.2)** –The staff report referred to side setbacks on interior and through lots as 4 feet rather than not less than **3 feet**. The Specific Plan Zoning Ordinance provided in the staff report package reflects the setback as not less than 3 feet.
- 3. Encroachments (E.4)** – The Staff Report is missing the last portion of the sentence from the SP Zoning Ordinance, which should read "...to encroach into setbacks a maximum of two feet (2') **provided there is a minimum setback of three feet (3') provided from the edge of foundation to the property line.**" The Specific Plan Zoning Ordinance provided in the staff report package includes this entire sentence and would not change the finding as reflected in the staff report. \

Screencheck SP / EIR: Sck #1 – 03/1991; Sck #2 – 05/1992 Sck #3 – 01/1993
Draft SP / EIR: 06/1993
Final SP / EIR: 05/1995
Final SP / EIR Certified: 04/29/1997 by Board of Supervisors
Amendment No. 1 Adopted: 07/11/2000 by Board of Supervisors
Amendment No. 2 Adopted: 12/18/2001 by Board of Supervisors
Amendment No. 3 Adopted: 06/25/2002 by Board of Supervisors
Amendment No. 4 Adopted: 03/23/2004 by Board of Supervisors
Amendment No. 5 Adopted: 06/05/2007 by Board of Supervisors
Amendment No. 6 Adopted: 06/02/2015 by Board of Supervisors
Amendment No. 7 Adopted: _____

WINCHESTER 1800

Specific Plan No. 286, Amendment No. 7

Applicant:

MLC Holdings
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Irvine, CA 92606
Contact: Matt Maehara

Representative:

T&B Planning
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Public Hearing Draft | July 6, 2020

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I. SUMMARY OF CHANGES

A. SPECIFIC PLAN 286 AMENDMENT NO. 7

Specific Plan Amendment No.7 to WINCHESTER 1800 SP 286 amends the Land Use Designations, re-allocates dwelling units, increases the total number of units in the Specific Plan, re-configures the boundaries and acreages of Planning Areas 40 and 41, and reduces the acreage of the Circulation Plan.

Specifically, Specific Plan Amendment No. 7 provides the following modifications to the Land Use Plan to be consistent with approved TTM 31007 and proposed Tentative Tract Map No. 37715.

- **Planning Area 40:** Specific Plan Amendment No.7 modifies the Land Use Designation of Planning Area 40 from "Commercial Retail (CR)" to "High Density Residential (HDR)", provides for the development of 145 single-family homes (135 units reallocated from Planning Area 41), re-configures the Planning Area boundary, and increases the acreage of PA 40 from 9.3 acres to 16.6 acres.
- **Planning Area 41:** Specific Plan Amendment No.7 modifies the Land Use Designation of Planning Area 41 from "Very High Density Residential (VHDR)" to "High Density Residential (HDR)" and provide for the development of 204 multi-family homes (rather than the designated 339 units), in acknowledgement of approved Tentative Tract Map 31007 (TTM 31007). Additionally, Specific Plan Amendment No.7 re-configures Planning Area 41's boundary, and reduces the acreage from 22.6 to 15.7 acres to conform to TTM 31007. Since Planning Area 41 was subdivided by TTM 31007 and has been developed with only 204 units, there are 145 unused/excess units available within the Highway 79 Policy Area that may be allocated to Planning Area 40. Specific Plan Amendment No.7 would reallocate all of these 145 "surplus" units from Planning Area 41 to Planning Area 40, consistent with the Highway 79 Policy.
- **Re-Allocation of Units:** Specific Plan Amendment No. 7 eliminates 9.3 acres of Commercial Retail (PA 40), and increases the total number of units within the Specific Plan by ten (10) additional units from 4,720 to 4,730 (allocating those ten (10) units to Planning Area 40).
- **Major Community Roadways:** The acreage reserved for Major Community Roadways within the Circulation Plan has been decreased from 137.6 acres to 137.2 acres to reflect the engineered boundaries and acreages of TTM No. 37715.

Please refer to Figure SC-1, *Land Use Plan – Area of Change*, for an illustration of the area modified per Specific Plan Amendment No. 7.

The modifications provided by Specific Plan Amendment No. 7 are summarized in Table SC-1, *Specific Plan No. 286, Specific Plan Amendment No. 7*,

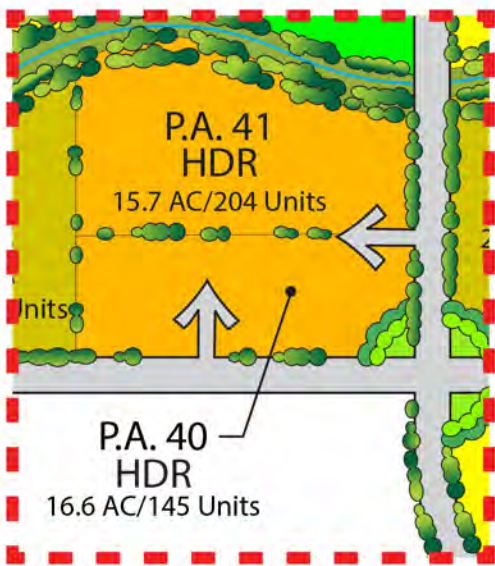
Table SC-1 - Specific Plan No. 286, Specific Plan Amendment No. 7

Approved Winchester 1800 Specific Plan No. 286 Amendment No. 6					Winchester 1800 Specific Plan No. 286 Amendment No. 7				
PA	Land Use	Target Units	Acres	Target Density	PA	Land Use	Target Units	Acres	Target Density
40	Commercial Retail	--	9.3	--	40	High Density Residential	145	16.6	8.7
41	Very-High Density Residential	339	22.6	15.0	41	High Density Residential	204	15.7	12.9
--	Major Roads	--	137.6	--	--	Major Roads	--	137.2	--
Total		339			Total		349		

STATISTICAL ABSTRACT

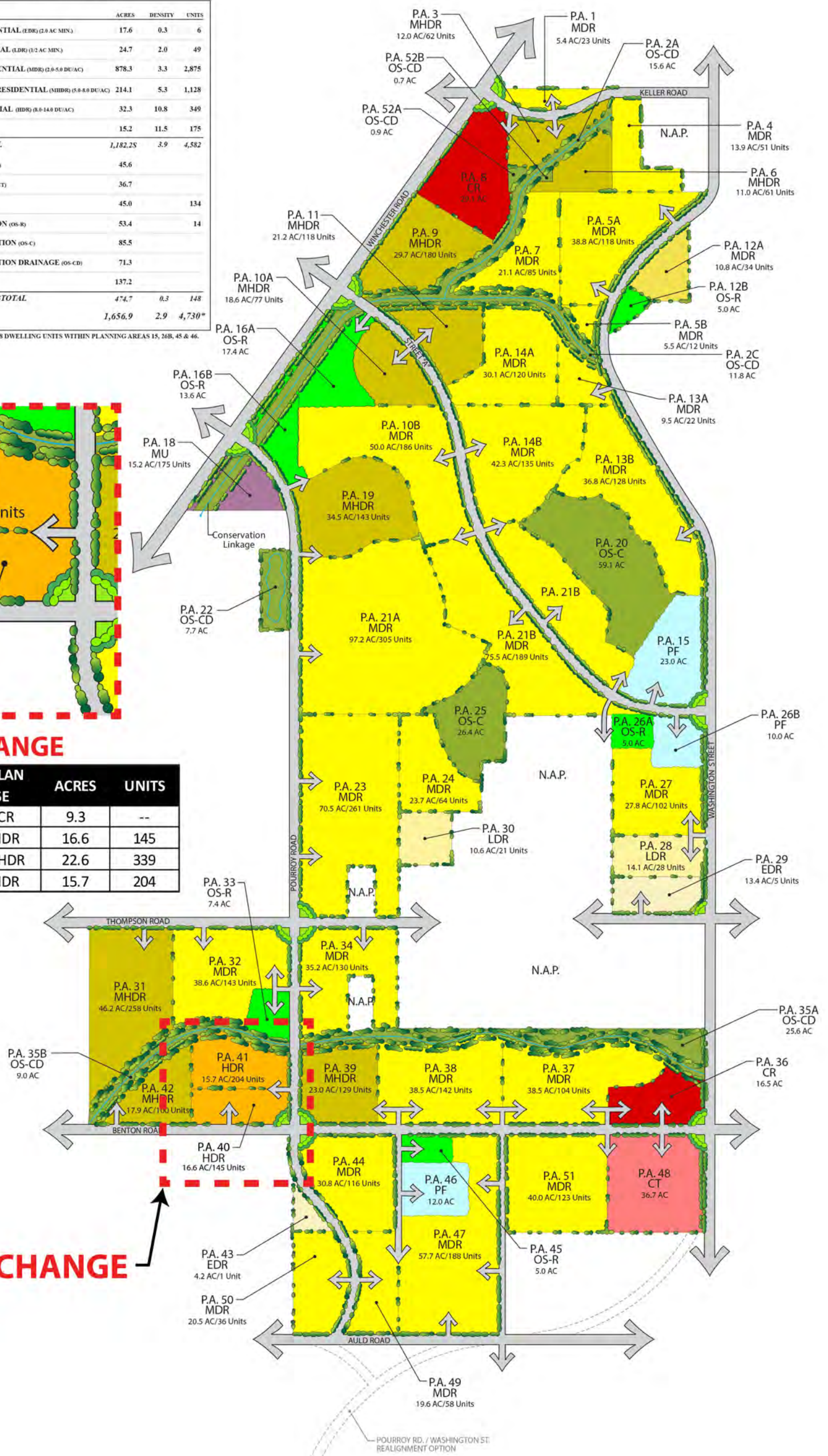
SPECIFIC PLAN LAND USE	ACRES	DENSITY	UNITS
ESTATE DENSITY RESIDENTIAL (EDR) (2.0 AC MIN)	17.6	0.3	6
LOW DENSITY RESIDENTIAL (LDR) (1/2 AC MIN)	24.7	2.0	49
MEDIUM DENSITY RESIDENTIAL (MDR) (2.0-5.0 DU/AC)	878.3	3.3	2,875
MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) (5.0-8.0 DU/AC)	214.1	5.3	1,128
HIGH DENSITY RESIDENTIAL (HDR) (8.0-14.0 DU/AC)	32.3	10.8	349
MIXED USE (MU)	15.2	11.5	175
RESIDENTIAL SUBTOTAL	1,182.25	3.9	4,582
COMMERCIAL RETAIL (CR)	45.6		
COMMERCIAL TOURIST (CT)	36.7		
PUBLIC FACILITIES (PF)	45.0		134
OPEN SPACE - RECREATION (OS-R)	53.4		14
OPEN SPACE - CONSERVATION (OS-C)	85.5		
OPEN SPACE - CONSERVATION DRAINAGE (OS-CD)	71.3		
CIRCULATION	137.2		
NON-RESIDENTIAL SUBTOTAL	474.7	0.3	148
TOTAL	1,656.9	2.9	4,730*

*INCLUDES POTENTIAL DEVELOPMENT OF 148 DWELLING UNITS WITHIN PLANNING AREAS 15, 26B, 45 & 46.



AREA OF CHANGE

P.A.	SPECIFIC PLAN LAND USE		ACRES	UNITS
	From:	To:		
P.A. 40	From:	CR	9.3	--
	To:	HDR	16.6	145
P.A. 41	From:	VHDR	22.6	339
	To:	HDR	15.7	204



AREA OF CHANGE

FIGURE SC-1



I. SUMMARY

A. PROJECT SUMMARY

The WINCHESTER 1800 Specific Plan is located on 1,656.9 acres in the southerly portion of the French Valley area of unincorporated Riverside County, approximately seven (7) miles north of the City of Temecula, as noted on the *Regional Map* (Figure I-1) and the *Vicinity Map* (Figure I-2). The proposed community is generally bounded by Keller Road to the north; Auld Road to the south, Washington Street to the east, and Winchester Road to the west. The *Aerial Photograph* (Figure I-3) depicts existing site conditions.

The WINCHESTER 1800 Specific Plan reflects the logical and orderly expansion of urban growth within the French Valley and neighboring areas of Riverside County. The WINCHESTER 1800 Specific Plan contains numerous residential housing opportunities on a variety of lot sizes and densities ranging from 0.2 dwelling units per acres to 14.0 dwelling units per acre, providing the community with a total of 4,730 dwelling units. Additional uses incorporated into the community include commercial, commercial recreation, school, active park, and open space/drainage uses. Commercial centers within the Specific Plan are located adjacent to major transportation corridors, providing convenience, accessibility, and visual identity to local residents. Two locations are planned as commercial centers, totaling 45.6 acres, and one location is planned for commercial tourist activity, totaling 36.7 acres.

In addition to the provision of commercial-oriented land uses, the WINCHESTER 1800 project includes a variety of recreational land uses. Six (6) active park sites totaling 53.4 acres are located throughout the community, offering residents and the surrounding community a variety of active and passive recreational opportunities. A total of 71.3 acres of Open Space – Conservation Drainage (OS-CD) uses will support and promote further pedestrian-oriented recreation opportunities, and will include a planned Regional Recreation Trail, as designated on the Southwest Area Plan (SWAP) Trails and Bikeway System Map. These areas may be developed in the form of meandering landscaped greenbelts adjacent to drainage courses throughout the project site. In addition, natural open space totaling 85.5 acres will be maintained in its natural state to preserve the only sensitive on-site topographical features and to provide aesthetic visual identity.

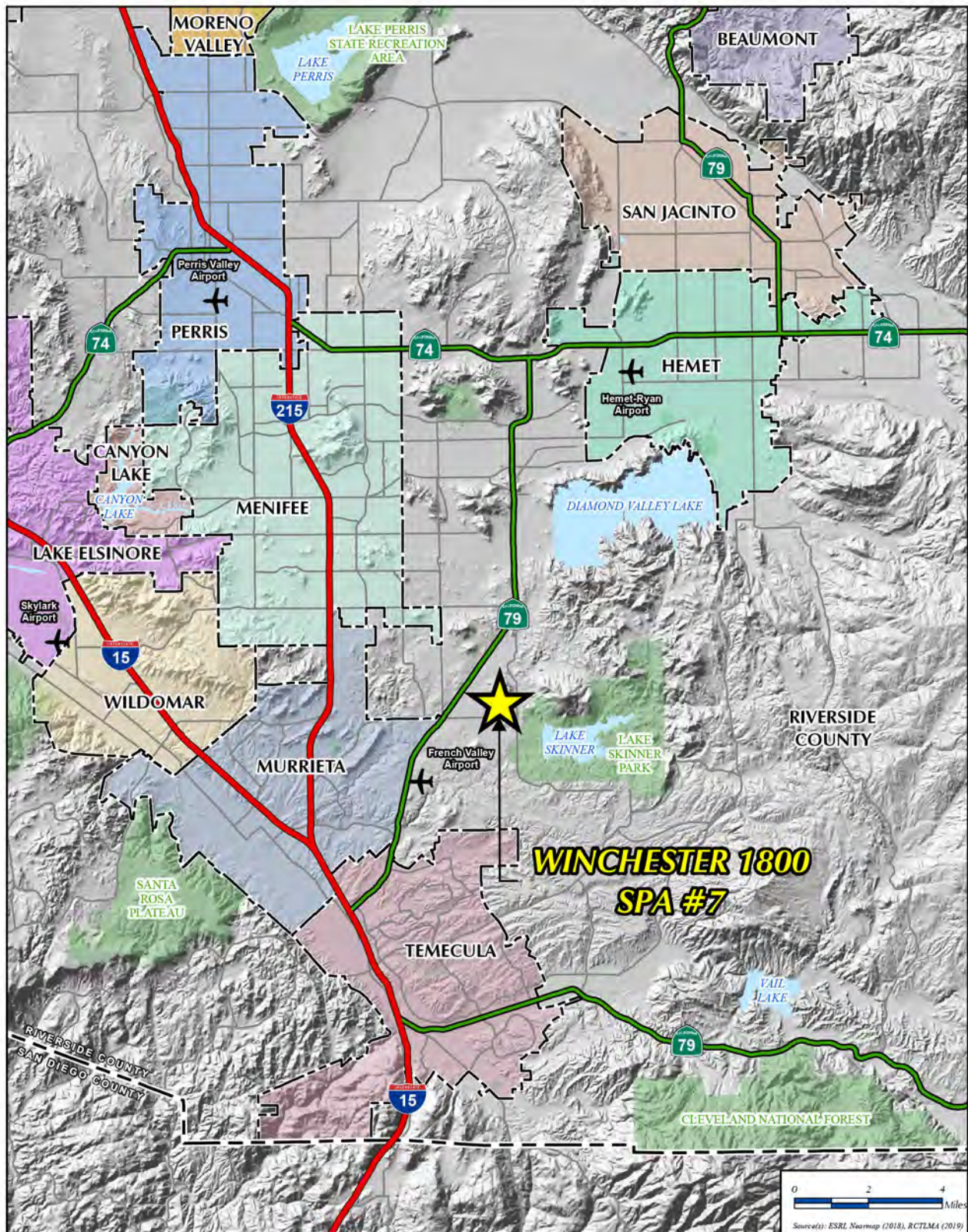


FIGURE I-1



Regional Map

I. SUMMARY

WINCHESTER 1800

Specific Plan No. 286, Amendment No. 7

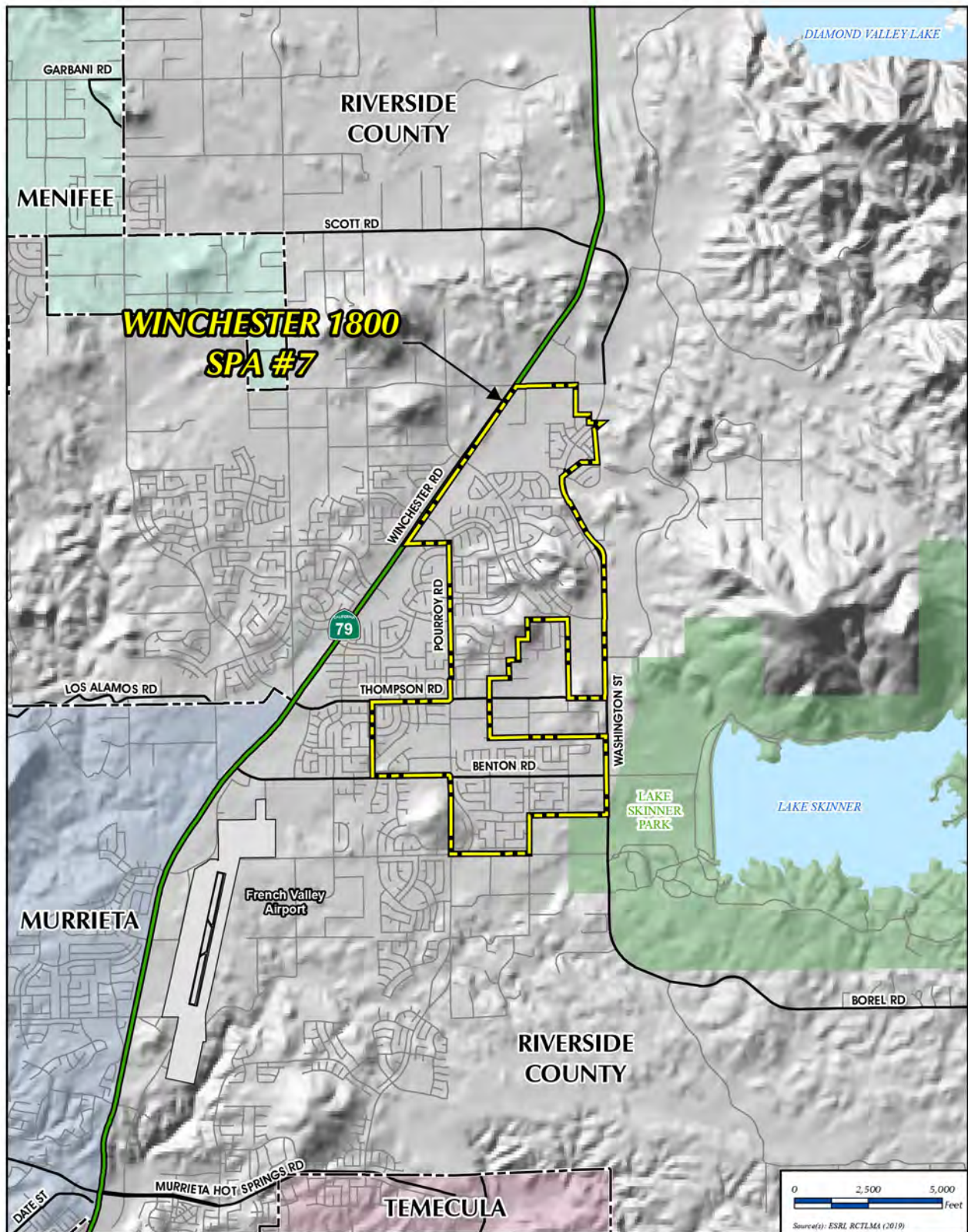


FIGURE I-2



Vicinity Map

WINCHESTER 1800

I. SUMMARY

Specific Plan No. 286, Amendment No. 7

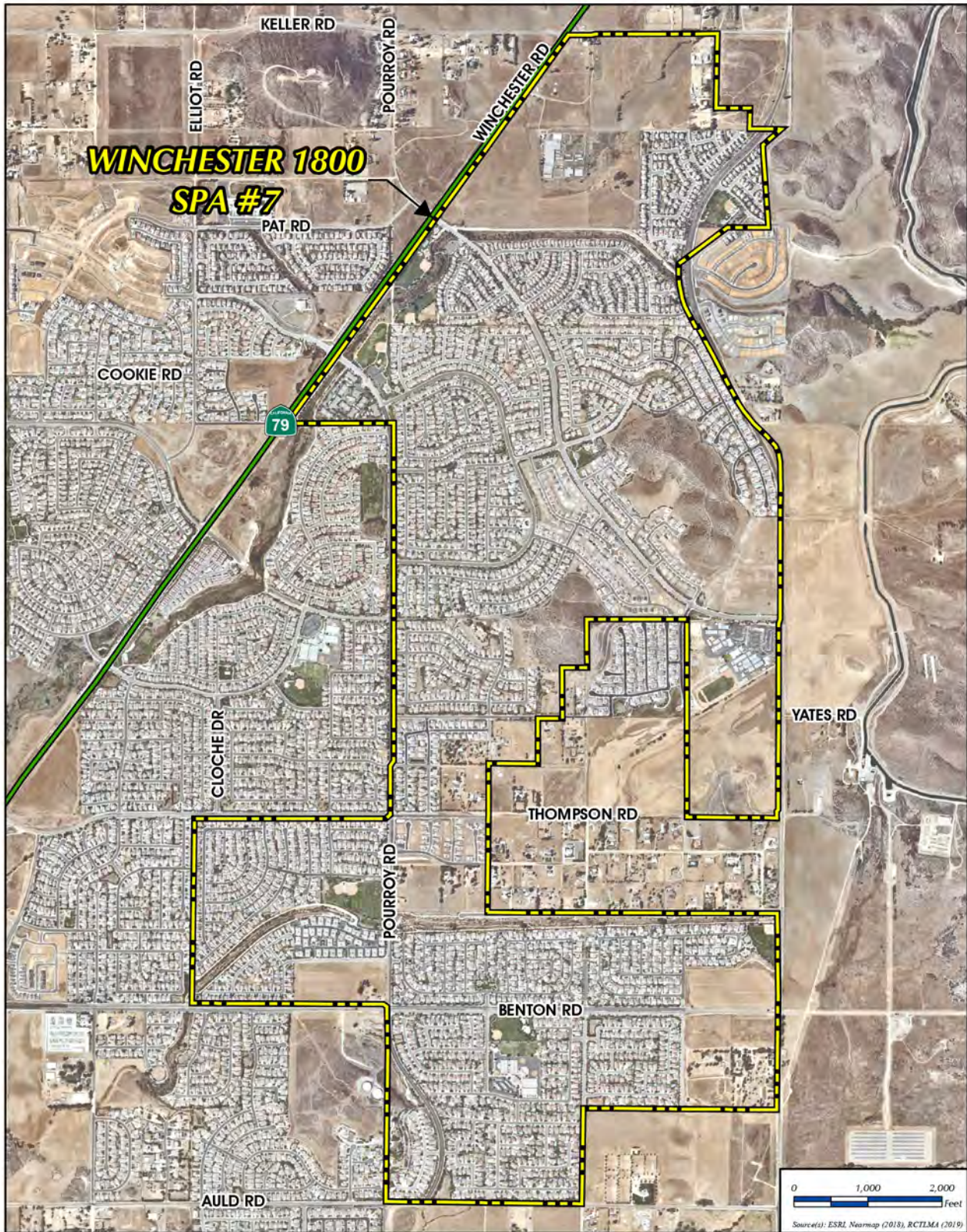


FIGURE I-3



Aerial Photograph
 WINCHESTER 1800

I. SUMMARY

Specific Plan No. 286, Amendment No. 7

WINCHESTER 1800 residents will enjoy various benefits of a master-planned community. Infrastructure and other public facilities are sufficiently sized to accommodate the needs of the entire community at full build-out. In addition, specific plan design elements including land use compatibility, site design, architecture and landscaping are consistently applied to assure a varied, yet harmonious project.

The WINCHESTER 1800 Specific Plan is summarized as follows:

Table I: Land Use Summary

LAND USE	ACREAGE	DENSITY FACTOR	DWELLING UNITS	SHARE OF TOTAL ACREAGE (%)
RESIDENTIAL				
Estate Density (EDR)	17.6 ac	0.35 du/ac	6 du	1.1
Low Density (LDR)	24.7 ac	2.0 du/ac	49 du	1.5
Medium Density (MDR)	878.3 ac	3.3 du/ac	2,875 du	53.0
Medium High Density (MHDR)	214.1 ac	5.3 du/ac	1,128 du	12.9
High Density (HDR)	32.3 ac	10.8 du/ac	349 du	1.9
Mixed-Use Policy Area (MUPA)	15.2 ac	11.5 du/ac	175 du	0.9
SUBTOTAL	1,182.2 ac	3.9 du/ac	4,582 du	71.3%
NON-RESIDENTIAL				
Commercial Retail (CR)	45.6 ac	-----	-----	2.8
Commercial Tourist (CT)	36.7 ac	-----	-----	2.2
Public Facility	45.0 ac	-----	134 du	2.7
Open Space – Recreation (OS-R)	53.4 ac	-----	14 du	3.2
Open Space – Conservation Drainage (OS-CD)	71.3 ac	-----	-----	4.3
Open Space – Conservation (OS-C)	85.5 ac	-----	-----	5.2
Expanded Parkways	6.5 ac	-----	-----	0.4
Roads	130.7ac	-----	-----	7.9
SUBTOTAL	474.4 ac	-----	148 du	28.7%
TOTAL	1,656.9 ac	-----	4,730 du	100.0%

B. PROJECT HISTORY

The WINCHESTER 1800 Specific Plan (No. 286) was adopted on April 29th 1997 along with the certification of the project’s Environmental Impact Report (EIR No. 374). EIR No. 374

analyzed the originally approved unit count of 5,806 although subsequent amendments reduced the unit count to 4,716.

Amendments to Specific Plan No. 286 since its original adoption are documented below.

Amendment No. 1 (adopted July 11, 2000) – amended Planning Areas 43, 44, 45, 46 and 47. The changes to the Specific Plan as approved in Amendment No. 1 were as follows:

- Revised the park concept for Planning Area 45 to reflect Valley-Wide Park and Recreation District standards;
- Added two acres to the 10-acre school site within Planning Area 46 to reflect Temecula Valley Unified School District Standards;
- Revised the statistical abstract for Planning Area 43 from 4.1 acres to 4.2 acres maintaining 1 existing dwelling unit;
- Revised the statistical abstract for Planning Area 44 from 28 acres to 30.8 acres and a corresponding increase in the number of units from 104 to 116;
- Revised the statistical abstract for Planning Area 47 from 58.5 acres to 57.7 acres and an increase in the number of units from 158 to 188;
- Provided for elementary school/park site development options including 14 units to be built in Planning Area 45 if not developed as a park site and 32 units to be built in Planning Area 46 if not utilized as a school site; and
- Provided a sign program.

Amendment No. 2 (adopted December 18, 2000) – added two additional Planning Areas (PAs 49 and 50) to Specific Plan 286, comprising 40.1 acres located adjacent to the southwestern portion of the Specific Plan area. The project area is bordered by Planning Areas 43 and 44 to the north, Planning Area 47 to the east, and Auld Road to the south with Pourroy Road bisecting the site. The changes to the Specific Plan as approved in Amendment No. 2 were as follows:

- Added Planning Area 49 to the Specific Plan, located to the east of Pourroy Road, consisting of 19.6 acres and proposed to contain 58 medium density residential dwelling units;
- Added a detention basin comprised of 1.9 acres as part of Planning Area 49 to replace temporary facilities; and
- Added Planning Area 50 to the Specific Plan. Located to the west of Pourroy Road, it is 20.5 acres and proposed to contain 36 medium density residential dwelling units. One existing single-family residence will remain in Planning Area 50 with 35 new dwelling units.

Amendment No. 3 (adopted June 25, 2002) – added Planning Area 51 and 40 acres to Specific Plan 286 in the southeastern portion of the Specific Plan area. The project area is between Planning Areas 47 and 48, south of Benton Road. The changes to the Specific Plan as approved in Amendment No. 3 were as follows:

- Added 40 acres within Planning Area 51, located south of Benton Road and 123 medium density residential dwelling units to the Specific Plan.

Amendment No. 4 (adopted March 23, 2004) – proposed to reconfigure and/or adjust the statistical abstracts for Planning Areas 2B, 2C, 2D, 10B, 12, 13B, 14B, 15, 16, 17, 18, 19, 20, 21, 22, and 25. The amendment is administrative in nature, reflecting engineered site conditions and the current development desires of the Riverside County Board of Supervisors.

The changes to the Specific Plan as approved in Amendment No. 4 were as follows:

- Deleted Planning Areas 2B and 2D, integrating their design into Planning Areas 16 A/B and 18, respectively;
- Adjusted the statistical abstract for Planning Area 2C from 11.1 to 11.8 acres;
- Converted Planning Area 10B from a Medium-High Density (5-8 du/ac) to a Medium Density (2-5 du/ac) land use category, increased its minimum lot size from 5,000 square feet to 7,200 square feet, reconfigured its land area from 11.4 to 50 acres, and raised its maximum dwelling units from 64 to 211;
- Converted Planning Area 13B from a Medium-Low Density (2-4 du/ac) to a Medium Density (2-5 du/ac) land use category, reconfigured its land area from 57.5 to 36.8 acres, and lowered its maximum dwelling units from 155 to 128;
- Reconfigured the land area for Planning Area 14B from 81 to 42.3 acres and lowered its maximum dwelling units from 300 to 135;
- Provided for medium density residential development (with a maximum dwelling unit count of 75) as an alternative land use to the proposed middle school, in the event that Planning Area 15 is not utilized as a school site;
- Reconfigured the land area for Planning Area 16 into separate Planning Areas 16A and 16B, still totaling 31 acres and still to be devoted to park development;
- Delete Planning Area 17, combining its area with Planning Area 18 for development of mixed uses instead of Very-High Density Residential;
- Converted Planning Area 18 from a Commercial to a Mixed Use (8-14 du/ac) land use category, reconfigured its land area from 10.2 to 15.2 acres, and lowered its maximum dwelling units from 205 (previously allowed by Planning Area 17) to 175;
- Reconfigured the land area for Planning Area 19 from 50.1 to 34.5 acres and lowered its maximum dwelling units from 280 to 143;
- Adjusted the statistical abstract for Planning Area 20 from 47.9 to 59.1 acres;
- Reconfigured the land area for Planning Area 21 (142.4 acres and 527 dwelling units) into separate Planning Areas 21A and 21B, totaling 172.7 acres and 494 dwelling units;
- Converted Planning Area 22 from a Medium Density (2-5 du/ac) to an Open Space/Drainage/Parkland land use category, which allows no residential dwelling units;

- Reconfigured the land area for Planning Area 25, retaining 26.4 acres for Open Space; and
- Reconfigured the land area for Planning Area 12 (15.8 acres and 32 dwelling units) into separate Planning Areas 12A and 12B, and converted Planning Area 12 from a Low Density (2.0 du/ac) to a Medium Low Density (3.1 du/ac) land use category (Planning Area 12A – 10.8 acres, 34 units) and to a Parks land use category (Planning Area 12B – 5 acres).

Amendment No. 5 (adopted June 5, 2007) reconfigured the land area and/or adjusted the statistical abstracts for Planning Areas 2A, 5, 7, 9, 10A, 10B, and 13A to permit implementation of a 180 DU condominium project. The changes to the Specific Plan as approved in Amendment No. 5 were as follows:

- Reconfigured the land area for Planning Area 7 from 28.6 acres to 23 acres, and lowered its maximum dwelling units from 106 units to 85 units;
- Reconfigured the land area for Planning Area 2A from 10 acres to 15.6 acres, adding open space/ conservation area in support of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP);
- Converted Planning Area 9 from a Medium Density (2-5 du/ac) to Medium High Density (5-8 du/ac) land use category;
- Transferred the previously-approved development density allocated to the 5.6 acres previously in PA 7 removed from development (21 units) to Planning Area 9; and
- Transferred the unrealized residential units from maps recorded within Planning Areas 5, 10A, 10B, and 13A (totaling 58 units) to Planning Area 9.

Amendment No. 6 (adopted June, 2, 2015) - included substantive changes that modified the land uses and acreages for Planning Areas in the northern portion of the Specific Plan primarily in response to changing market and other conditions since the previous amendment was adopted on June 5th, 2007.

Amendment No. 6 reduced the total number of residential dwelling units within the Specific Plan from 4,870 to 4,720 by re-designating a 17.9-acre, Very High Density Residential Planning Area to Medium Density Residential and reducing its acreage to 5.4 acres; replaced one (1) 10-acre elementary school site and one (1) 5.0-acre park site with Medium High Density Residential; and created two (2) new Planning Areas designated as Open Space – Conservation Drainage.

Substantive changes to the Specific Plan contained in Amendment No. 6 included:

Planning Area 1

- Amended the land use designation from Very High Density Residential (14-20 du/ac) to Medium Density Residential (2-5 du/ac);
- Reduced acreage from 17.9 acres to 5.4 acres; and

- Reduced Target Dwelling Units from 269 to 23 units.

Planning Area 3

- Eliminated the 5.0-acre Park and amends the land use designation to Medium High Density Residential (5-8 du/ac);
- Increased acreage from 5.0 acres to 12.0 acres; and
- Increased Target Dwelling Units from zero (0) to 62 units.

Planning Area 5A

- Increased acreage from 33.4 acres to 38.8 acres; and
- Amended the land use designation from Medium Low Residential to Medium Residential.

Planning Area 6

- Eliminated the 10-acre Elementary School site and amends the land use designation from School to Medium High Density Residential (5-8 du/ac);
- Increased acreage from 10.0 acres to 11.0 acres; and
- Increased the Target Dwelling Units from 27 to 61 units.

Planning Area 7

- Reduced acreage from 23.0 acres to 21.1 acres; and
- The land use designation remains as Medium Density Residential.

Planning Area 52A

- Created a new 0.9-acre Planning Area designated as Open Space-Conservation Drainage

Planning Area 52B

- Created a new 0.7-acre Planning Area designated as Open Space-Conservation Drainage

Keller Road

- Keller Road was re-aligned thru the Specific Plan to create a standard intersection at Winchester Road

Circulation/Roads

- Reduced acreage devoted to Circulation from 131.7 acres to 131.1 acres

Amendment No. 6 also included non-substantive changes encompassing the complete Specific Plan area, ensuring that all Land Use Designations conform to current nomenclature. Non-substantive changes to the Specific Plan contained in Amendment No. 6 included:

Public Facility

- Amended the land use designation for school sites from Schools to Public Facility to conform to current Riverside County General Plan nomenclature;
- Reduced Public Facility acreage from 55.0 acres to 45.0 acres, with the elimination of the 10.0-acre elementary school site in Planning Area 6; and
- Three (3) Public Facility sites remain.

Open Space – Recreation

- Amended the land use designation from Parks and Conservation/Parks to Open Space – Recreation to conform to current Riverside County General Plan nomenclature, with the exception of Planning Area 3, which is allocated in SP286-A6 as MHDR; and
- Decreased Open Space – Recreation acreage from 58.4 acres to 53.4 acres, with the elimination of the 5.0-acre park site in Planning Area 3.

Open Space – Conservation

- Amended the land use designation in Planning Areas 20 and 25 from Open Space/Drainage and Conservation/Drainage to Open Space – Conservation to conform to current Riverside County General Plan nomenclature; and
- Increased Open Space – Conservation acreage from zero (0) acres to 85.5 acres.

Open Space – Conservation Drainage

- Amended the land use designation from Open Space/Drainage and Conservation/Drainage to Open Space – Conservation Drainage to conform to current Riverside County General Plan nomenclature, with the exception of Planning Areas 20 and 25, which are allocated in SP286-A6 as Open Space – Conservation; and
- Reduced Open Space – Conservation Drainage acreage from 155.2 acres to 71.3 acres.

Commercial Retail

- Amended the land use designation from Commercial to Commercial Retail to conform to current Riverside County General Plan nomenclature

Commercial Tourist

- Amended the land use designation from Commercial Recreation to Commercial Tourist to conform to current Riverside County General Plan nomenclature

Estate Density Residential

- Amended the land use designation from Very Low Density Residential to Estate Density Residential to conform to current Riverside County General Plan nomenclature at the planned density.

Medium Density Residential

- Amended the land use designation from Medium Low Density Residential to Medium Density Residential to conform to current Riverside County General Plan nomenclature;
- Increased Medium Density Residential acreage from 690.3 acres to 878.3 acres; and
Increased Medium Density Residential Dwelling Units from 2,310 units to 2,875 units.

Amendment No. 7 to the WINCHESTER 1800 Specific Plan (SP286-A7) amends the Land Use Designations of Planning Areas 40 and 41, re-allocates dwelling units, decreases the total number of units in the Specific Plan, re-configure boundaries and acreages of Planning Areas 40 and 41, and reduces the acreage of circulation.

Planning Area 40

- The land use designation for Planning Area 40 is modified from Commercial Retail (CR) to High Density Residential (HDR), increases the acreage from 9.3 acres to 16.6 acres, provides for the development of 145 dwelling units with a residential density of 8.7 du/ac to reflect TTM 37715.

Planning Area 41

- To be consistent with approved TTM No. 31007, the land use designation for Planning Area 40 is modified from Very High Density Residential (VHDR) to High Density Residential (HDR), decreases the acreage from 22.6 acres to 15.7 acres, decreases the dwelling unit count 339 to 204 with a decrease in density from 15.0 du/ac to 12.9 du/ac.

Circulation/Roads

- The acreage reserved for circulation has been decreased from 137.6 acres to 137.2 acres to reflect the engineered boundaries and acreages of TTM No. 37715

II. INTRODUCTION

A. DOCUMENT PURPOSE

This document has been prepared for the purpose of establishing guidelines for a Community Development Specific Plan. WINCHESTER 1800 Specific Plan encompasses a total of 1,656.9 acres of land located within the French Valley area of unincorporated Riverside County, California.

Authorized by California Government Code §65450 et seq., a Specific Plan is a tool that is used for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. As such, this document provides the County of Riverside with policies and regulations to ensure efficient, orderly development of the subject property in accordance with the County's adopted General Plan.

The WINCHESTER 1800 Specific Plan establishes standards for the development of a master planned community in unincorporated Riverside County. This Specific Plan includes regulations relative to land uses, site planning, and building intensity, as well as design guidelines that are intended to allow for innovation in architecture, landscaping and building arrangements as future tentative maps and site plans are proposed to implement the Specific Plan. All future implementing actions (development plans, tract maps, site plans, and other similar entitlements) for property located within the boundaries of this Specific Plan are required to be consistent with the standards and guidelines set forth in this document and with all applicable County regulations. Furthermore, all regulations, conditions, standards and guidelines contained herein shall be deemed distinct and independent provisions of the Specific Plan. If any section, clause, phrase, or portion of this document is for any reason to be invalid by the decision of any federal or state court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan.

B. SPECIFIC PLAN FORMAT

Amendment No. 7 of the WINCHESTER 1800 Specific Plan (SP286-A7) is divided into the following sections: (1) Summary; (2) Introduction; (3) Specific Plan; (4) Design Guidelines; and (5) Zoning Ordinance. SP286-A7 has been prepared pursuant to the provisions of California Government Code §65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan for the purpose of establishing systematic methods of implementation of the agency's General Plan. California Government Code §65450 through §65454 establish the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the General Plan. According to §65450, a Specific Plan shall include text and a diagram or diagrams which specify all of the following details:

- The distribution, location, and extent of the uses of land within the area covered within the specific plan area;
- The distribution, location, extent, and intensity of major circulation and utility services to be located within the plan area or that will be needed to service the specific plan area;
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
- A schematic program of implementation measures indicating how public services will be financed; and
- A statement of the specific plan's relationship to the general plan.

California state law also provides for the inclusion of any other subject that, in the judgment of the local planning agency, is deemed necessary or desirable to implement the general plan, such as architectural or landscape design guidelines.

In response to government requirements, this Specific Plan has been prepared to provide the essential link to the policies of the County of Riverside General Plan. By functioning as a regulatory document, the SP286-A7 provides a means of implementing and detailing the County's General Plan and tailoring its policies to the subject property. In this regard, all future development plans or other entitlement applications are required to substantially conform to the standards and guidelines set forth in this document, as well as all applicable County regulations. SP286-A7 is designed to address site specific issues such as building setbacks and visual appearance, as well as community-wide concerns such as vehicular and non-vehicular circulation, energy conservation, landscaping, and the provision of utilities. SP286-A7 also ensures that new development meets or exceeds County standards for environmental protection, infrastructure, site planning, and aesthetic quality.

C. DISCRETIONARY ACTIONS

The WINCHESTER 1800 Specific Plan No. 286 Amendment No. 7 (SP286-A7) has been prepared under the authority of the Riverside County Planning Department. This document will be used by the County of Riverside in connection with the following decisions.

1. Riverside County Planning Commission
 - Recommendation to the Board of Supervisors regarding consideration of an Addendum to EIR No. 374 based on the findings and conclusions in CEQA Case No. CEQ190044.
 - Recommendation to the Board of Supervisors regarding adoption of Specific Plan No. 286 Amendment No. 7 by Resolution.
 - Recommendation to the Board of Supervisors regarding adoption of Change of Zone No. 1900017.
 - Recommendation to the Board of Supervisors regarding adoption of Tentative Tract Map No. 37715.

2. Riverside County Board of Supervisors
 - Consider an Addendum to EIR No. 374 based on the findings and conclusions in CEQA Case No. CEQ190044.
 - Adoption of Specific Plan No. 286 Amendment No. 7 by Resolution.
 - Adoption of Change of Zone No. 1900017 by Ordinance.
 - Approval of Tentative Tract Map No. 37715.

Subsequent discretionary actions may include, but are not limited to, tentative tract maps, final tract maps, conditional use permits, site plans, plot plans, grading permits, water and sewer system approvals, and encroachment permits.

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, signage 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 14.0 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 4,730 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-I). 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 Table 2, *Detailed Land Use Summary*, and in Section III.B, *Planning Area Figures III-12 through III-37*.

The proposed land uses within WINCHESTER 1800 are as follows:

- RESIDENTIAL - Residential planning areas account for 1,182.5 acres of the project site, containing 4,730 dwelling units, with an average density of 3.9 du/ac. The housing mix will fall within seven density ranges, varying from “Estate Density” (2.0-acre minimum) to “High Density Residential” (8.0-14.0 du/ac). However, Amendment No. 7 provides additional dwelling units as an alternate use for Planning Areas 15, 26B, 45, and 46 should the school district or park district not acquire these sites. This alternate use was also provided in prior Amendments of the WINCHESTER 1800 Specific Plan.

If residential use is implemented in these four Planning Areas, total residential areas and dwelling units would increase by a maximum of 50.0 acres and 148 dwelling units, respectively. The optional dwelling units are incorporated into the project total throughout the WINCHESTER 1800 Specific Plan, which provides a total of 4,730 dwelling units in Amendment No. 7.

STATISTICAL ABSTRACT

SPECIFIC PLAN LAND USE	ACRES	DENSITY	UNITS
ESTATE DENSITY RESIDENTIAL (EDR) (2.0 AC MIN)	17.6	0.3	6
LOW DENSITY RESIDENTIAL (LDR) (1/2 AC MIN)	24.7	2.0	49
MEDIUM DENSITY RESIDENTIAL (MDR) (2.0-5.0 DU/AC)	878.3	3.3	2,875
MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) (5-8.0 DU/AC)	214.1	5.3	1,128
HIGH DENSITY RESIDENTIAL (HDR) (8.0-14.0 DU/AC)	32.3	10.8	349
MIXED USE (MU)	15.2	11.5	175
RESIDENTIAL SUBTOTAL	1,182.2	3.9	4,582
COMMERCIAL RETAIL (CR)	45.6		
COMMERCIAL TOURIST (CT)	36.7		
PUBLIC FACILITIES (PF)	45.0		134
OPEN SPACE - RECREATION (OS-R)	53.4		14
OPEN SPACE - CONSERVATION (OS-C)	85.5		
OPEN SPACE - CONSERVATION DRAINAGE (OS-CD)	71.3		
CIRCULATION	137.6		
NON-RESIDENTIAL SUBTOTAL	474.7	0.3	148
TOTAL	1,656.9	2.9	4,730*

*INCLUDES POTENTIAL DEVELOPMENT OF 148 DWELLING UNITS WITHIN PLANNING AREAS 15, 26B, 45 & 46.

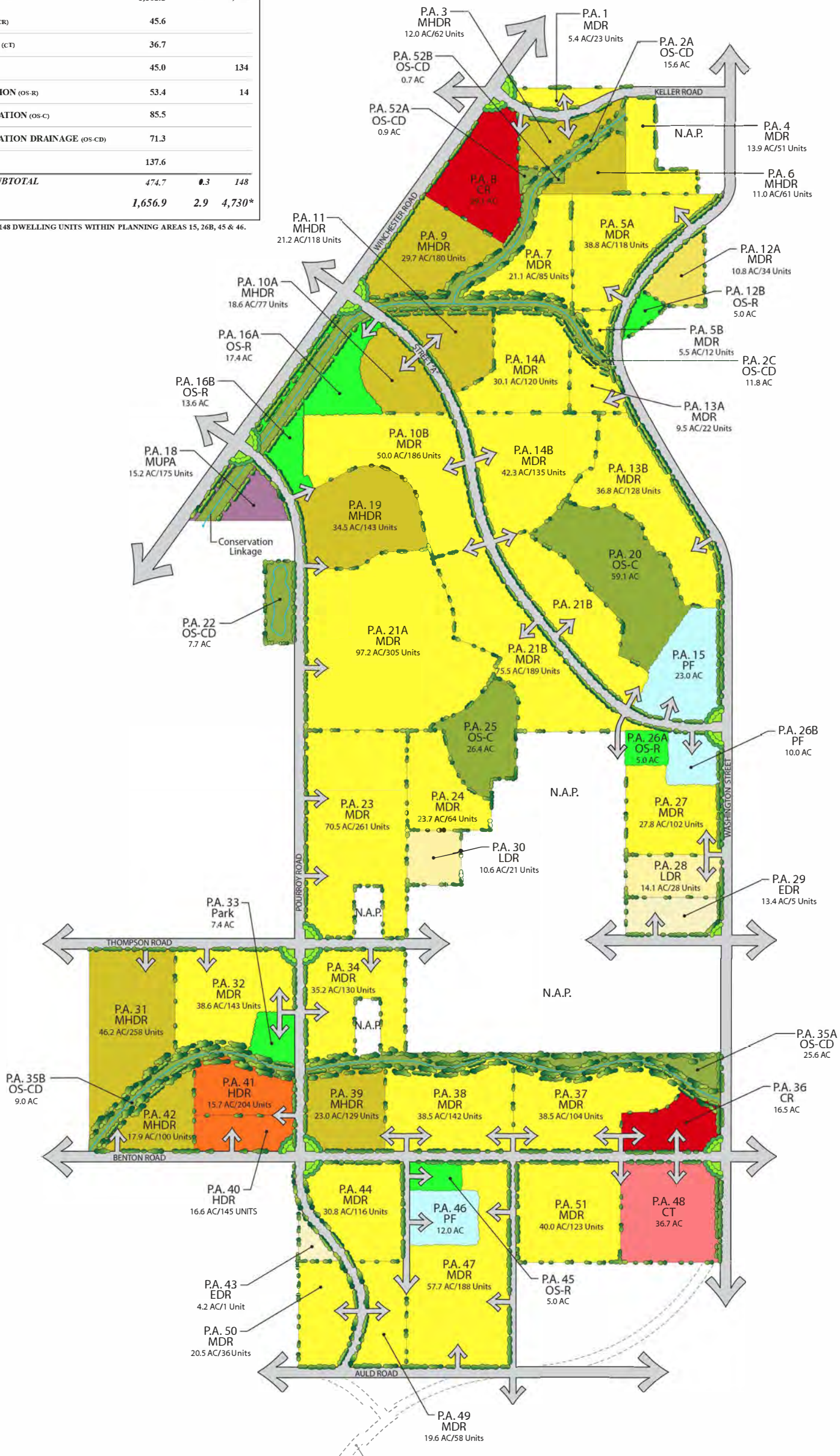


FIGURE III-1



STATISTICAL ABSTRACT

SPECIFIC PLAN LAND USE	ACRES	DENSITY	UNITS
ESTATE DENSITY RESIDENTIAL (R40)(10 AC MIN)	17.6	0.2	8
LOW DENSITY RESIDENTIAL (R20)(12 AC MIN)	24.7	2.0	49
MEDIUM DENSITY RESIDENTIAL (R20)(12 AC MIN)	479.3	3.3	1,575
MEDIUM HIGH DENSITY RESIDENTIAL (R20)(12 AC MIN)	274.4	5.3	1,458
HIGH DENSITY RESIDENTIAL (R20)(12 AC MIN)	33.9	38.0	128
MIXED USE POLICY AREA (MUPA)	15.1	11.5	175
RESIDENTIAL SUBTOTAL	1,195.0	3.8	3,883
COMMERCIAL RETAIL (C2)	45.6		
COMMERCIAL TOURIST (C2)	56.7		
PUBLIC FACILITIES (P2)	45.0		134
OPEN SPACE - RECREATION (OS-R)	58.4		14
OPEN SPACE - CONSERVATION (OS-C)	85.5		
OPEN SPACE - CONSERVATION DRAINAGE (OS-CD)	71.3		
CIRCULATION	137.6		
NON-RESIDENTIAL SUBTOTAL	475.1	0.3	148
TOTAL	1,670.1	2.9	4,031

*INCLUDES POTENTIAL DEVELOPMENT OF 148 DWELLING UNITS WITHIN PLANNING AREA 15, 208, 45 & 46

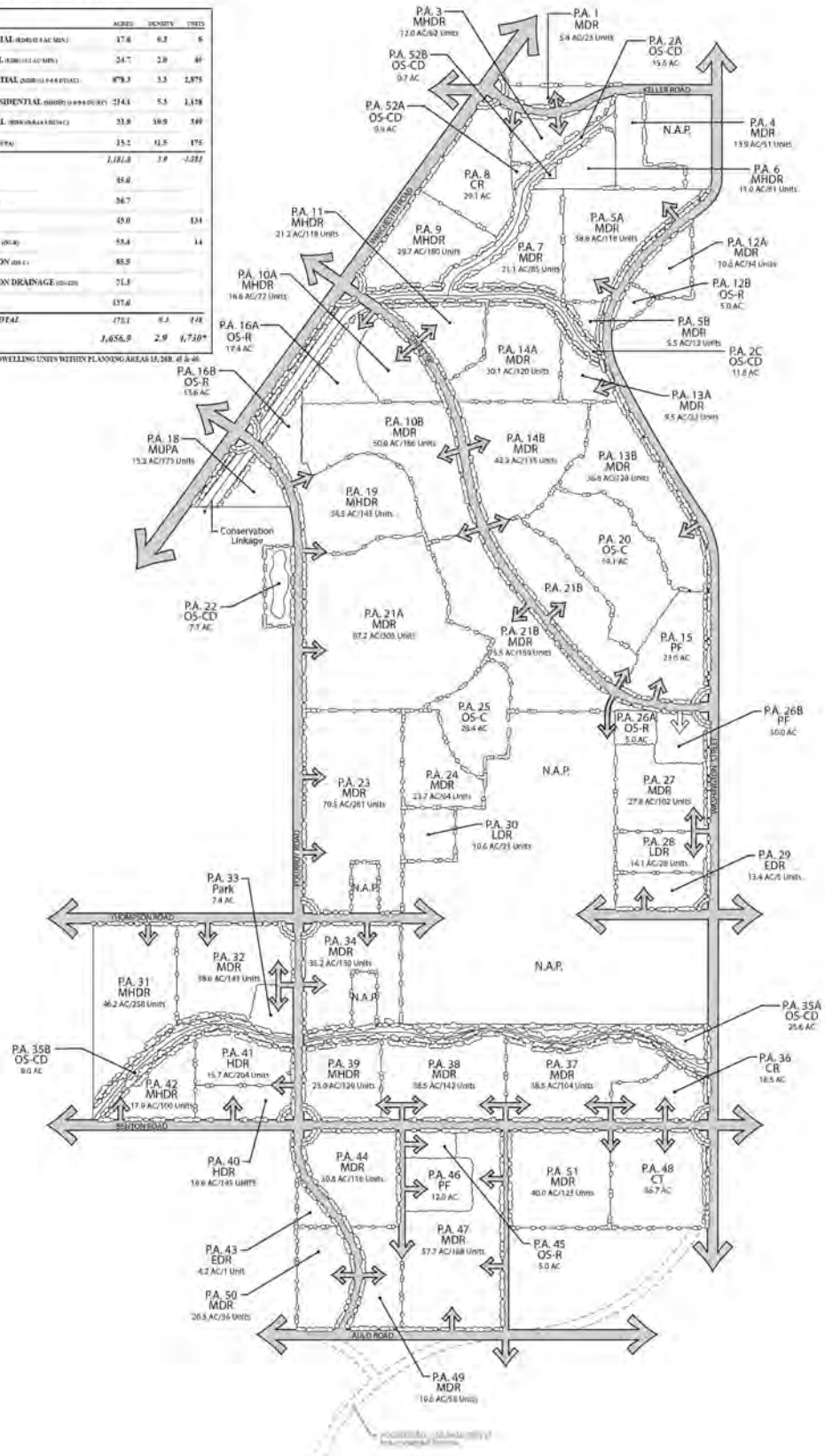


FIGURE III-1A



Specific Land Use Plan
WINCHESTER 1800

III. SPECIFIC PLAN
Specific Plan No. 286, Amendment No. 7

Table 2, Detailed Land Use Summary

Land Use	Planning Area (PA)	Gross Acres	Density Range	Dwelling Density	Maximum Dwelling Units
RESIDENTIAL					
Estate Density Residential (EDR)	29	13.4	2.0-acre minimum	0.4	5
	43	4.2	2.0-acre minimum	0.2	1
	Subtotal:	17.6			6
Low Density Residential (LDR)	28	14.1	0.5-acre minimum	2.0	28
	30	10.6	0.5-acre minimum	2.0	21
	Subtotal:	24.7			49
Medium Density Residential (MDR)	5A	38.8	2.0-5.0	3.0	118
	5B	5.5	2.0-5.0	2.2	12
	12A	10.8	2.0-5.0	3.1	34
	13A	9.5	2.0-5.0	2.3	22
	24	23.7	2.0-5.0	2.7	64
	37	38.5	2.0-5.0	2.7	104
	47	57.7	2.0-5.0	3.3	188
	1	5.4	2.0-5.0	4.3	23
	4	13.9	2.0-5.0	3.7	51
	7	21.1	2.0-5.0	4.0	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	
	Subtotal:	878.3			2,875
Medium High Density Residential (MHDR)	3	12.0	5.0-8.0	5.2	62
	6	11.0	5.0-8.0	5.5	61
	10A	18.6	5.0-8.0	4.1	77
	11	21.2	5.0-8.0	5.6	118

Land Use	Planning Area (PA)	Gross Acres	Density Range	Dwelling Density	Maximum Dwelling Units
	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
Medium High Density Residential (MHDR)	9	29.7	5.0-8.0	6.1	180
	Subtotal:	214.1			1,128
High Density Residential (HDR)	40	16.6	8.0-14.0	8.7	145
	41	15.7	8.0-14.0	12.9	204
	Subtotal:	32.2			349
Mixed Use Policy Area	18	15.2	8.0-14.0	11.5	175
Residential Acres/DUs		1,182.2		3.9	4,582
NON-RESIDENTIAL					
Commercial Retail (CR)	8	29.1			
	36	16.5			
	Subtotal:	45.6			
Commercial Tourist (CT)	48	36.7			
	Subtotal:	36.7			
Public Facility (PF)	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
	Subtotal:	45.0			134
Open Space – Recreation (OS-R)	12B	5.0			
	16A	17.4			
	16B	13.6			
	26A	5.0			
	33	7.4			
	45	5.0			14
	Subtotal:	53.4			14

Land Use	Planning Area (PA)	Gross Acres	Density Range	Dwelling Density	Maximum Dwelling Units
Open Space – Conservation Drainage (OS-CD)	2A	15.6			
	2C	11.8			
	22	7.7			
	35A	25.6			
	35B	9.0			
	52A	0.9			
	52B	0.7			
	Subtotal:	71.3			
Open Space – Conservation (OS-C)	20	59.1			
	25	26.4			
	Subtotal:	137.6			
Expanded Parkways		6.5			
Roads		131.1			
	Subtotal:	137.6			
Nonresidential Acres/DUs		474.4			148
PROJECT TOTAL		1,656.9		2.9	4,730

- **Estate Density Residential** (0.34 du/ac) – consists 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) – consists of 49 dwelling units on 24.7 acres of land. These units are proposed for Planning Areas 28 and 30.
 - **Medium Density Residential** (3.3 du/ac) – consists of 2,875 dwelling units on 878.3 acres of land. MDR units are proposed for Planning Areas 1, 4, 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 27, 32, 34, 37, 38, 44, 47, 49, 50 and 51.
 - **Medium High Density Residential** (5.3 du/ac) – consists of 1,128 dwelling units on 214.1 acres of land. These units are proposed for Planning Areas 3, 6, 9, 10A, 11, 19, 31, 39 and 42.
 - **High Density Residential** (8.0-14.0 du/ac) – consists of 349 dwelling units on 32.2 acres of land. These units are proposed for Planning Area 40 and 41.
 - **Mixed-Use Area** (11.5 du/ac) – consists of 175 dwelling units on 15.2 acres of land. These units are proposed for Planning Area 18.
- **COMMERCIAL RETAIL** - The commercial uses within the WINCHESTER 1800 community consist of 45.6 acres overall. Located adjacent to major transportation corridors for accessibility and convenience, these commercial centers provide shopping

opportunities for residents as well as regional travelers along Winchester Road, Benton Road, and Washington Street. In addition, residents from surrounding communities will be serviced by the proposed commercial centers. Two commercial centers will be located throughout the site in Planning Areas 8 and 36.

- ❑ **COMMERCIAL TOURIST** - A 36.7 acre tourist-related commercial center is planned adjacent to Benton Road and Washington Street in Planning Area 48. This commercial tourist 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.
- ❑ **PUBLIC FACILITY** - Three (3) school sites are planned on a total of 45.0 acres of land, in Planning Areas 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 acquire the designated Planning Areas. Under this alternate scenario, 134 Medium Density residential units are available with the following distribution: Planning Area 15 would permit 75 units; Planning Area 26B would permit 27 units; and Planning Area 46 would permit 32 units.
- ❑ **OPEN SPACE – RECREATION** - Six (6) active park sites are planned for WINCHESTER 1800 totaling 53.4 acres of land, in Planning Areas 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 – CONSERVATION DRAINAGE** - A total of 71.3 acres are proposed for open space/drainage uses. The project dedicates 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. Additionally, Planning Areas 22, 52A, and 52B provide 9.3 acres of detention basins and first-flush facilities as approved by the state Regional Water Quality Control Board to filter the on-site flows through the property.
- ❑ **OPEN SPACE – CONSERVATION** - A total of 85.5 acres are proposed for the preservation 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.
- ❑ **ROADS** - The project includes the implementation of approximately 130.7 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 4,730 dwelling units on 1,656.9 acres, as illustrated on Figure III-1, *Specific Land Use Plan* (a reduced black and white version of the Specific Land Use Plan is shown on Figure III-1A). 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.
- 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 High Density Residential land uses (Planning Area 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.
- 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.

2. Circulation Plan

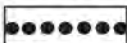




a. Circulation Plan Description

As shown in Figure III-2, *Circulation Plan*, primary access to the project site is provided via Winchester Road (Highway 79) which borders the west side of the site. Highway 79 is a State Highway and is therefore subject to the State's standards and criteria, including the CalTrans requirement of half-mile spacing for local roadway access. All plans and proposals affecting Winchester Road (Highway 79) will be subject to review and approval by CalTrans. East-west traffic through the site is provided via Keller Road, Thompson Road, Benton Road and Auld Road. Principal north-south access is provided along Pourroy Road and Washington Street. An efficient roadway network has been designed to accommodate on-site circulation.

The Riverside County General Plan Circulation Element depicts several master-planned roadways that run adjacent to or through the WINCHESTER 1800 project site. The main objective of the Circulation Plan is to provide direct and convenient access to individual residential clusters, commercial centers, school sites and recreational land uses through a safe and efficient network of urban arterial, arterial, major secondary, collector and local roadways. Roadway cross sections are depicted on Figures III-3, Figure III-4, Figure III-5, and Figure III-5A.

In addition to the vehicular circulation plan proposed for the project, a pedestrian circulation system is envisioned for the WINCHESTER 1800 community. The pedestrian circulation system will promote pedestrian-oriented, non-vehicular usage and incorporate community recreational trails within the open space/drainage channels.

LEGEND

-  **URBAN ARTERIAL**
Winchester Road & Benton Road
-  **ARTERIAL**
Washington Street
-  **SECONDARY ROAD**
Thompson Road, Auld Road, Pourroy Road, Street 'A', Keller Road, Borel Road, & Lean Road (east of Winchester Road)
-  **TRANSPORTATION CORRIDOR-25-FOOT**
Adjacent to Winchester Road
-  **BUS TURNOUT**

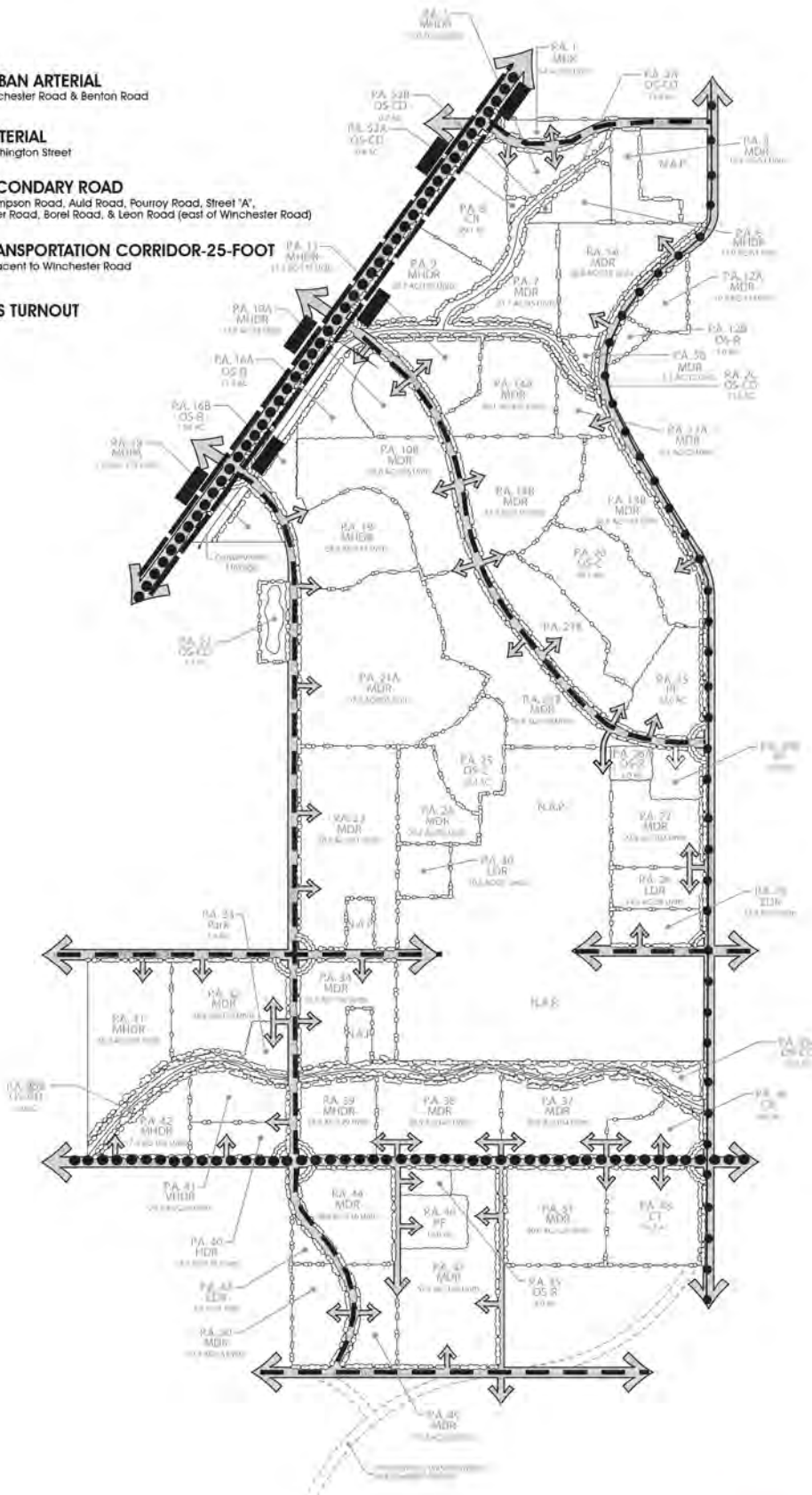


FIGURE III-2

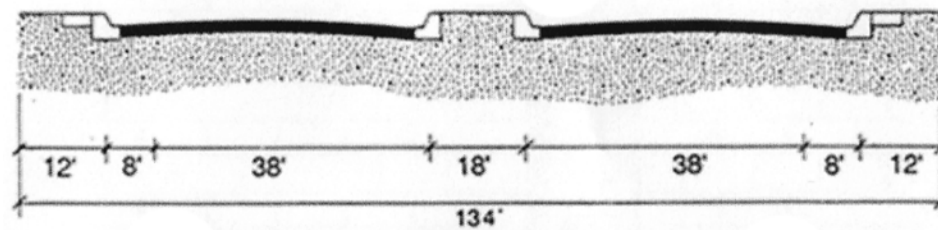


Circulation Plan

WINCHESTER 1800

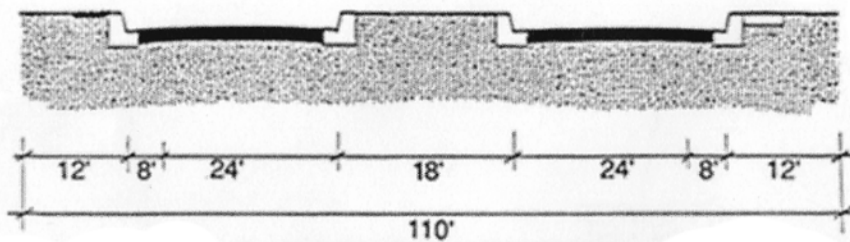
III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7



URBAN ARTERIAL (134' R.O.W.)

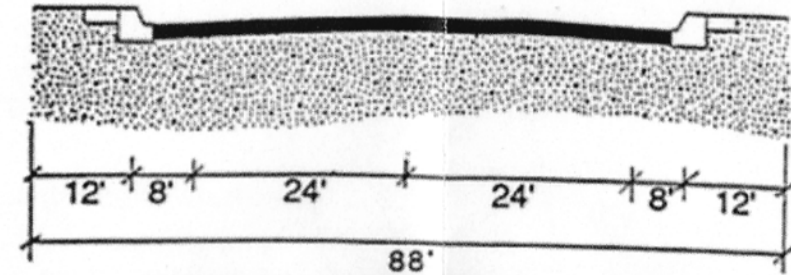
Winchester Road & Benton Road
(Ordinance 461, Standard 100A)



ARTERIAL (110' R.O.W.)

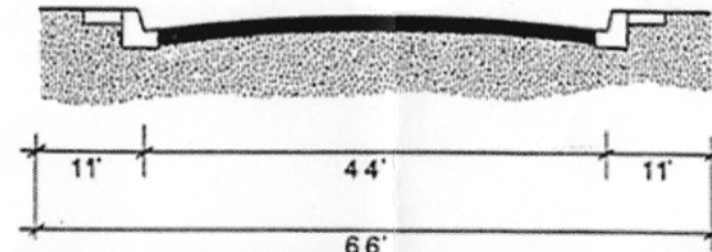
Washington Road
(Ordinance 461, Standard 100)

NOTE: SCHEDULE "A" SUBDIVISIONS SHALL BE DESIGNED UTILIZING THE THIRD DISTRICT GUIDELINES UNLESS OTHERWISE APPROVED BY THE TRANSPORTATION DEPARTMENT.



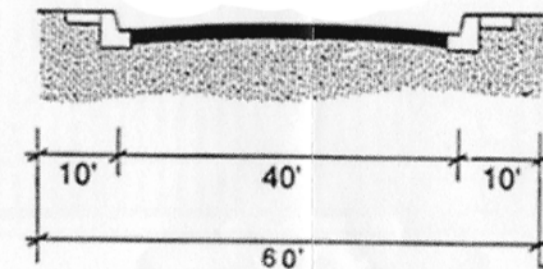
SECONDARY ROAD (88' R.O.W.)

Auld Road, Keller Road, "A" Street,
Pourroy Road & Thompson Road
(Ordinance 461, Standard 102)



COLLECTOR (66' R.O.W.)

Street "C" & Street "D"
(Ordinance 461, Standard 103)



LOCAL ROAD (60' R.O.W.)

Internal Roads
(Ordinance 461, Standard 104)

Roadway Cross Sections (Ord 461)

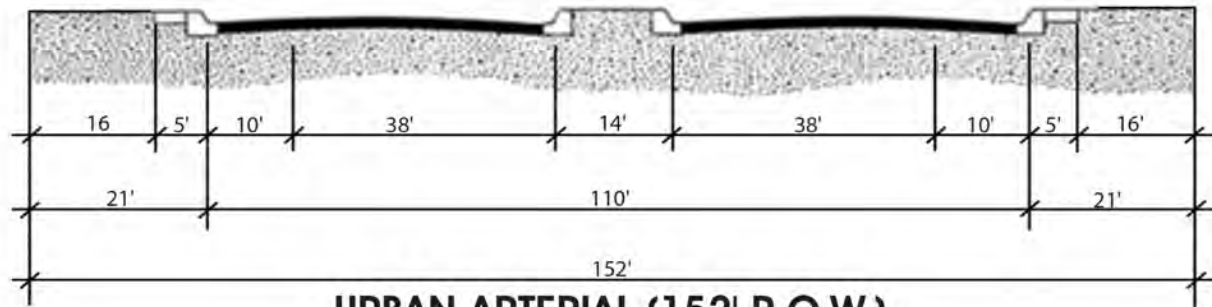
WINCHESTER 1800

FIGURE III-3



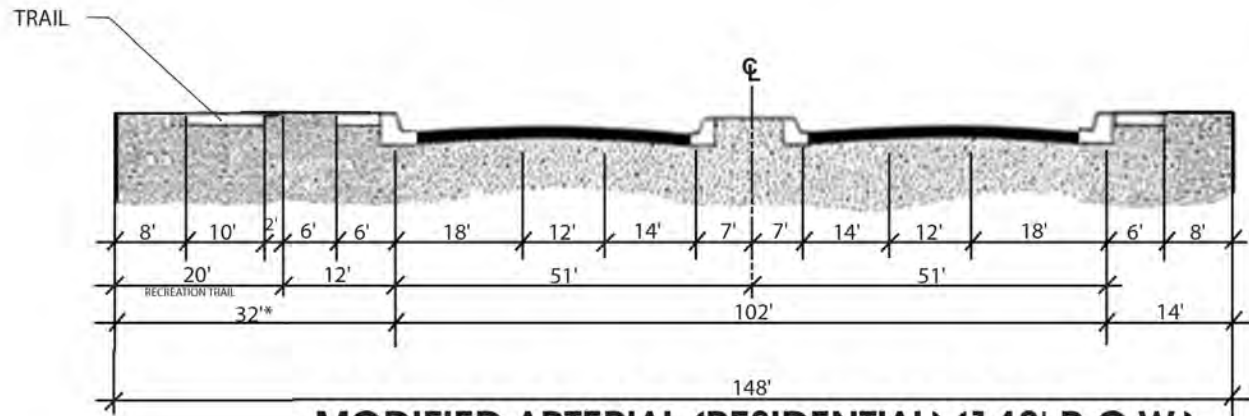
III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7



URBAN ARTERIAL (152' R.O.W.)

WINCHESTER ROAD & BENTON ROAD
(Third District Guidelines, Standard 100A Modified)

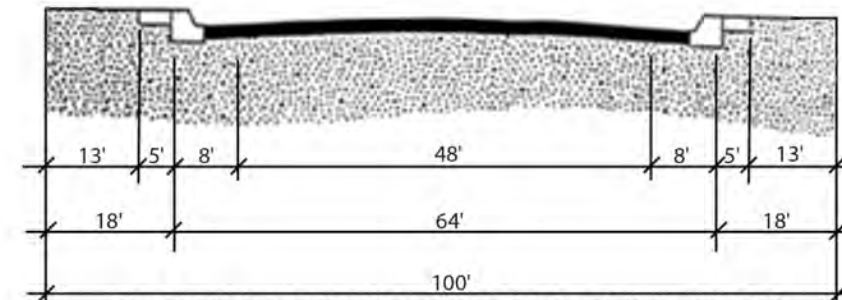


MODIFIED ARTERIAL (RESIDENTIAL) (148' R.O.W.)

WASHINGTON STREET*
(Third District Guidelines, Standard 100 Modified)
As Approved by Transportation Department

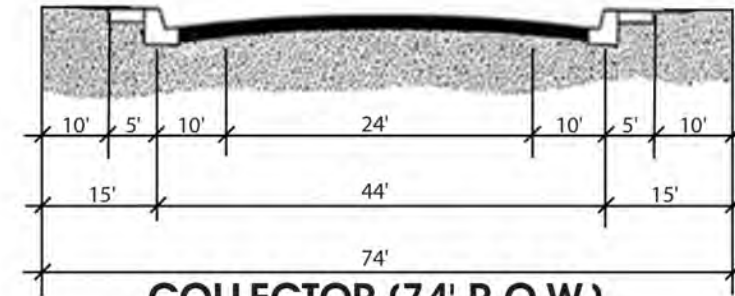
NOTE: SCHEDULE "A" SUBDIVISIONS SHALL BE DESIGNED UTILIZING THE THIRD DISTRICT GUIDELINES UNLESS OTHERWISE APPROVED BY THE TRANSPORTATION DEPARTMENT.

* AS APPLICABLE TO TR 30069



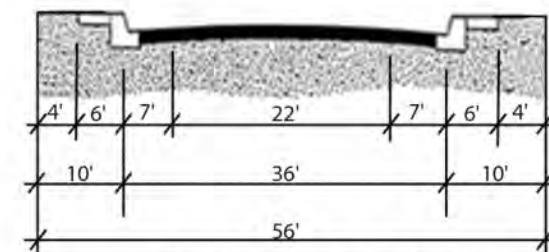
SECONDARY HIGHWAY (100' R.O.W.)

AULD ROAD, KELLER ROAD, POURROY ROAD, THOMPSON ROAD & STREET "A"
(Third District Guidelines, Standard 102 Modified)



COLLECTOR (74' R.O.W.)

CADY ROAD & MADDALENA ROAD
(Third District Guidelines, Standard 103 Modified)



GENERAL LOCAL STREET (56' R.O.W.)

INTERNAL ROAD
(Third District Guidelines, Standard 104 Modified)

FIGURE III-4

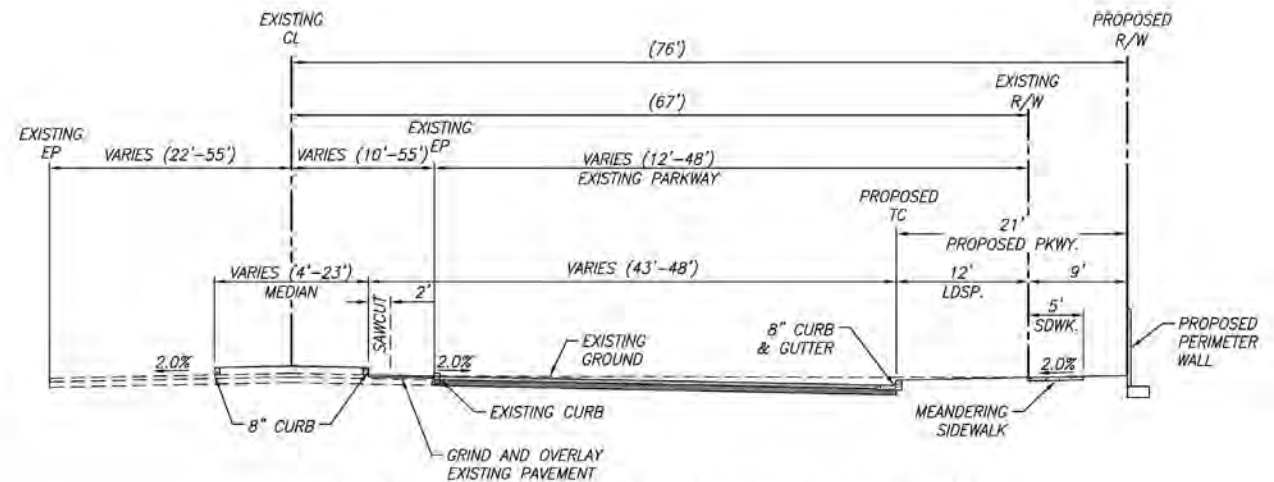


III. SPECIFIC PLAN

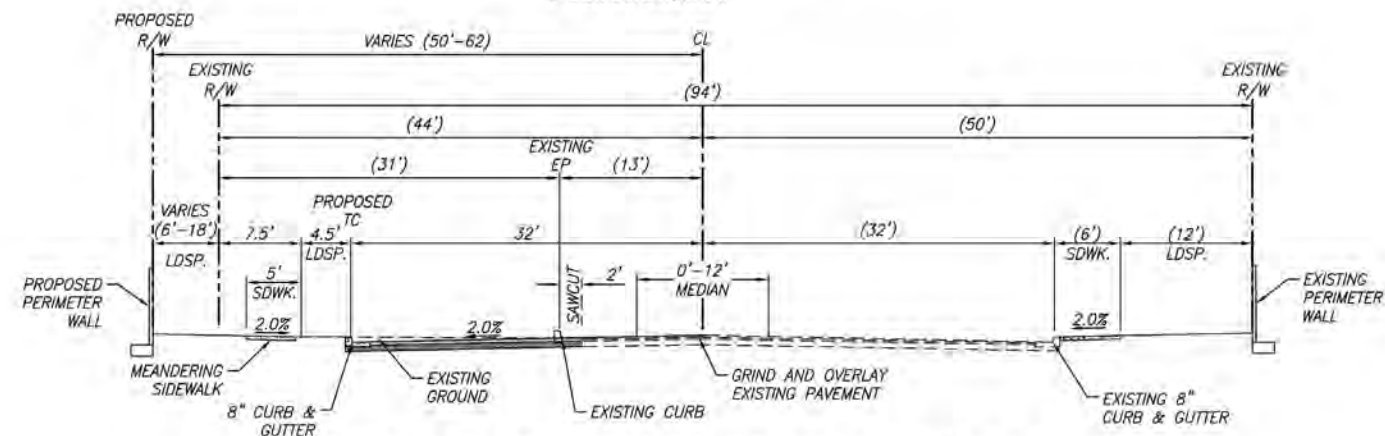
Specific Plan No. 286, Amendment No. 7

Roadway Cross Sections (3rd & 5th)

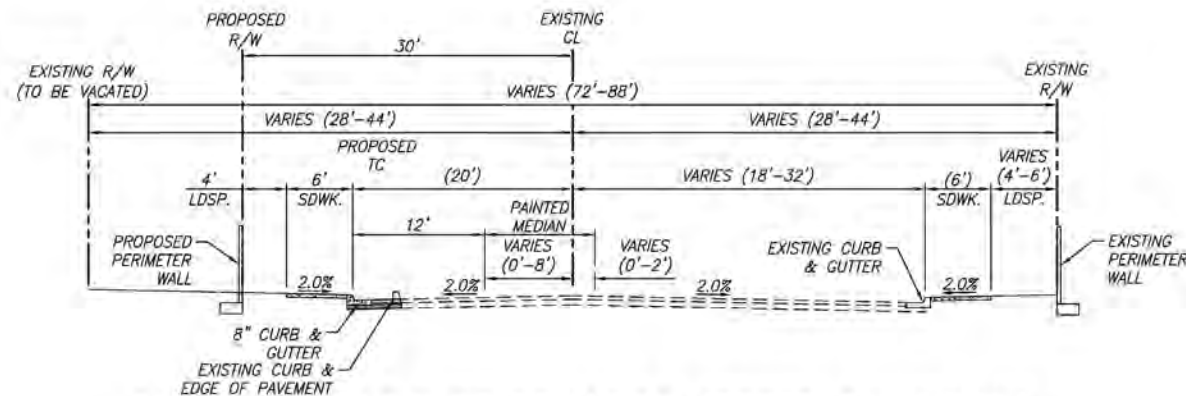
WINCHESTER 1800



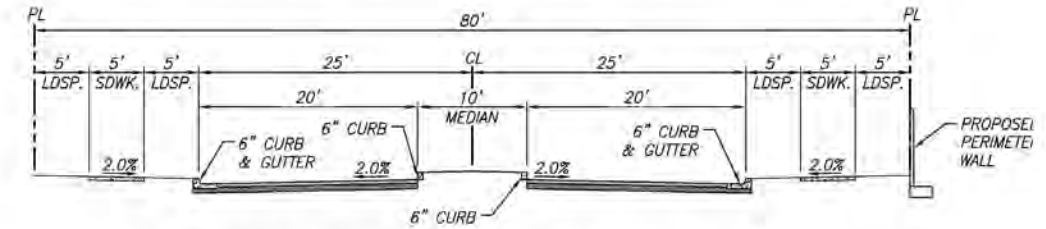
BENTON ROAD (URBAN ARTERIAL - 152' ROW)
 (FRONTING PA 40)
 PUBLIC STREET



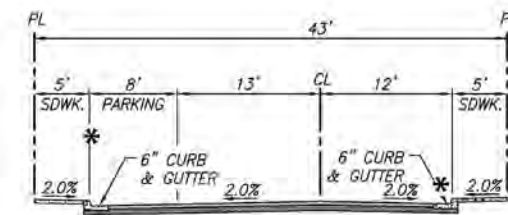
POURROY ROAD (SECONDARY HIGHWAY - 100' ROW)
 (FRONTING PA 40)
 PUBLIC STREET



SAN REMO DRIVE (MODIFIED LOCAL STREET - 72'-88' ROW)
 (FRONTING PAs 40/41)
 PUBLIC STREET



**PRIMARY PA 40 PRIVATE ENTRY -
 SAN REMO DRIVE & BENTON ROAD (80' WIDE)**
 PRIVATE STREET



PRIVATE RESIDENTIAL STREET (43' WIDE)
 PRIVATE STREET

*ZERO INCH/MOUNTED/ROLLED CURBS SHALL BE PROVIDED AT CORNERS WITHIN PA 40 TO ALLOW FOR FIRE TRUCK TURNING.

FIGURE III-5A



III. SPECIFIC PLAN

Roadway Cross Sections (TTM 37715)

WINCHESTER 1800

Specific Plan No. 286, Amendment No. 7

b. Circulation Plan Development Standards

- 1) The proposed Circulation Plan provides an efficient traffic design that meets the needs of the project. The on-site system depicted on the Circulation Plan (Figure III-2) has been derived from the Traffic Analysis in EIR No. 374. The illustrated, on-site roadway improvements will be phased in accordance with this plan.
- 2) Heavy through-traffic volumes should be eliminated from residential neighborhoods. Major roadways should be implemented as non-access roadways, with residential neighborhoods served by smaller residential collectors.
- 3) On-site roads will be constructed as follows:
 - Urban Arterial (134' R.O.W.)
 - Arterial (110' R.O.W.)
 - Secondary (88' R.O. W.)
 - Collector (66' R.O.W.)
 - Local Streets (60' R.O. W.)
 - Private Streets (43' R.O.W. – 80' R.O.W.)
- 4) As shown on Figure III-5A, on-site roads for Amendment No. 7 (specifically within and adjacent to Planning Area 40) will be constructed as follows:
 - Benton Road (Urban Arterial, 152' R.O.W) – Half-width road improvements of approximately 1,250 feet along the southern boundary of Planning Area 41 starting at the intersection of Benton Road and Pourroy Road to the west. Half-width improvements of Benton Road include the 76-foot R.O.W improvement on the northern half of Benton Road.
 - Pourroy Road (Secondary Highway, 100' R.O.W) – Half-width road improvements from San Remo Drive to Benton Road. Half-width improvements include 50' – 62' R.O.W. on the west side of Pourroy Road, a 5-foot wide meandering sidewalk, and a 4.5-foot wide landscaped parkway and a landscaped parkway that ranges from 6' to 18'.
 - San Remo Drive (Modified Local Street, 72'-88' R.O.W.) – Half-width road improvements on the southern portion of San Remo Drive includes a 28-foot to 44-foot wide R.O.W., 6-foot wide sidewalks, and a 6-foot wide landscaped parkway.
 - Primary PA 40 Private Entry - San Remo Drive (80' Wide.) - Construct an 80-foot wide private entry drive from San Remo Drive as the primary access into Planning Area 40. Improvements include 25-foot wide travel lanes on both sides of the street, 5-foot wide sidewalks, 10-feet of landscaped parkway, and an 8-foot wide median.
 - Secondary PA 40 Private Entry - Benton Road (53' Wide) - Construct a 53-foot wide private entry drive from Benton Road as the secondary access into Planning Area 40. Improvements would include 14-foot wide travel lanes on either side, 5-foot wide sidewalks, and 10-feet of landscaped parkway.

- Private Residential Street (43' Wide) - Construct 43-foot wide Private Residential Streets within Planning Area 40 for local access and connectivity. Improvements would include a 12-foot wide travel lane on one side and a 13-foot wide travel land on the other side. Additionally, Private Residential Streets provide 8-feet of parking on one side of the street, and 5-foot sidewalks on both sides of the street. "No Parking" curb striping shall be provided at knuckle and corner conditions. Zero-inch/mountable/rolled curbs shall be provided at knuckle and corner conditions to allow for fire truck turning movements.
- 5) Landscape requirements shall be in accordance with the Roadway Landscape Treatments as depicted in Section IV, Design Guidelines.
 - 6) Major roadway improvements may be financed through an assessment district, community facilities district, Southwest Road and Bridge Benefit District or Transportation Uniform Mitigation Fees, or similar financing mechanism.
 - 7) Except as noted in Number 24 below, all roads within the Specific Plan project boundary shall be constructed to appropriate County full or half-widths standards in accordance with Ordinance Nos. 460 and 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval by the Director of Transportation.
 - 8) The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.
 - 9) The project shall comply with the conditions and requirements set forth by the County Transportation Department.
 - 10) Any landscaping within public road rights-of-way will require approval by the Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism as approved by the Transportation Department.
 - 11) All intersection spacing and/or access openings shall be per Standard 114, Ordinance 461, or as approved by the Transportation Department.
 - 12) All access points, as shown in this Specific Plan, shall conform to Transportation Department standard access spacing, depending upon the street's classification.
 - 13) Per the Riverside County General Plan, "Neighborhood commercial uses must be located along Secondary or greater highways, at or near intersections with Secondary Highways."
 - 14) The Transportation Department's policy regarding streets adjacent to school and park sites requires a minimum of 66' R.O.W. (Standard 103).

- 15) Any application for any subdivision within the Specific Plan boundary (including a Schedule I Parcel Map) shall cause the design and construction of the Specific Plan master planned infrastructure within the final map boundaries, with the exception of a division of land that has no parcel less than 40 acres or that is not less than a quarter of a quarter section.
- 16) All projects, including subdivisions and plot plans within the Specific Plan boundary, shall be subject to the Development Monitoring Program as described in Section II of this document.
- 17) No driveways or access points as shown in this Specific Plan are approved. All access points shall conform to Transportation Department standard access spacing, depending upon the street's classification.
- 18) All bike trails developed as part of this Specific Plan should be designated as Class I bikeways generally located within separate rights-of-way in accordance with the standards contained within Chapter 1000 of the California Department of Transportation - Highway Design Manual (fourth edition). The Class I Bike Trails within the plan are Regional Facilities and as such will be maintained by the Riverside County Transportation Department.
- 19) All roadways intersecting four-lane facilities or greater shall be a minimum of 66 feet of right-of-way and constructed in accordance with Standard 103, Ordinance 461 from the four-lane facility to the nearest intersection.
- 20) Each subdivision shall comply with the on-site and off-site street improvement recommendations and mitigation measures outlined in subsequent traffic studies for each individual project.
- 21) Except as noted in Number 25 below, all typical sections shall be per Ordinance 461, or as approved by the Transportation Department.
- 22) No textured pavement accents will be allowed within any County right-of-way.
- 23) Mid-block crosswalks are not approved.
- 24) This Specific Plan proposes no drainage facilities to be maintained by the Transportation Department. Therefore, all facilities other than facilities to be constructed in the road right-of-way will be either private or Flood Control District facilities.
- 25) As shown on Figures III-3 and IV-5, both a Class I Bikeway and a soft surface pedestrian/equestrian trail are being provided adjacent to Washington Street. This eliminates the need for a sidewalk adjacent to the curb. The soft surface trail, which will be constructed within the Washington Street right-of-way will be maintained by the Riverside County Regional Park and Open Space District.

3. Drainage Plan

a. Drainage Plan Description

The WINCHESTER 1800 project site is located within the boundaries of the Riverside County Flood Control and Water Conservation District's Murrieta Master Area Drainage Plan. Most of the project is located within the Warm Springs Valley Sub-Watershed, however, portions of the project area are located within the Santa Gertrudis Valley Sub-Watershed.







The proposed *Drainage Plan*, as shown in Figure III-6, utilizes the project's streets, open channels (turf with concrete-lined low-flow channel) and underground storm drains to carry storm water through the project. These facilities propose to meet the existing natural drainage courses at the upstream end of the project, convey the flows through the project and then discharge at the downstream end of the project into existing natural drainage courses. The drainage system is designed to utilize the natural drainage patterns and courses to the maximum extent possible while providing required erosion control and 100-year flood control protection.

The WINCHESTER 1800 site is located downstream of the Skinner Reservoir and is protected from flooding by means of a dam. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake.

b. Drainage Plan Development Standards

- 1) Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County's Flood Control and Water Conservation District requirements.
- 2) It is anticipated that major backbone drainage/flood control facilities to be constructed within the Open Space/Park areas will be maintained by the Valley-Wide Recreation and Park District. Facilities to be constructed in road right-of- ways and drainage easements will be maintained by the Riverside County Transportation Department. Local drainage devices and channels will be maintained by a County Service Area or a similar public/private entity.
- 3) The on-site open channels are designed for 100-year frequency storms. The channels will have minimum side slopes of 4:1 (horizontal to vertical). The grass-lined channel will have a concrete-lined low-flow channel and will incorporate concrete drop structures to create reduced velocities for erosion control purposes if needed. The open channel proposed to serve the northerly portion of the project is designed to discharge at the

LEGEND:

-  DRAINAGE BOUNDARY
-  STORM DRAIN
-  FLOW DIRECTION
-  INLET/OUTLET
-  DETENTION BASIN
-  OPEN CHANNEL

-NOTE: PORTIONS OF PLANNING AREAS 16, 21B, 22, 33, and 49 ARE TO BE USED AS DETENTION BASINS

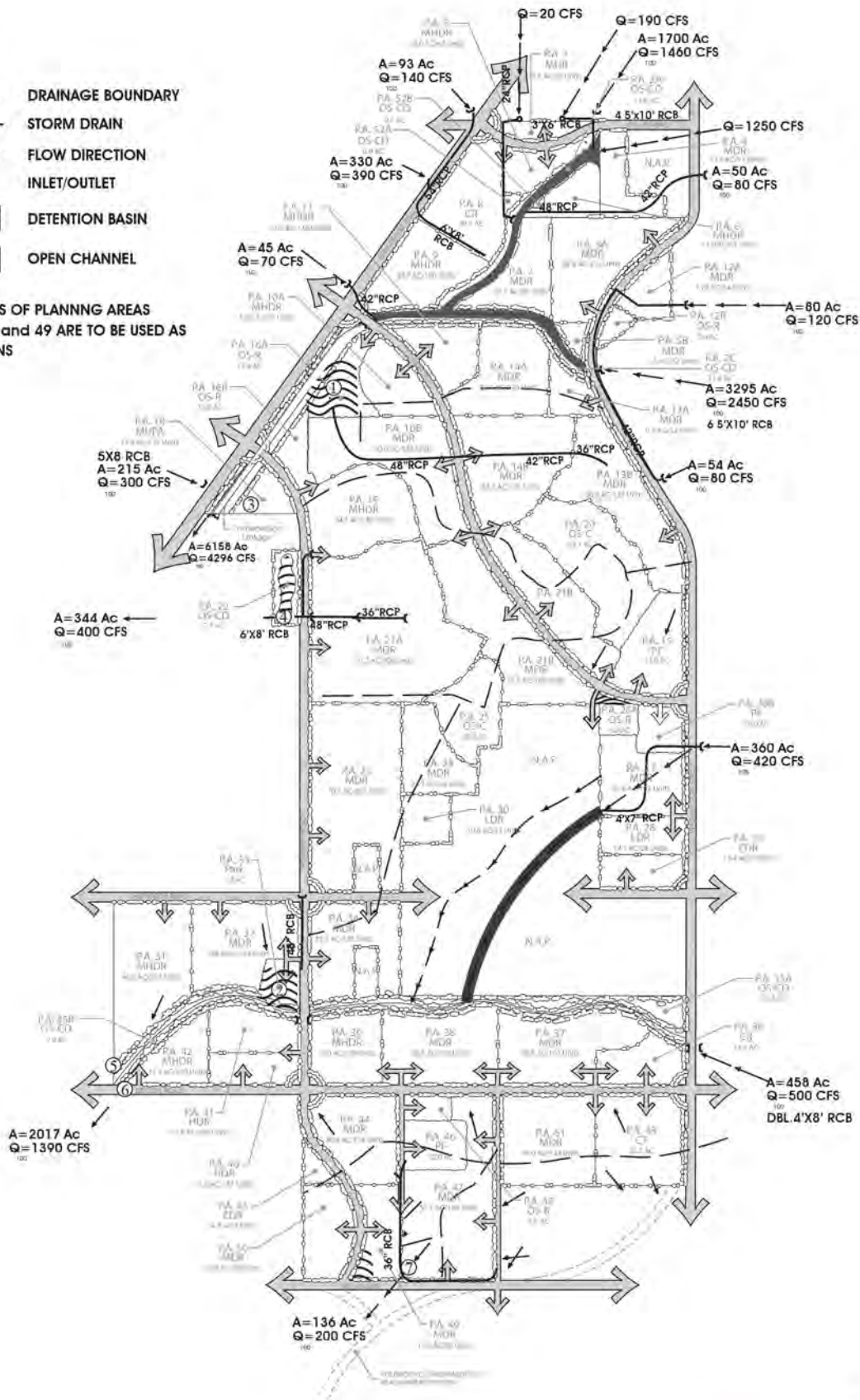


FIGURE III-6



Master Drainage Plan

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

perimeter of the Quinta do Lago development. These discharges can either be routed through the Quinta do Lago development or incorporated into their proposed drainage system.

- 4) On-site detention basins are provided in Planning Areas 22, 52A, and 52B to capture storm waters through the project. Additional detention basins are provided in portions of Planning Areas 16A and 33 (proposed for parks) to accommodate increased runoff from the proposed development. Detention basins will be designed to meet the requirements of the Riverside County Flood Control and Water Conservation District and shall function during 2-, 5- and 10-year frequency storms.
- 5) All projects proposing construction activities including: clearing, grading or excavation that results in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five acres or greater shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but not be limited to: on-site retention; covered storage of all outside storage facilities; vegetated swales; monitoring programs; etc.
- 6) In accordance with the Conditions of Approval for this Specific Plan Amendment, a National Pollutant Discharge Elimination System (NPDES) Permit is required from the State Water Resources Control Board prior to grading.

4. Water and Sewer Plans

a. Water Plan Description

The proposed WINCHESTER 1800 development lies within a portion of Eastern Municipal Water District's (EMWD) Assessment District No. 6. However, Assessment District No. 6 facilities are not designed to service the WINCHESTER 1800 project.

The average annual water demand for the proposed WINCHESTER 1800 project has been estimated to be 3.4 million gallons per day (mgd). In order to provide the water storage necessary for the WINCHESTER 1800 project at ultimate build-out, two storage tanks sized at 2.7 MG and 6.6 MG are necessary.

The site for the proposed 2.7 MG reservoir (1508 pressure zone to serve a maximum elevation of 1,375) is located west of Pourroy Road adjacent to the existing 2.0 MG reservoir. The *Master Water Plan* (Figure III-7) illustrates improvements necessary to provide the project site with an adequate supply of water.

The WINCHESTER 1800 Master Water Plan proposed a major 20" line in Pourroy Road connecting with the existing 20" line located in Auld Road which will supply the lower pressure zone reservoir. A 16"/24" line will connect with a future 36" transmission line proposed by EMWD's master plan in Washington Street from Auld Road to Keller Road with a pump plant at Auld Road to tie to the higher pressure zone reservoir.

b. Sewer Plan Description

The *Master Sewer Plan* (Figure III-8) illustrates the proposed sewer collection system for handling the discharge from the project.

The proposed sewer collection system will deliver the majority of the WINCHESTER 1800 sewage flows to the proposed EMWD Master Plan 30" trunk sewer facility at the intersection of Leon Road with Benton Road. From the Leon/Benton facility, the sewage flows will be conveyed from approximately 24,000 feet in a southwesterly direction to the existing 33" sewer line in Murrieta Hot Springs Road at Warm Springs Creek.

A small fraction of the WINCHESTER 1800 sewage flows, consisting of the southerly part of Planning Area 47, will be conveyed to the proposed EMWD Master Plan 12" trunk sewer facility at the intersection of Auld Road and Pourroy Road. From this intersection the sewage flows will be conveyed for approximately 19,500 feet in a southwesterly direction to the existing 30" sewer line in Winchester road at Murrieta Hot Springs Road.

LEGEND:

- EXISTING W.L. IN ZONE 1508
- W.L. IN ZONE 1508
- W.L. IN ZONE 1627
- █ ZONE 1508 SERVICE AREA
- █ ZONE 1627 SERVICE AREA

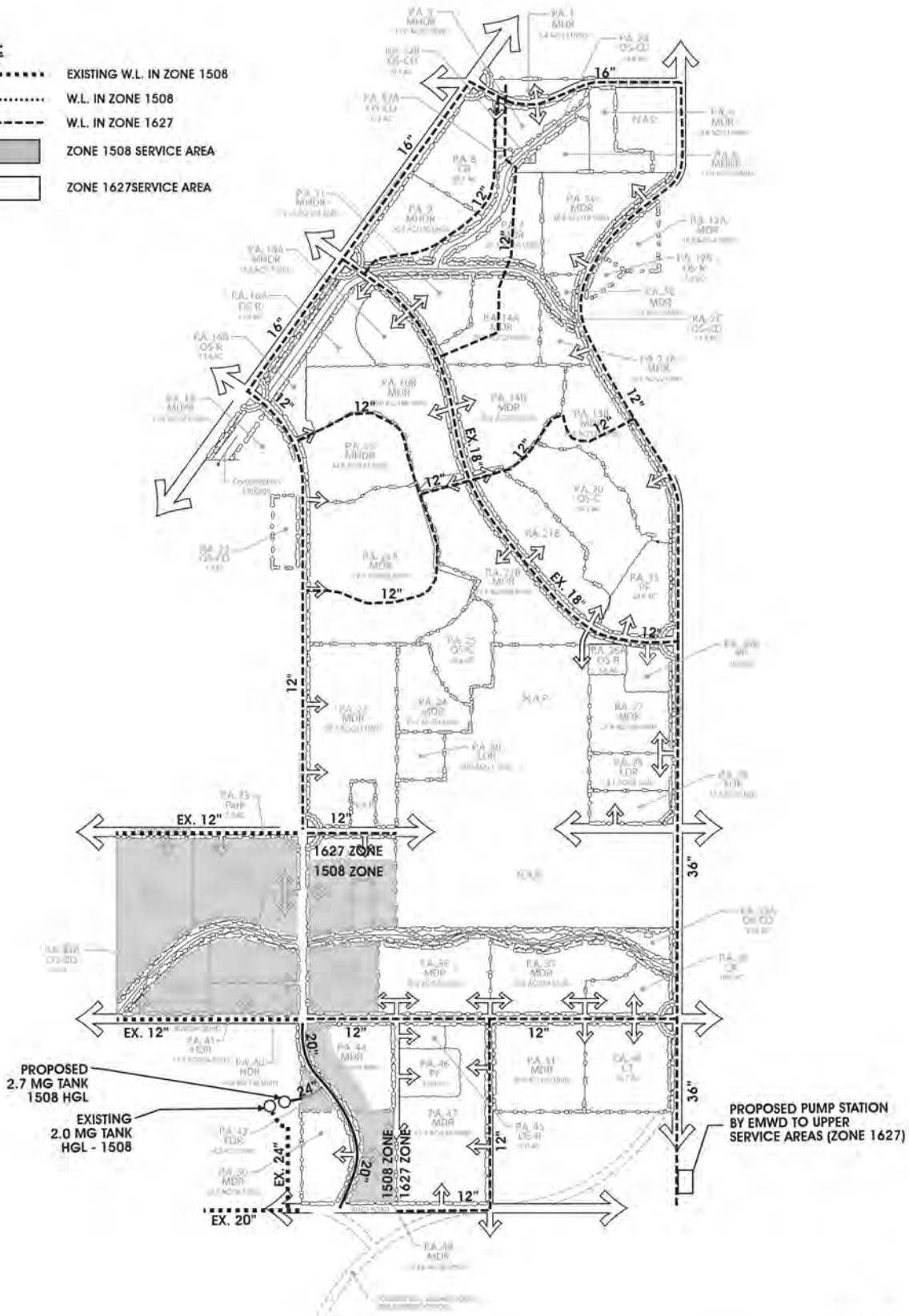


FIGURE III-7



Master Water Plan

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

LEGEND:

- PROPOSED SEWER LINE
- - - EXISTING SEWER LINE

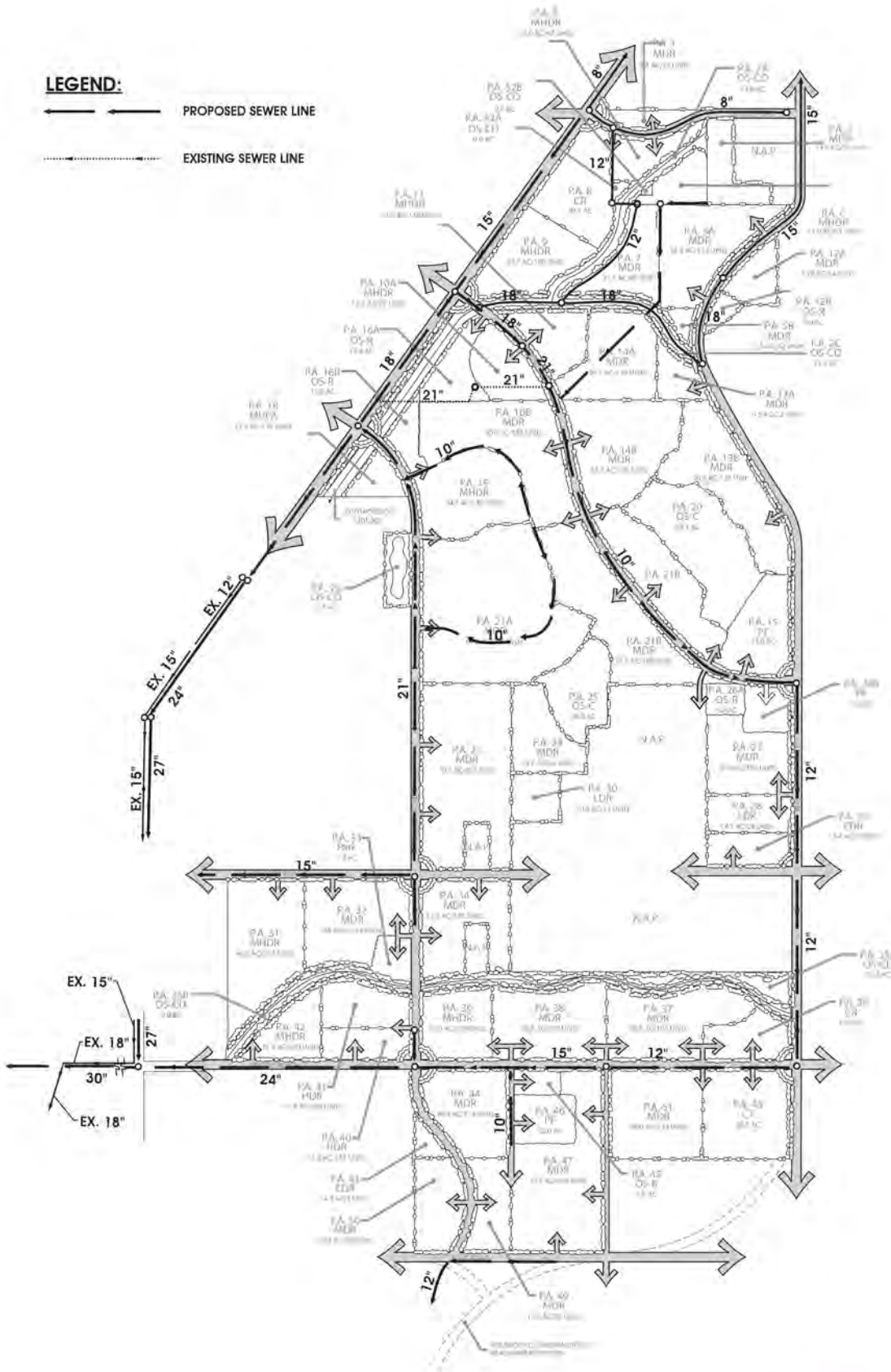


FIGURE III-8



Master Sewer Plan
WINCHESTER 1800

III. SPECIFIC PLAN
Specific Plan No. 286, Amendment No. 7

The WINCHESTER 1800 sewage flows will be conveyed to the Temecula Valley Regional Water Reclamation Facility (RWRF) through the above sewage systems. EMWD's policy for available treatment plant capacity is based on a first-come, first-serve basis.

Eastern Municipal Water District is in the process of master planning a district-wide reclaimed water system. Currently, a 24-inch transmission line has been installed in Winchester Road and Leon Road, and another 24-inch transmission line is planned along Washington Road. It is anticipated that EMWD will require the project to construct reclaimed water lines on-site so that when the regional system is complete, the project can ultimately utilize reclaimed water for certain types of irrigation.

c. Water and Sewer Plan Development Standards

- 1) All water and sewer lines shall be placed underground.
- 2) All lines will be designed per the Eastern Municipal Water District's (EMWD) requirements.
- 3) The infrastructural system will be installed to the requirements of the Riverside County Building and Safety Department.
- 4) Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.
- 5) The project developer shall submit information which describes estimates of the project's reclaimed water demand, and landscape/irrigation conceptual plans to EMWD for review. At the time of EMWD's review, a determination shall be made regarding requirements for reclaimed water use and system improvements by WINCHESTER 1800 .

5. Open Space and Recreation Plan

a. Open Space and Recreation Plan Description

An important element of the WINCHESTER 1800 community is the Open Space and Recreation Plan. The plan provides a variety of recreational opportunity which all residents of the WINCHESTER 1800 community can enjoy. The various proposed park sites and natural open space amenities offer residents both passive and active recreational opportunities and further serve to distinguish WINCHESTER 1800 from the surrounding communities.

Typically, the County requires 3.0 acres of parkland for each 1,000 residents to satisfy Quimby Act requirements, as expressed in Ordinance No. 460, Section 10.35. According to the population calculation (which is derived from the County’s Ordinance No. 460, Section 10.35), WINCHESTER 1800 would be required to provide 36.5 acres of parks to satisfy Quimby Act standards. WINCHESTER 1800 meets this requirement by providing active park facilities totaling 53.4 acres. WINCHESTER 1800 also provides open space related to conservation/drainage (OS-CD) and conservation (OS-C). In addition, private recreation facilities will be provided within High Density Residential planning areas (Planning Areas 40 and 41).

The overall *Open Space and Recreation Plan* concept is illustrated in Figure III-9. The elements and acreage of the program are further identified in Table 3, *Open Space and Recreation Plan Summary* below.

Table 3, Open Space and Recreation Plan Summary







<u>Community Recreation Opportunities</u>	<u>Acreage</u>
• Open Space – Recreation	53.4
• Open Space – Conservation Drainage	71.3
• Open Space – Conservation	85.5
<hr/>	
TOTAL	210.2

In addition, school recreation facilities can be available for community use during non-school hours, at the discretion of the School District.

□ **Open Space - Recreation**

Six (6) park sites are planned for WINCHESTER 1800 in Planning Areas 12B, 16A, 16B, 26A, 33 and 45. These parks will offer both active and passive recreational opportunities to the residents of WINCHESTER 1800 and surrounding communities.

LEGEND:

-  OPEN SPACE/DRAINAGE, TURF LINED
-  UNDISTURBED OPEN SPACE
-  ACTIVE PARK
-  REGIONAL RECREATIONAL TRAIL
-  LOCAL RECREATIONAL TRAIL
-  CLASS I BIKE TRAIL

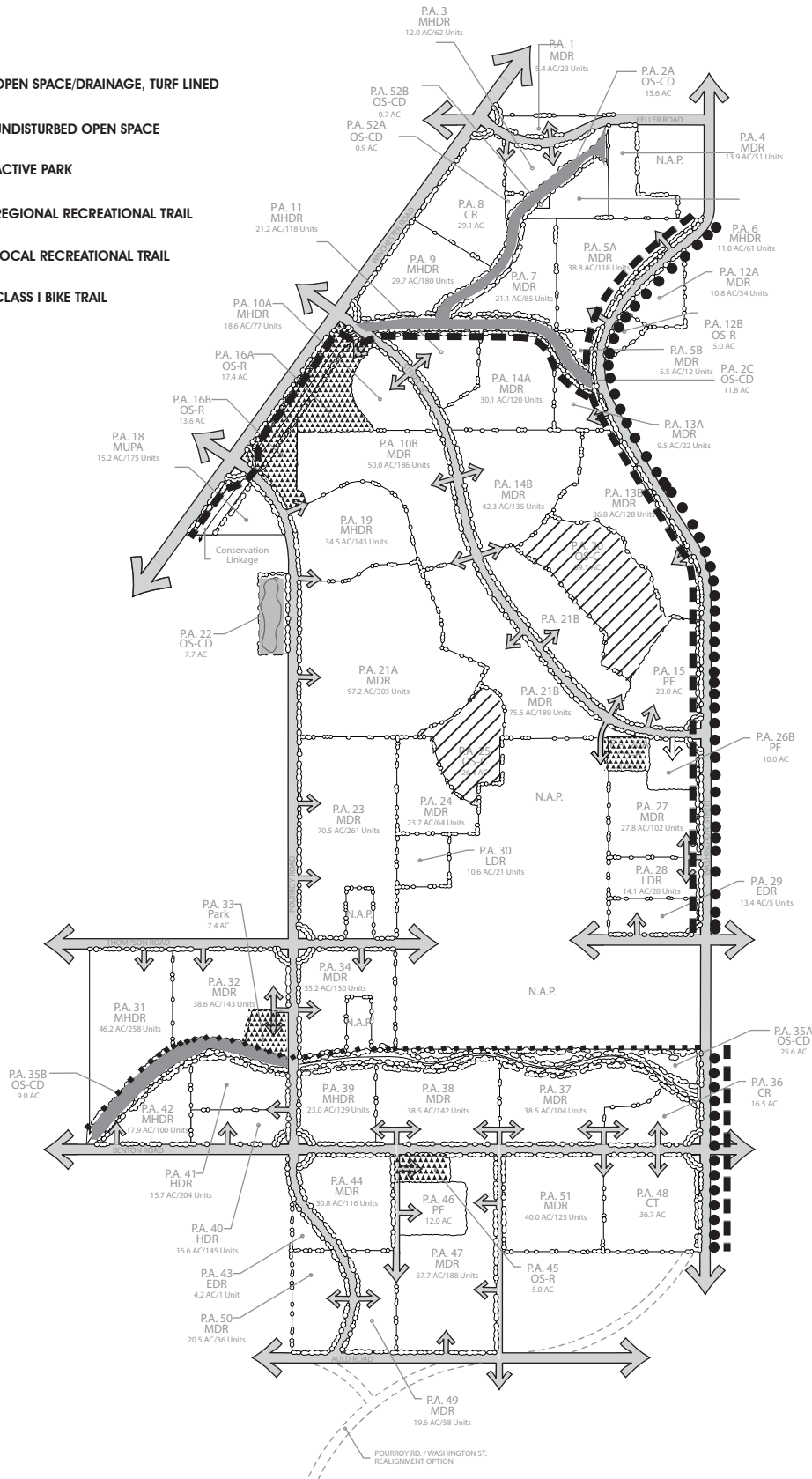


FIGURE III-9

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 www.tbplanning.com

Open Space & Recreation Plan

WINCHESTER 1800

III. SPECIFIC PLAN

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The largest of the six recreational parks are two (2) community parks located in Planning Areas 16A and 16B. These two parks total 31.0 acres and feature a Multi-Purpose Building. The smaller parks in the community include a 7.4-acre neighborhood park located in Planning Area 33 and three (3) 5-acre neighborhood parks located in Planning Areas 12B, 26A and 45. The smaller parks are designed to serve the neighborhoods in which they are located.

Proposed amenities for the parks include facilities such as: tot lots, sand volleyball courts, tennis courts, basketball courts, play fields, sport fields, bleachers, picnic areas and shade structures, as well as parking and restroom facilities. A complete description of the facilities proposed for the seven park sites is included within Section IV, Design Guidelines.

□ **Open Space – Conservation Drainage**

Open Space – Conservation Drainage land uses comprise 71.3 acres of the project site, and are shown on Planning Areas 2A, 2C, 22, 35A, 35B, 52A, and 52B. Pedestrian access is provided through a greenbelt corridor located within a turf-lined drainage channel on-site in Planning Areas 35A and 35B. Planning Areas 22, 52A, and 52B are also open space/drainage/park land. These areas include a detention basin and first-flush facilities, as approved by the State Regional Water Quality Control Board, to filter the onsite flows through the property. These areas are located adjacent to three proposed park sites, thus serving as an extension of recreational uses such as jogging, walking and biking. Open Space – Conservation Drainage land uses are further enhanced by the use of a pleasing plant palette, designed to reflect the characteristics of the surrounding French Valley area. Further discussion is provided in Section IV.A., Landscape Guidelines.

Trails

A fourteen foot (14') wide Regional Recreational Trail will traverse the project site, following along the eastern half of the drainage channel in Planning Area 2A. This regional trail is part of the “Regional Recreational Trail” network designated by the Southwest Area Plan (SWAP), Trails and Bikeway System Map, dated October 2003. This trail will function as a multi-purpose, recreational trail, providing a pedestrian-oriented and non-vehicular network throughout the region. Convenient neighborhood access to project parks, schools and commercial centers will also be provided by the local and regional recreation trail system.

The on-site community non-vehicular trail and walkway system consists of both local and Regional Recreational trails. The greenbelt/drainage corridor in Planning Area 2C provides a Regional Recreational Trail with a safe connection to the regional soft surface combination trail and Class I bicycle trail located along Washington Street. The greenbelt/drainage corridors located in Planning Areas 2A,

35A and 35B provide local recreational trails with access to the regional soft surface combination trail and Class I bicycle trail on Washington Street. The greenbelt/drainage corridors contain eight-foot (8') wide meandering paseo walk/service roads on both sides to enhance the safety and efficiency of both the local and regional circulation network.

□ **Open Space - Conservation**

WINCHESTER 1800 provides 85.5 acres of natural open space, located in Planning Areas 20 and 25. This area contains scenic topographical features, providing further visual identity to the community.

b. Open Space and Recreation Plan Development Standards

- 1) All property within Specific Plan No. 286 shall be annexed into the Valley-Wide Recreation and Park District.
- 2) All public parks within WINCHESTER 1800 shall be developed by the Master Developer. Private recreation facilities shall be created by the developer of the planning area with which the private recreation area is associated.
- 3) The neighborhood parks and community park will be publicly owned and maintained for the benefit of all residents within the WINCHESTER 1800 community and the surrounding areas. Ownership and maintenance of all recreational facilities, with the exception of those allowed in the high density areas, will be the responsibility of a Master Homeowners' Association, Valley-Wide Recreation and Park District, or a similar mechanism. The maintenance mechanism shall be selected at the time that the implementing development application is submitted.
- 4) All recreational facilities will be landscaped and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.
- 5) All recreational facilities will provide parking in accordance with Riverside County standards.
- 6) Landscaping within recreation and open space areas will be further governed by the Development Standards in the Landscaping Plan section of this Specific Plan (Section III.B) and the Design Guidelines section (Section IV) of this Specific Plan.
- 7) Private recreational facilities shall be provided within the High Density Residential Planning Area (Planning Area 41).
- 8) Fees for neighborhood and community park facilities, in accordance with the County's implementation of the State's Quimby Act (Section 10.35 of Ordinance No. 460) shall be paid for each dwelling unit constructed within the Specific Plan. Credit against these fees shall be granted by the County for all public park land and improvements provided by the developer.
- 9) Design of the Multi-Purpose Building shall be coordinated with the Riverside County Office of Education, County Public Library and the Southern California Association of Governments.

6. Grading Plan

a. Grading Plan Description

The WINCHESTER 1800 Specific Plan grading is tailored to the existing topography of the project site. The existing terrain is comparatively level over most of the site with a low elevation of approximately 1,360 feet and a high elevation of 1,621 feet. It is intended that proposed site grading be sensitive to natural landforms. (See Figure III-10, *Grading Plan*.)

According to an earthwork quantity take-off study conducted by the project engineer, it appears that the project site will balance on-site. Based on the conceptual Grading Plan, approximately 6,000,000 cubic yards of material will be moved to necessitate this balance on-site. This figure may vary as final grading plans are developed. The Grading Plan has been designed to accommodate drainage and a street system that meets County of Riverside standards for acceptable infrastructure gradients.

b. Grading Plan Development Standards

- 1) All grading activities shall be in substantial conformance with the overall Conceptual Grading Plan (Figure III-10), and shall implement any grading-related mitigation measures outlined in EIR No. 374.
- 2) Prior to any development within any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval. The Grading Plan for each planning area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area, and shall include: techniques employed to prevent erosion and sedimentation during and after the grading process; approximate time frames for grading; identification of areas which may be graded during high probability rain months (January through March); and preliminary pad and roadway elevations. Additionally, each planning area will be designed to allow for a balanced site condition within its own boundaries for future development.
- 3) All streets shall have a gradient not to exceed 15%.
- 4) The toes and tops of all slopes higher than ten feet (10') shall be rounded with curves with radii designed in proportion to the total height of the slope, where drainage and stability permits such rounding.
- 5) Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared to analyze on-site soil conditions and slope stability and include appropriate measures to control erosion and dust.

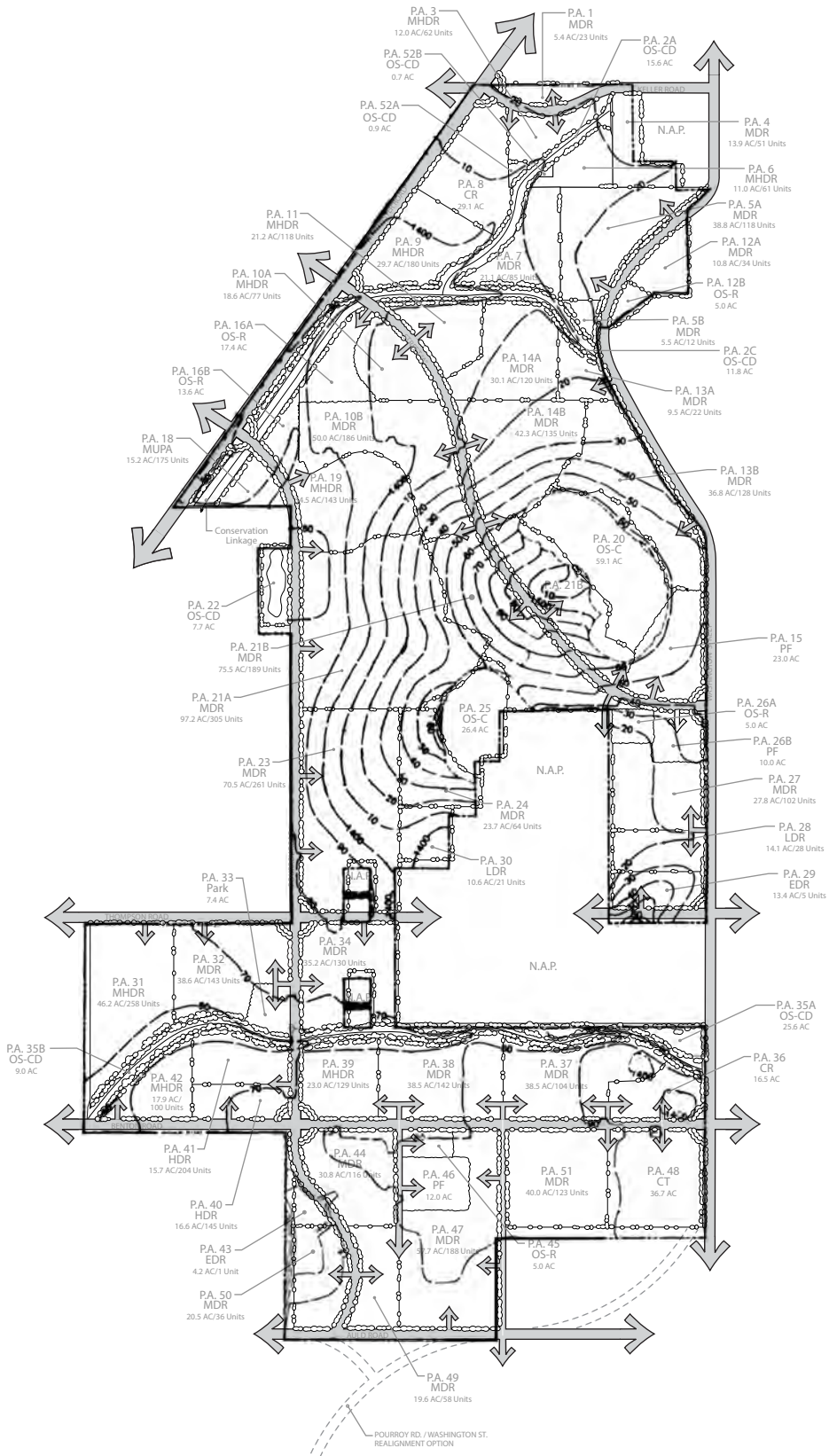


FIGURE III-10



Conceptual Grading Plan

WINCHESTER 1800

III. SPECIFIC PLAN

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- 6) Slopes steeper than 2:1 and exceeding ten feet (10') in vertical height are allowed provided they are recommended to be safe in a slope stability report prepared by a soils engineer or an engineering geologist. The slope stability report shall also contain recommendations for landscaping and erosion control. County Ordinance No. 457 will be observed regarding setback requirements with regard to slopes.
- 7) Where cut and fill slopes are created higher than ten feet (10'), detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.
- 8) The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.
- 9) Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or earth-toned concrete.
- 10) Grading work shall be balanced on-site whenever possible.
- 11) Graded land that is undeveloped shall be maintained weed-free and planted with interim landscaping within ninety (90) days of completion of grading, unless building permits are obtained.
- 12) A grading permit shall be obtained from the County of Riverside, as required by the County Grading Ordinance, prior to grading.
- 13) If any historic or prehistoric remains are discovered during grading, a qualified archaeologist should be consulted to ascertain their significance.
- 14) Soil stabilizers should be used to control dust as required by SCAQMD Rule 403.

7. Public Facility Sites and Project Phasing

a. Schools and Parks Phasing

To ensure timely development of public facilities, a Phasing Plan has been prepared for the proposed park and school sites.

Public facility construction shall be phased as provided by the Public Facilities Phasing Table (Table 4) as follows:

- 1) All residential planning areas shall be subject to Quimby fees. Credits may be issued for land and improvements provided by the builder/developer. When fees are paid, they shall be used to reimburse project proponents who have provided improvements in excess of Quimby requirements and to fund the construction of the community center in Planning Area 16B.
- 2) The community center in Planning Area 16B, as shown on Exhibit IV-21, shall be funded through Quimby fees paid by builders and developers within the WINCHESTER 1800 Specific Plan. When the community parks in Planning Areas 16A and 16B are designed as specified in Table 4, detailed plans for the community center depicting exact building size, details and functions shall be reviewed and approved by the County. When the parks are constructed, the site for the community center shall be set aside. When sufficient Quimby funds are available, the community center shall be constructed by Valley-Wide Recreation and Park District, CSA or Homeowner's Association as appropriate.

Table 4, Public Facilities Phasing

PLANNING AREA	PUBLIC FACILITY	SIZE OF SITE	MILESTONE AND REQUIREMENT
12B	Neighborhood Park	5.0 ac	The park plans shall be submitted to and approved prior to the issuance of the 50 th building permit within Planning Areas 5A, 5B, or 12A. The park shall be constructed and fully operable prior to the issuance of the 100 th building permit within Planning Areas 5A, 5B, or 12A.
15	School	22.0 ac	The school shall be designed and constructed at a time to be determined by applicable school district.

PLANNING AREA	PUBLIC FACILITY	SIZE OF SITE	MILESTONE AND REQUIREMENT
26A	Park	5.0 ac	To be completed during Phase II. The park shall be designed prior to the issuance of the first building permit in Planning Areas 27 or 28. It shall be constructed and fully operable prior to the issuance of the 35 th occupancy permit anywhere within Planning Areas 27 and 28.
26B	School	10.0 ac	The school shall be designed and constructed at a time to be determined by applicable school district.
33	Park	7.4 ac	To be completed during Phase I. The park shall be designed prior to the issuance of the first building permit in Planning Areas 31, 32, 34, 41, or 42. It shall be constructed and fully operable prior to the issuance of the 95 th occupancy permit anywhere within Planning Areas 31, 32, 34, 41, and 42.
45	Park	5.0 ac	To be completed during Phase I. The park shall be designed prior to the issuance of the first building permit in Planning Areas 37, 38, 39, 44, or 47. It shall be constructed and fully operable prior to the issuance of the 90 th occupancy permit anywhere within Planning Areas 37, 38, 39, 44, and 47.
46	School	12.0 ac	The school shall be designed and constructed at a time to be determined by applicable school district.

b. Sewer and Water Phasing

An agreement with the Eastern Municipal Water District (EMWD) shall be made in writing which states that the provision of services to any implementing project shall be available prior to the recordation of any tract maps or commercial parcel maps or approval of any commercial plot plans.

c. Transportation Phasing

The project phasing shall ensure that the following provisions are met:

- 1) The ultimate general plan network will achieve Level of Service "C" based upon City and County model projections with project trip ceiling and general plan upgrades.
- 2) A project ceiling of 85,700 trips per day will limit the intensity of project growth to 76% of potential plan impacts. The project shall establish a Development Monitoring Program that shall track the developments through approval and construction within the boundaries of the WINCHESTER 1800 Specific Plan, and ensure that the trip ceiling imposed upon the overall Specific Plan is not exceeded.

Prior to the approval of any project within the boundaries of the Specific Plan, the applicant shall establish and obtain Board of Supervisors approval of a Transportation Management Association (TMA). The TMA shall be responsible for implementing and identifying specific measures as to how the project intends to guarantee that the trip ceiling of 85,700 trips placed on the Specific Plan shall not be exceeded. All employers within the boundaries of the Specific Plan shall be required to participate in the TMA. The TMA shall provide an annual update regarding TDM activities and trip generation rates.

- 3) The phasing of on-site and off-site roadway improvements will be determined at each development phase based upon actual conditions with area-wide growth. Traffic studies will be required for all subsequent development within the boundaries of the WINCHESTER 1800 Specific Plan. The landowner/developer will participate in a fair share area-wide roadway construction program, if established prior to the issuance of building permits, for the purpose of improving the off-site roadway system. The landowner/developer will be responsible for needed off-site improvements if significantly impacted by the implementing project and if an area-wide roadway construction program is not in place.
- 4) Planning areas which are dependent on adjacent planning areas for access shall be phased in a manner that demonstrates an ability to provide the necessary infrastructure and access prior to tentative map approval.

d. Project Phasing Plan Description

WINCHESTER 1800 has two phases to be developed over an approximate 10-year period in response to market demands and according to a logical and orderly extension of roadways, public utilities and infrastructure. (See Figure III-11, *Phasing Plan* and Table 5, *Project Phasing Plan*.)

e. Project Phasing Standards

- 1) Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas and/or plans to mitigate an environmental impact for the respective tract, shall be submitted to the County Planning Department for approval. The improvement plans shall include:
 - Final Grading Plan
 - Irrigation Plans certified by a landscape architect
 - Fence Treatment Plans
 - Special Treatment/Buffer Area Treatment Plans
 - Landscape Plans (with seed mixes for mulching, staking methods and locations, type, size and quantity of plant materials).
- 2) Each planning area shall include development of adjacent common open space areas, landscape development zones and applicable infrastructure.
- 3) Construction of the development permitted hereby, including recordation of final subdivision maps, may be done progressively in stages, either in Phase I or II, provided vehicular access, public facilities and infrastructure is constructed to adequately service the dwelling units or as needed for public health and safety in each stage of development and further provided that such phase of development conforms substantially with the intent and purpose of the Specific Plan Phasing Program.
- 4) The phasing sequence described herein is conceptual based on current market demand. Certain planning areas may be developed out of the expected sequence, provided the required infrastructure and services are available at the time of development.

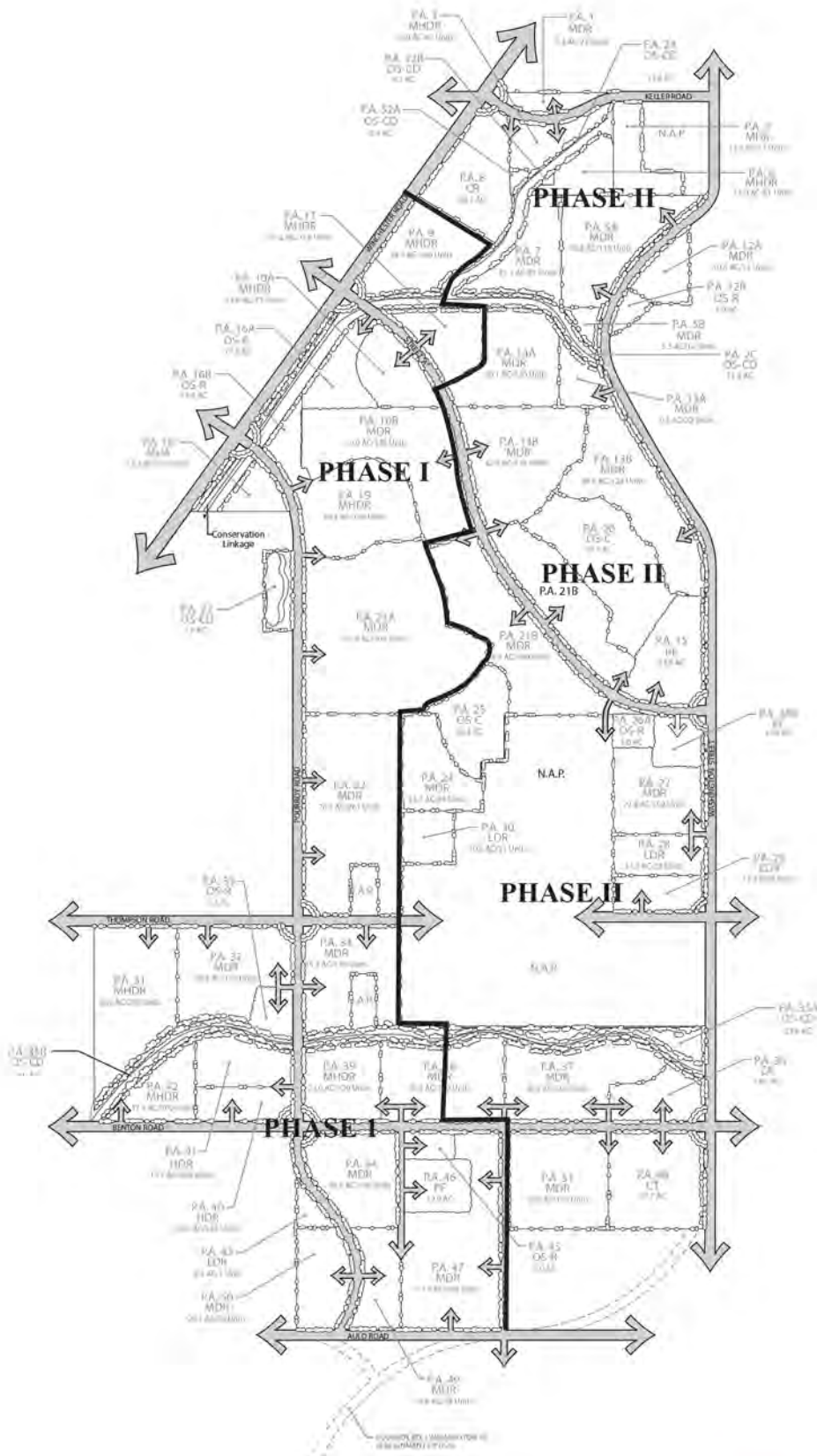


FIGURE III-11



Table 5, Project Phasing Plan

Land Use	Planning Area (PA)	Acres	Maximum Dwelling Units
PHASE I			
Very Low Estate Density Residential (EDR)	43	4.2	1
Medium Density Residential (MDR)	47	57.7	188
	10B	50.0	186
	21A	97.2	305
	23	70.5	261
	32	38.6	143
	34	35.2	130
	38 ³	19.3	71
	44	30.8	116
	49	19.6	58
	50	20.5	36
Medium High Density Residential (MHDR)	10A	18.6	77
	11	21.2	118
	19	34.5	143
	31	46.2	258
	39	23.0	129
	42	17.9	100
Medium High Density Residential (MHDR)	9	29.7	180
High Density Residential (HDR)	41	15.7	204
Mixed-Use Area (MUA)	18	15.2	175
High Density Residential (HDR)	40	16.6	145
Public Facility (PF)	46	12.0	32 ¹
Open Space – Recreation (OS-R)	16A	17.4	N/A
	16B	13.6	N/A
	33	7.4	N/A
	45	5.0	14 ¹
Open Space – Conservation Drainage (OS-CD)	2A ³	3.0	N/A
	2C ³	3.7	
	22	7.7	
	35A ³	6.7	
	35B	9.0	
PHASE I SUBTOTAL		826.5	2,895¹⁺

Land Use	Planning Area (PA)	Acres	Maximum Dwelling Units
PHASE II			
Very Low Estate Density Residential (EDR)	29	13.4	5
Low Density Residential (LDR)	28	14.1	28
	30	10.6	21
Medium Density Residential (MDR)	5A	38.8	118
	5B	5.5	12
	12A	10.8	34
	13A	9.5	22
	24	23.7	64
	37	38.5	104
	1	5.4	23
	4	13.9	51
	7	21.1	85
	13B	36.8	128
	14A	30.1	120
	14B	42.3	135
	21B	75.5	189
	27	27.8	102
38 ³	19.2	71	
Medium High Density Residential (MDR)	51	40.0	123
	3	12.0	62
Commercial Retail (CR)	6	11.0	61
	8	29.1	N/A
36	16.5		
Commercial Tourist (CT)	48	36.7	N/A
Public Facility	15	23.0	75 ²
	26B	10.0	27 ²
Open Space – Recreation (OS-R)	12B	5.0	N/A
	26A	5.0	
Open Space – Conservation (OS-CD)	20	59.1	N/A
	25	26.4	
Open Space – Conservation Drainage (OS-CD)	2A ³	12.6	N/A
	2C ³	8.1	
	35A ³	18.9	
	52A	0.9	
	52B	0.7	
PHASE II SUBTOTAL		784.7	1,731²

Land Use	Planning Area (PA)	Acres	Maximum Dwelling Units
PHASE I SUBTOTAL		826.1	2,895¹
PHASE II SUBTOTAL		784.7	1,731²
Roads	N/A	130.7	N/A
Expanded Parkways	N/A	6.5	N/A
PROJECT TOTAL		1,656.9³	4,730³
NOTES:			
<p>1 The Specific Plan provides for a total of 46 dwelling units in Planning Areas 45 and 46 to be developed within Phase I, if the park district and school district do not acquire these areas.</p> <p>2 The Specific Plan provides for a total of 102 dwelling units in Planning Areas 15 and 26B to be developed within Phase II, if the school district does not acquire these areas.</p> <p>3 Planning Areas 2A, 2C, 35A, and 38 are listed in both Phases because the phasing boundary runs through each of the four Planning Areas. Detailed acreages and dwelling unit counts do not exist for these divided portions, therefore, their total area and dwelling units are listed. The project total has been corrected to avoid the double-counting that is present in the subtotals.</p>			

8. Landscaping Plan

a. Landscaping Plan Description

As illustrated on Figure IV-1, *Conceptual Landscape Plan*, project landscaping will play an important role in maintaining the overall project theme, while emphasizing community continuity. This section of the Specific Plan provides a general description and development standards for the landscaping concept. Detailed landscaping information is provided in the Design Guidelines section (Section IV.A) of this Specific Plan.

Entry monumentation will provide initial definition for the site at key access points. Once within the WINCHESTER 1800 community, entry monumentation will continue to be used at all key intersections. The entry monuments will be developed in a hierarchical format that ranges from major community entry monuments to minor community entry monuments to neighborhood community entry monuments. Neighborhood entry monuments will provide initial identification for each residential planning area.

Individual neighborhoods and residential development enclaves will be distinguished by varied planting themes that will serve to complement and reinforce the overall project theme. Special treatments, including land use transition areas, will be provided between certain planning areas, as identified in the Planning Area Development Standards (Section III.B).

b. Landscaping Plan Development Standards

- 1) All detailed landscaping programs for planning areas and roadways shall be prepared by a qualified and licensed landscape architect for review by County staff and applicable decision-making agencies.
- 2) Project entries shall be designed with landscaping and architectural treatments that project a high quality image for the community development.
- 3) The landscaping design for the project site shall include trees, shrubs and ground cover compatible with existing natural vegetation where feasible.
- 4) Special treatment areas shall be designed to provide definition to certain planning areas, as identified in Section III.B.
- 5) Major entrance roads into WINCHESTER 1800 shall have entry monumentation, planted medians and landscaped shoulders to define the project's design concept. The introductory landscape theme shall include elements such as tree clustering to reinforce the project theme and character.

- 6) Planted raised medians (according to Ordinance No. 461, Standard No. 113) may be established within any roadway right-of-way as long as access and safety criteria can be met as approved by the County Road Commissioner.
- 7) Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas, or plans to mitigate an environmental impact for the stage of development, shall be submitted to the County Planning Department for approval. The improvement plans shall include but not be limited to the following:
 - Final Grading Plan
 - Irrigation Plans certified by a landscape architect
 - A Landscaping Plan with seed mixes for mulching and staking methods; locations, types, size and quantity of plantings.
 - Fence Treatment Plans
 - Special Treatment Buffer Area Treatment Plans
- 8) The applicant and/or master developer shall be responsible for maintenance and upkeep of all slope planting, common landscaped areas and irrigation systems until such time as these operations are the responsibility of other parties.
- 9) At the time of recordation of any tentative subdivision which contains a common greenbelt or open space area, the applicant and/or developer shall convey such areas to the master property owners' association or appropriate public maintenance agency.
- 10) The landscaping plan shall reflect the following water conservation methods, whenever feasible: landscape with low water using plants, group plants of similar water use to reduce over-irrigation of low water using plants; use mulch extensively, since mulch applied on top of soil will improve the water holding capacity of the soil by reducing evaporation and soil compaction; and install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors and automatic irrigation systems are a few methods of increasing irrigation efficiency.
- 11) The project applicant and/or developer shall comply with the planting, irrigation, implementation, and model home requirements set forth by Ordinance No. 348.3446, Article XIXf, Water-Efficient Landscape Requirements.
- 12) For additional landscape development standards, please refer to Section IV.A, Landscape Guidelines.

9. Comprehensive Maintenance Plan

Successful operation of maintenance districts and associations are important in maintaining quality in a project area. It is anticipated that maintenance responsibilities for certain public facilities will be maintained by the County through the Transportation Department, the Regional Park and Open Space district and the Flood Control District. Other common project facilities may be divided among a Master Homeowners' Association, Neighborhood Associations, County Service Area (CSA), Community Service District (CSD), and/or similar maintenance mechanisms. Valley-Wide Recreation and Park District is a potential maintenance entity for public parks, landscaped parkways and trails within WINCHESTER 1800. Final decisions regarding maintenance entities shall be made at a future stage of project design review and in concert with County agencies. (See Table 5-A for a summary of maintenance responsibilities.)

a. Master Homeowners' Association

A Master Homeowner's Association is neither anticipated nor required, but would be allowed as a common area maintenance mechanism if desired by the builder or developer. Common areas identified in the Specific Plan may be owned and maintained by a permanent public or private master maintenance organization, to assume ownership and maintenance responsibility for all common recreation, open space, private circulation systems and landscape areas. Areas of responsibility may include open space, neighborhood parks and landscape areas located along the project roadways.

b. Residential Neighborhood Associations

In certain residential areas of the project, smaller associations may be formed to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas. Potential private recreation centers, common open space areas, shared private driveways, and potential private roadways exemplify facilities that may come under the jurisdiction of a neighborhood association.

c. Open Space and Parks

Any open space roadway greenbelt and park areas not directly associated with a particular neighborhood will be the responsibility of either a Master Homeowners' Association, a County Service Area (CSA), or Community Service District (CSD) or the Valley-Wide Recreation and Park District for public facilities maintenance.

d. Project Roadways/Class I Bike Trails

All public project roadways and private streets will be designed and constructed to standards acceptable to the County. All public roadways and Class I Bike Trails will be entered into the

	HOMEOWNERS' OR RESIDENTIAL NEIGHBORHOOD ASSOCIATION	PRIVATE COMMERCIAL ASSOCIATION	CSD, CSA OR VALLEY-WIDE	RIVERSIDE COUNTY	EMWD	APPROPRIATE SCHOOL DISTRICT
Private Streets and Shared Private Driveways	✓					
Landscape Parkways			✓			
Street Lighting			✓	✓		
Public Streets				✓		
Sidewalks, Class I Bike Trails and Hardscape			✓	✓		
Storm Drains (in Roads)				✓		
Public Sewer/Water					✓	
Project Signage	✓		✓	✓		
Regional Trails				✓		
Parks			✓			
Common Open Space	✓		✓			
Natural Open Space	✓		✓			
Commercial Sites		✓				
School Sites						✓

III. SPECIFIC PLAN

Riverside County system of roads for operation and maintenance as approved by the Board of Supervisors. Shared Private Driveways within Planning Area 40 will be the responsibility of a Residential Neighborhood Association.

e. Commercial Areas

The commercial planning areas may have their own private association. If no association is formed, a common maintenance charge will be assessed to cover common area maintenance.

f. Schools

It is anticipated that maintenance responsibilities for the three school sites will be overseen by the governing school district.

B. PLANNING AREA DEVELOPMENT STANDARDS

Development standards and zoning regulations for WINCHESTER 1800 have been established at three levels: General Development Provisions, which were addressed in Section III.A; Design Guidelines, which are provided in Section IV; and Planning Area Development Standards, to which this section is devoted.

Planning areas were formed on the basis of logical, separate units of development. Criteria considered in this process included uniformity of use as it pertains to zoning and relationship to adjoining product and surrounding topography.

The planning area graphics for this section (Figures III-12 through III-37) were derived from the *Conceptual Landscape Plan* (Figure IV-I). The site plans depicted herein are only conceptual in nature. Although development may conform closely to some elements of the illustrative plans provided in Section IV it is anticipated that actual lotting will not be determined until the tract map stage.

A Specific Plan Zoning Ordinance was prepared and submitted separately from this Specific Plan document. The zoning provisions within that ordinance establish use restrictions for each planning area. The zoning provisions should be used in conjunction with the planning standards for each respective planning area.

1. Planning Area 1: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 1, as depicted in Figure III-12, provides for development of 5.4 acres devoted to Medium density residential uses. A maximum of 23 dwelling units are planned at a target density of 4.3 du/ac (density range 2.0-5.0 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 1 shall be provided from Keller Road.
- 2) A roadway landscape treatment, as shown on Figure IV-6, is planned along Keller Road.
- 3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential uses in Planning Area 1 and adjacent off-site land uses to the north.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

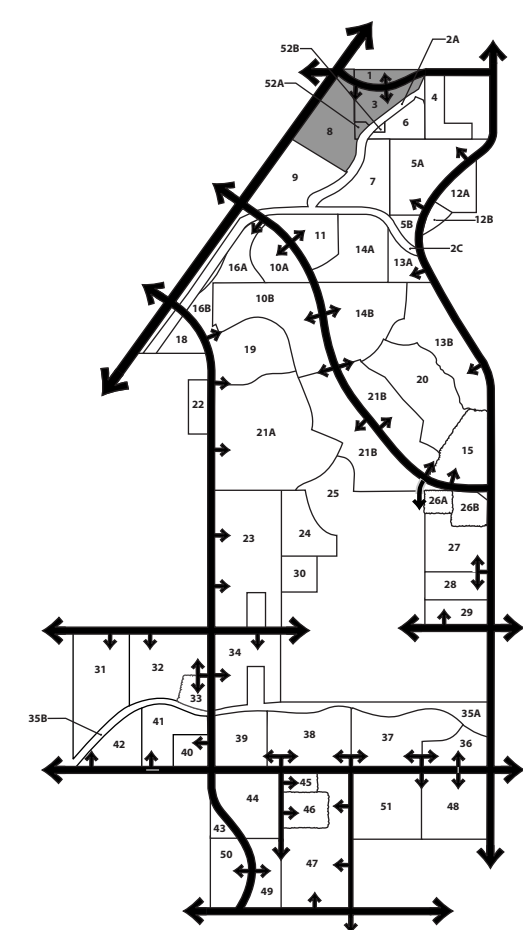
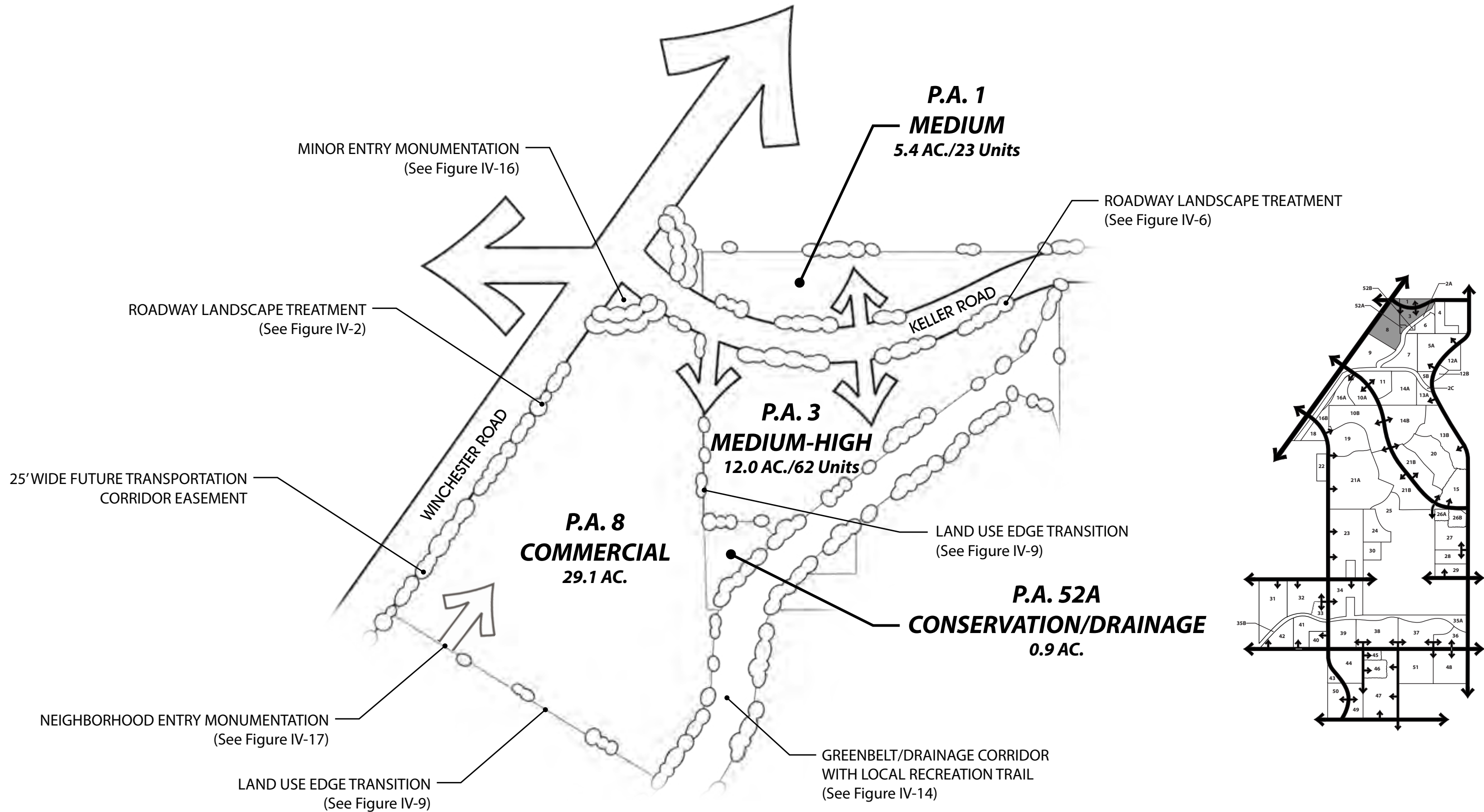


FIGURE III-12



Planning Areas 1, 3, 8, & 52A

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

2. Planning Area 2A: Open Space – Conservation Drainage (OS-CD)

a. Descriptive Summary

Planning Area 2A, as depicted in Figure III-13, provides for development of 15.6 acres devoted to Open Space – Conservation Drainage uses. The greenbelt/drainage corridor will be designed to carry storm water through the project and is anticipated to be maintained by the Riverside County Flood Control. Within Planning Area 2A, a local recreational trail with links to regional multi-purpose trails will be provided (see Figure IV-14). The recreation trail will be maintained by the Valley-Wide Recreation and Park District or by the community’s HOA.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 2A shall be provided via Planning Areas 3, 4, 6, 7, 8, and 9.
- 2) The greenbelt/drainage corridor area is further illustrated on Figure IV-14.
- 3) An enhanced street crossing shall be used to interface Keller Road with the drainage corridor edge, as shown on Figure IV-4.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

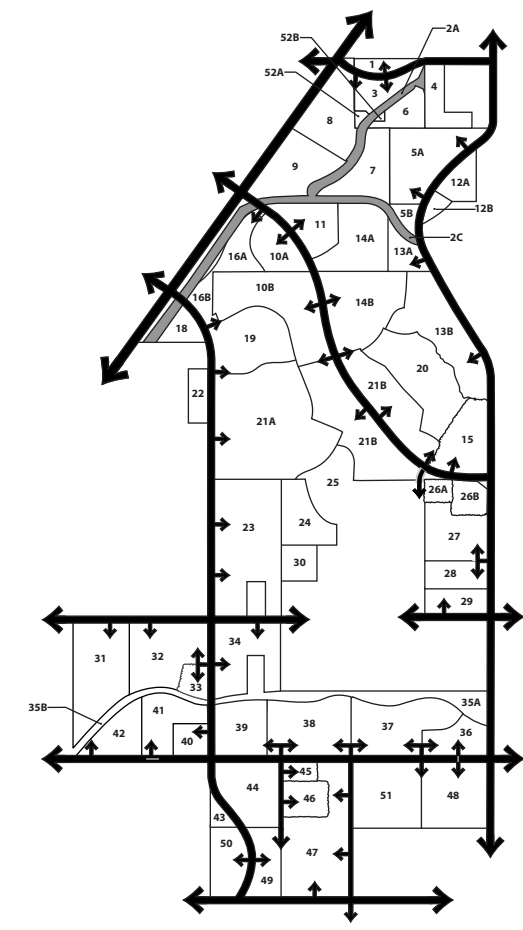
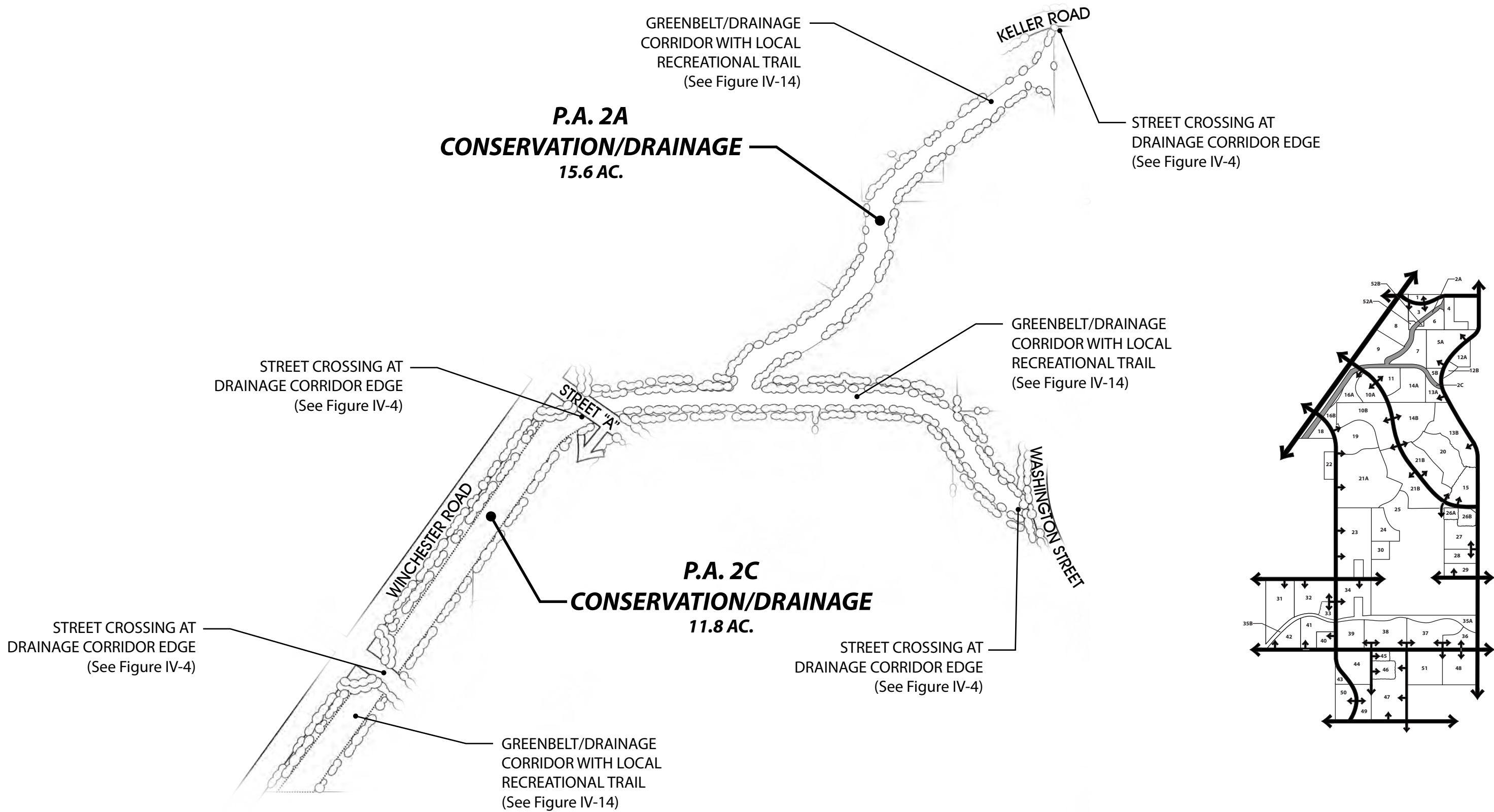


FIGURE III-13



3. Planning Area 2B: (Omitted)

Note: Planning Area 2B has been intentionally omitted.

4. Planning Area 2C: Open Space – Conservation Drainage (OS-CD)

a. Descriptive Summary

Planning Area 2C, as depicted in Figure III-13, provides for development of 11.1 acres devoted to Open Space – Conservation Drainage uses. This greenbelt/drainage corridor will be designed to carry storm water through the project and is anticipated to be maintained by the Valley-Wide Recreation and Park District. Within Planning Area 2C a regional recreational trail will be provided (see Figure IV-14).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Access to Planning Area 2C shall be provided via Planning Areas 5, 7,9,11, 13, 14, Street “A” and Washington Street.
- 2) The greenbelt/drainage corridor area is further illustrated on Figure IV-14.
- 3) An enhanced street crossing shall be used to interface Street “A” and Washington Street with the drainage corridor edge, as shown on Figure IV-4.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

5. Planning Area 2D: (Omitted)

Note: Planning Area 2D has been intentionally omitted.

6. Planning Area 3: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 3, as depicted in Figure III-12, provides for the development of 12.0 acres devoted to Medium High density residential uses. A maximum of 62 dwelling units are planned at a target density of 5.2 du/ac (density range 5.0-8.0 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 3 shall be provided from Keller Road and local streets.
- 2) A roadway landscape treatment, as shown on Figure IV-6, is planned along Keller Road.
- 3) A landscape treatment, as illustrated on Figure IV-9, shall be provided between Planning Area 3 and adjacent commercial uses to the west.
- 4) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 3 and adjacent uses to the east and south.
- 5) Planning Area 52A serves as an Open Space/Drainage buffer between the proposed Medium High density residential uses in Planning Area 3 and adjacent uses to the south and west.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

7. Planning Area 4: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 4, as depicted in Figure III-14, provides for development of 13.9 acres devoted to Medium density residential uses. A minimum of 51 dwelling units are planned at a target density of 3.7 du/ac (density range 2-5 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 4 shall be provided by local streets via Keller Road and Washington Street.
- 2) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 4 and adjacent uses to the west.
- 3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential uses in Planning Area 4 and adjacent off-site land uses to the east.
- 4) A roadway landscape treatment, as shown on Figures IV-6, is planned along Keller Road.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

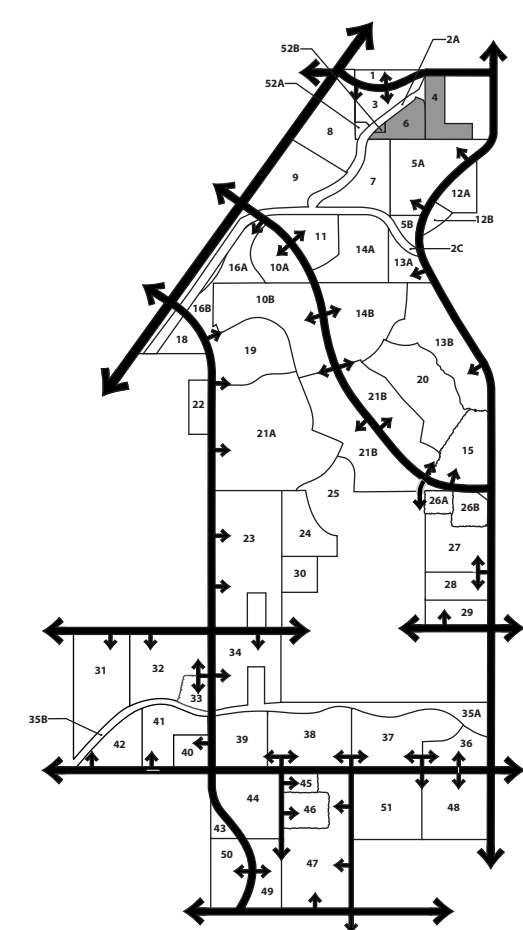
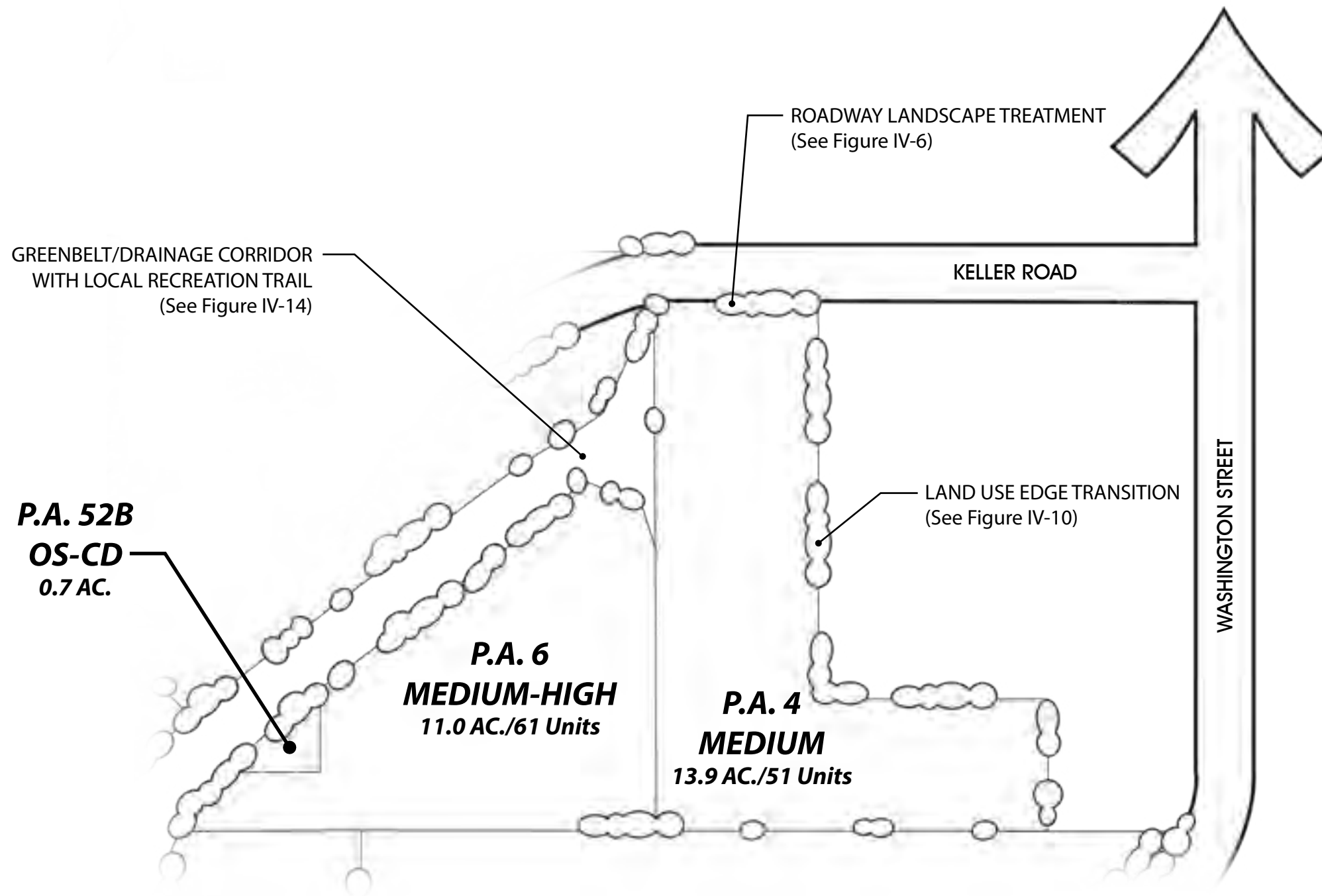


FIGURE III-14



8. Planning Area 5A: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 5A, as depicted in Figure III-15, provides for development of 38.8 acres devoted to Medium density residential uses. A maximum of 118 dwelling units are planned at a target density of 3.0du/ac (density range 2-4 du/ac).

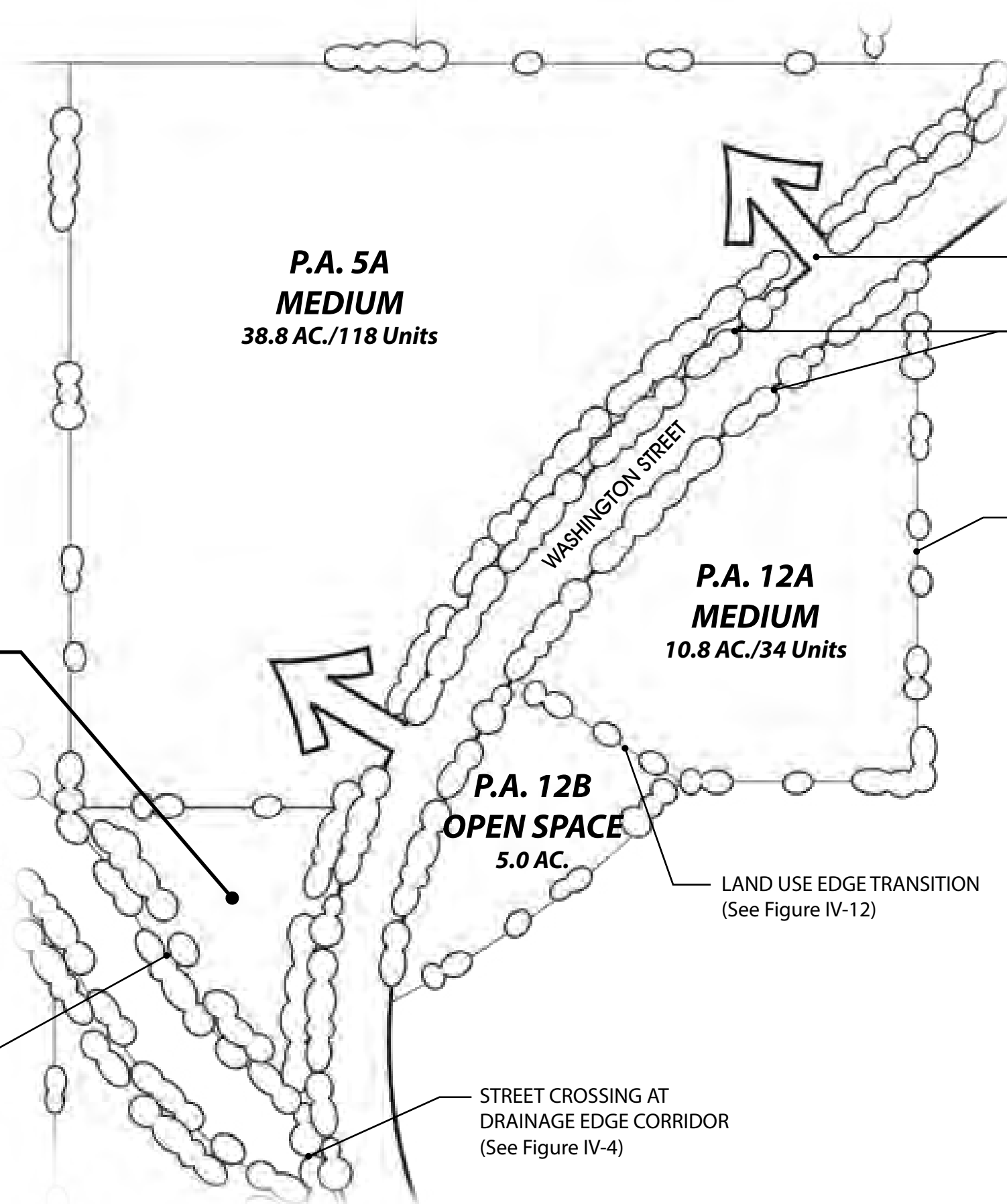
b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 5A shall be provided from Washington Street and local streets.
- 2) Two neighborhood entries, as shown on Figure IV-17, are planned along Washington Street and the northern entrance into Planning Area 5A.
- 4) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential uses in Planning Area 5A and adjacent off-site land uses to the north.
- 5) A roadway landscape treatment, as shown on Figure IV-5, is planned along Washington Street.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |



NEIGHBORHOOD ENTRY MONUMENTATION
(See Figure IV-17)

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-5)

LAND USE EDGE TRANSITION
(See Figure IV-10)

P.A. 12A
MEDIUM
10.8 AC./34 Units

P.A. 5A
MEDIUM
38.8 AC./118 Units

P.A. 5B
MEDIUM
5.5 AC./12 Units

P.A. 12B
OPEN SPACE
5.0 AC.

LAND USE EDGE TRANSITION
(See Figure IV-12)

GREENBELT/DRAINAGE CORRIDOR
WITH LOCAL RECREATION TRAIL
(See Figure IV-14)

STREET CROSSING AT
DRAINAGE EDGE CORRIDOR
(See Figure IV-4)

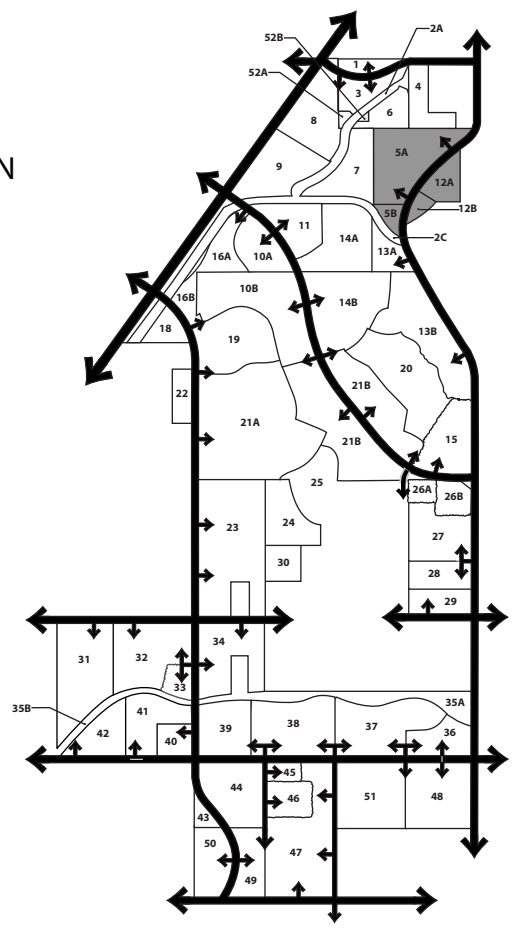


FIGURE III-15



9. Planning Area 5B: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 5B, as depicted in Figure III-15, provides for development of 5.5 acres devoted to Medium density residential uses. A maximum of 12 dwelling units are planned at a target density of 2.2 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 5B shall be provided through Planning Area 5A.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Washington Street and the northern entrance into Planning Area 5A.
- 3) A roadway landscape treatment, as shown on Figure IV -5, is planned along Washington Street.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

10. Planning Area 6: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 6, as depicted in Figure III-14, provides for development of 11.0 acres devoted to Medium High density residential uses. The School District has declined to purchase this site for development of an elementary school, and the project proponent has exercised the right to develop this site with medium density residential use, which has previously been an option in the Specific Plan. Access to Planning Area 6 will be provided by Washington Street, and by a proposed channel bridge that connects to Planning Area 3 and Keller Road to the North. A maximum of 61 dwelling units would be allowed at a target density of 5.5 du/ac (density range 5.0-8.0).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 6 shall be provided by local streets via Planning Areas 3, 5A, and 7.
- 2) The greenbelt/drainage corridor (represented by Planning Area 2A) contains a portion of the regional recreation trail and provides a landscaped buffer treatment between Planning Area 6 and adjacent uses to the north and west, as illustrated on Figure IV-14.
- 3) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 4) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

11. Planning Area 7: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 7, as depicted in Figure III-16, provides for development of 21.1 acres devoted to Medium density residential uses. A maximum of 81 dwelling units are planned at a target density of 3.8 du/ac (density range 2.0-5.0 du/ac).

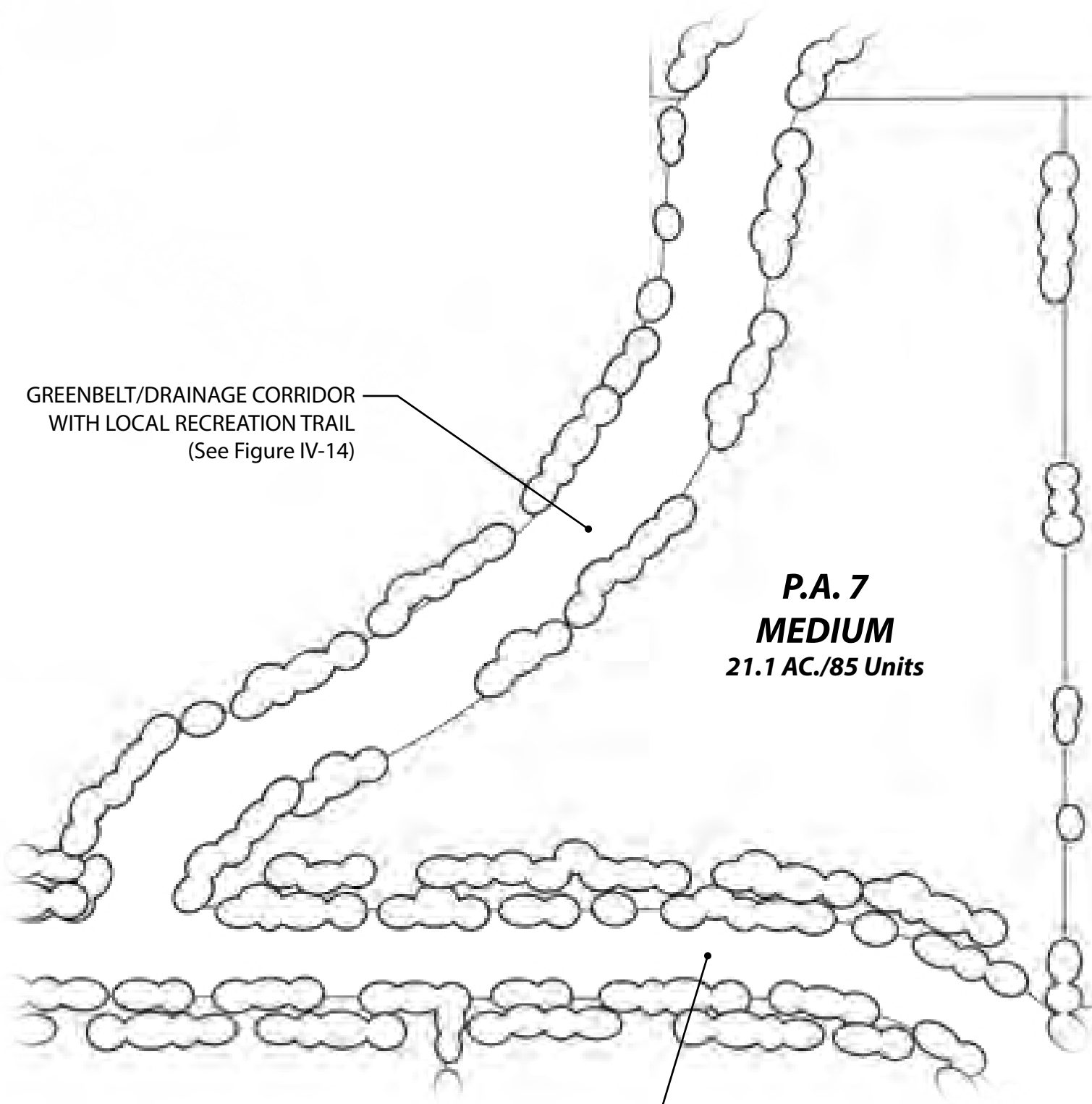
b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 7 shall be provided by local streets via Planning Area 5A.
- 2) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 7 and adjacent uses to the north, west and south.
- 3) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 4) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |



GREENBELT/DRAINAGE CORRIDOR
WITH LOCAL RECREATION TRAIL
(See Figure IV-14)

P.A. 7
MEDIUM
21.1 AC./85 Units

GREENBELT/DRAINAGE CORRIDOR
WITH LOCAL RECREATION TRAIL
(See Figure IV-14)

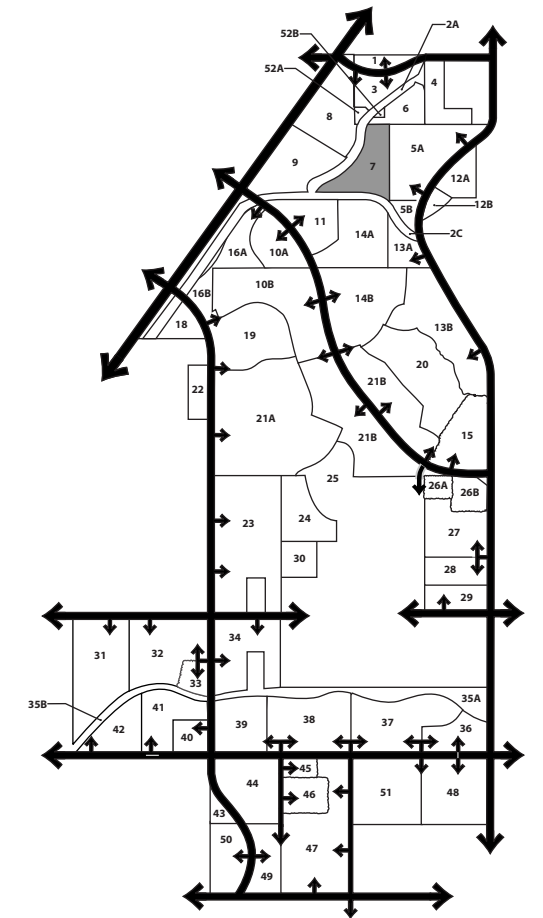


FIGURE III-16



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

12. Planning Area 8: Commercial Retail (CR)

a. Descriptive Summary

Planning Area 8, as depicted in Figure III-12, provides for development of 29.1 acres devoted to Commercial Retail uses which are supportive of higher density residential uses, such as those proposed for development in Planning Areas 3, 6 and 9. Traditional retail uses (such as grocery stores, flower shops, or sporting goods stores) and common neighborhood services (such as barber shops, dry cleaners or day care centers) are among those which may be developed in Planning Area 8 pursuant to an approved plot plan. Furthermore, in addition to any other use which may be so requested consistent with this Specific Plan's adopted zoning ordinance, facilities for self-storage of trailers, recreational vehicles, boats, vehicles and other goods may be instituted in this planning area with approval of a conditional use permit.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 8 shall be provided from Keller Road and Winchester Road.
- 2) Where commercial centers and residential neighborhoods interface, the following design considerations shall be implemented to ensure public safety and aesthetic quality within the WINCHESTER 1800 community: a) Parking behind commercial buildings shall be minimized to reduce vandalism; b) the rear of commercial buildings will primarily be used for loading and unloading of goods and for refuse disposal and storage; c) refuse disposal and storage areas shall be properly screened with landscaping and fence materials deemed appropriate at the plot plan stage; d) visible portions of the rear of commercial buildings shall be architecturally pleasing to the eye and may contain the store's name and logo; large expanses of blank walls are inappropriate; and e) the use of enhanced paving, raised sidewalks or porticoes is encouraged to separate pedestrian and vehicular circulation within the commercial center. The exact design and layout of the commercial center will be reviewed at the plot plan stage. Please refer to Section IV.D, Commercial Architectural Design Criteria, for a more detailed discussion of commercial site planning guidelines.
- 3) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Winchester Road and Keller Road.
- 4) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Winchester Road and the access to Planning Area 8.

- 5) A greenbelt/drainage corridor treatment containing a portion of the local recreational trail, as illustrated on Figure IV-14, shall provide a landscaped buffer between Planning Area 8 and residential uses to the southeast.
- 6) A land use edge transition, as shown on Figure IV-9, shall serve as a landscape buffer between proposed commercial uses in Planning Area 8 and adjacent residential uses in Planning Areas 3 and 9.
- 7) Roadway landscape treatments, as shown on Figures IV-2 and IV-6 are planned along Winchester Road and Keller Road, respectively.
- 8) An additional 25-foot transportation corridor easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
- 9) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 10) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

13. Planning Area 9: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 9, as depicted in Figure III-17, provides for development of 29.7 acres devoted to Medium High density residential uses. A maximum of 180 units are planned at a target density of 6.1 du/ac (density range 5-8 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 9 shall be provided from Winchester Road.
- 2) A major community entry, as shown on Figures IV-15A and IV-15B, is planned at the intersection of Winchester Road and Street “A”.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Winchester Road and the access to Planning Area 9.
- 4) A greenbelt/drainage corridor, as shown on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 9 and adjacent uses to the east and south.
- 5) A land use edge transition, as shown on Figure IV-9, shall serve as a landscape buffer between proposed residential uses in Planning Area 9 and adjacent commercial uses in Planning Area 8.
- 6) Roadway landscape treatments, as shown on Figures IV-2 and IV-3, are planned along Winchester Road and Street “A”, respectively.
- 7) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.

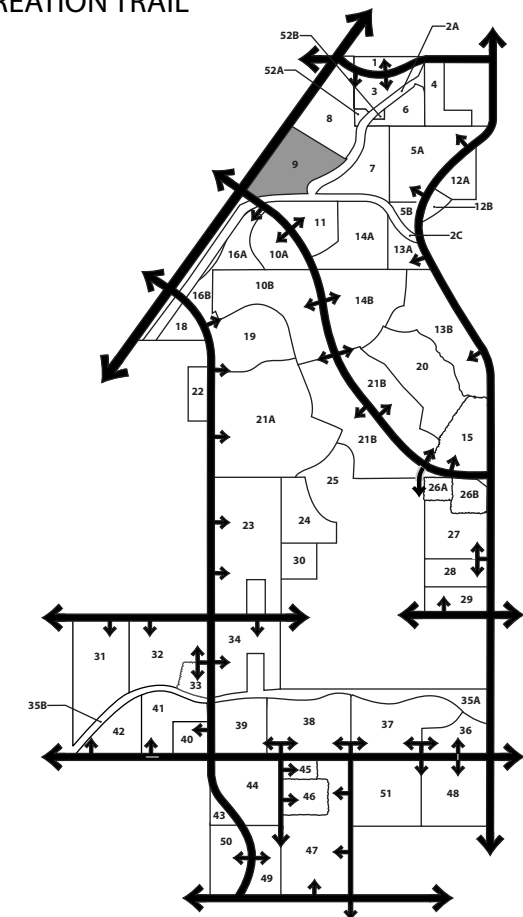
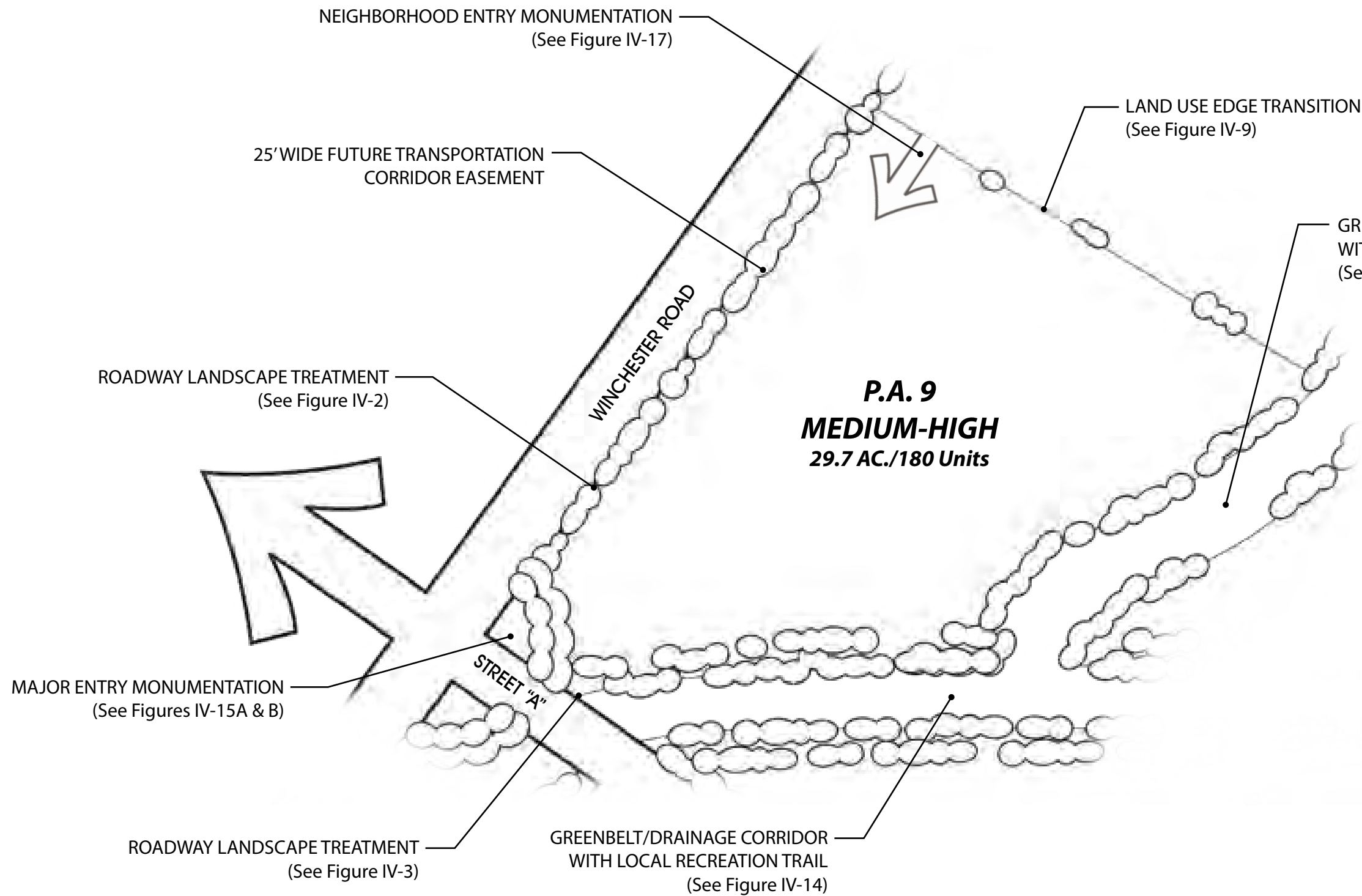


FIGURE III-17



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

Planning Area 9

WINCHESTER 1800

9) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan

III.A.2 Circulation Plan

III.A.3 Drainage Plan

III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan

III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan

14. Planning Area 10A: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 10A, as depicted in Figure III-18, provides for development of 18.6 acres devoted to Medium High density residential uses. A maximum of 77 units are planned at a target density of 4.1 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 10A shall be provided from Street “A” and Street “B”.
- 2) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between proposed residential uses in Planning Area 10A and adjacent park uses in Planning Area 16.
- 3) Roadway landscape treatments, as shown on Figures IV-3 and IV-4, are planned along Street “A” and Street “B”, respectively.
- 4) An identified potential archaeological resource is located with Planning Area 10. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to these resources.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

15. Planning Area 10B: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 10B, as depicted in Figure III-18, provides for development of 50.0 acres devoted to Medium High density residential uses. A maximum of 186 dwelling units are planned at a target density of 3.7 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 10B shall be provided from Street “A” and Wisteria Loop.
- 2) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between proposed residential uses in Planning Area 10B and adjacent park uses in Planning Areas 16A and 16B.
- 3) Roadway landscape treatments, as shown on Figure IV-3 is planned along Street “A”.
- 4) *(Standard No. 4 Intentionally Omitted)*
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

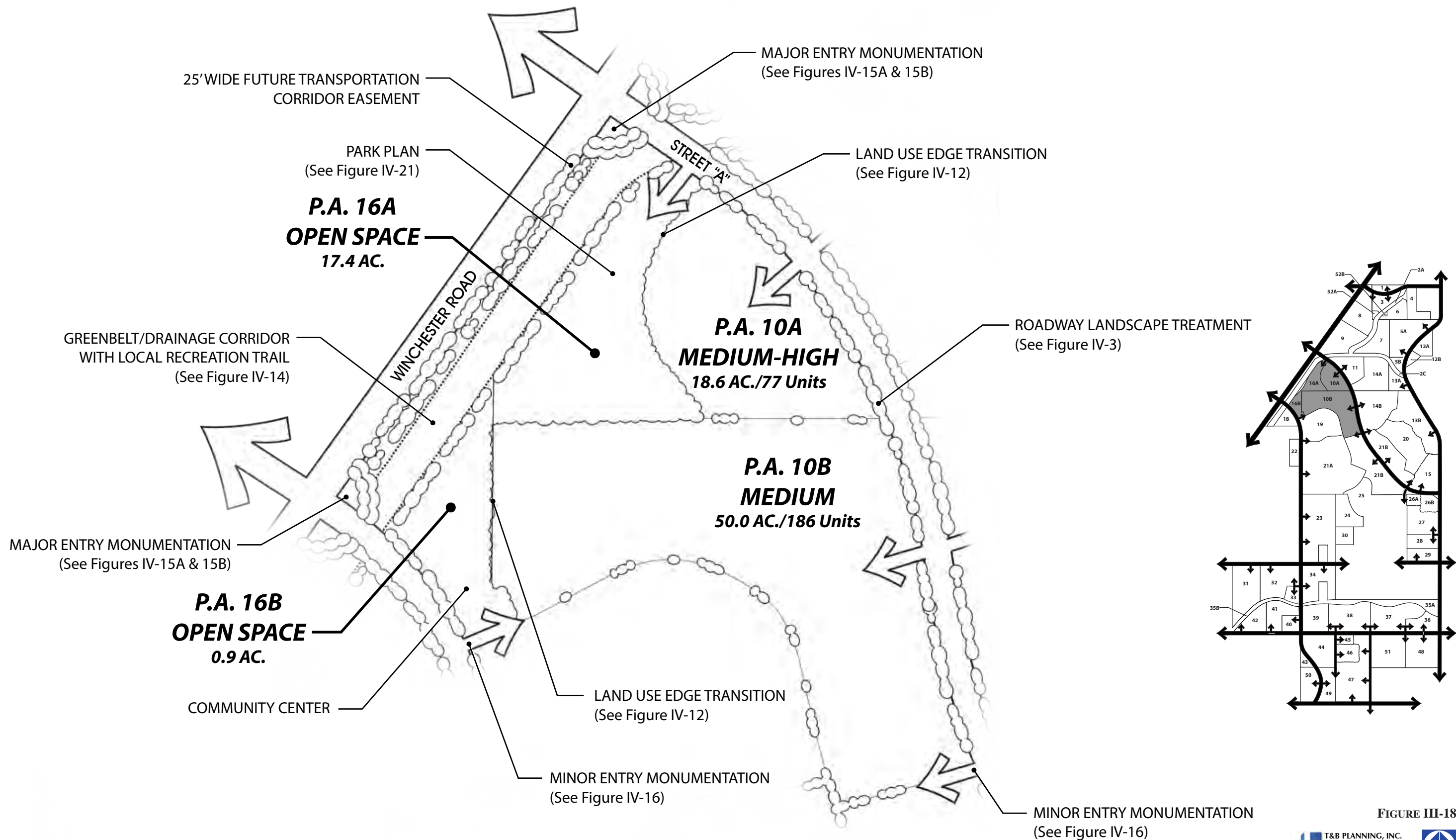


FIGURE III-18

T&B PLANNING, INC.
 17242 East 17th Street, Suite 100, Torrance, CA 90709
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 www.tbplanning.com

16. Planning Area 11: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 11, as depicted in Figure III-19, provides for development of 21.2 acres devoted to Medium High density residential uses. A maximum of 118 dwelling units are planned at a target density of 5.6 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 11 shall be provided from Street “A”.
- 2) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 11 and adjacent uses to the north.
- 3) A roadway landscape treatment, as shown on Figure IV-3, is planned along Street “A”.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

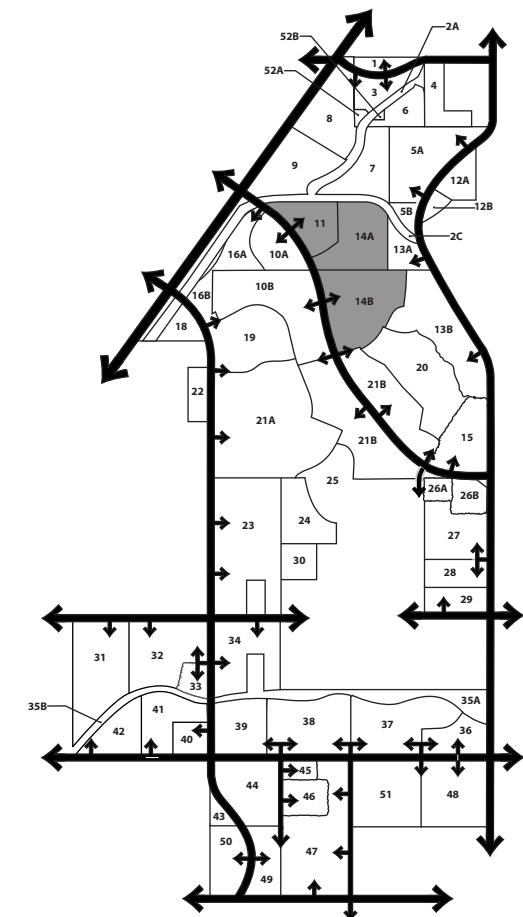
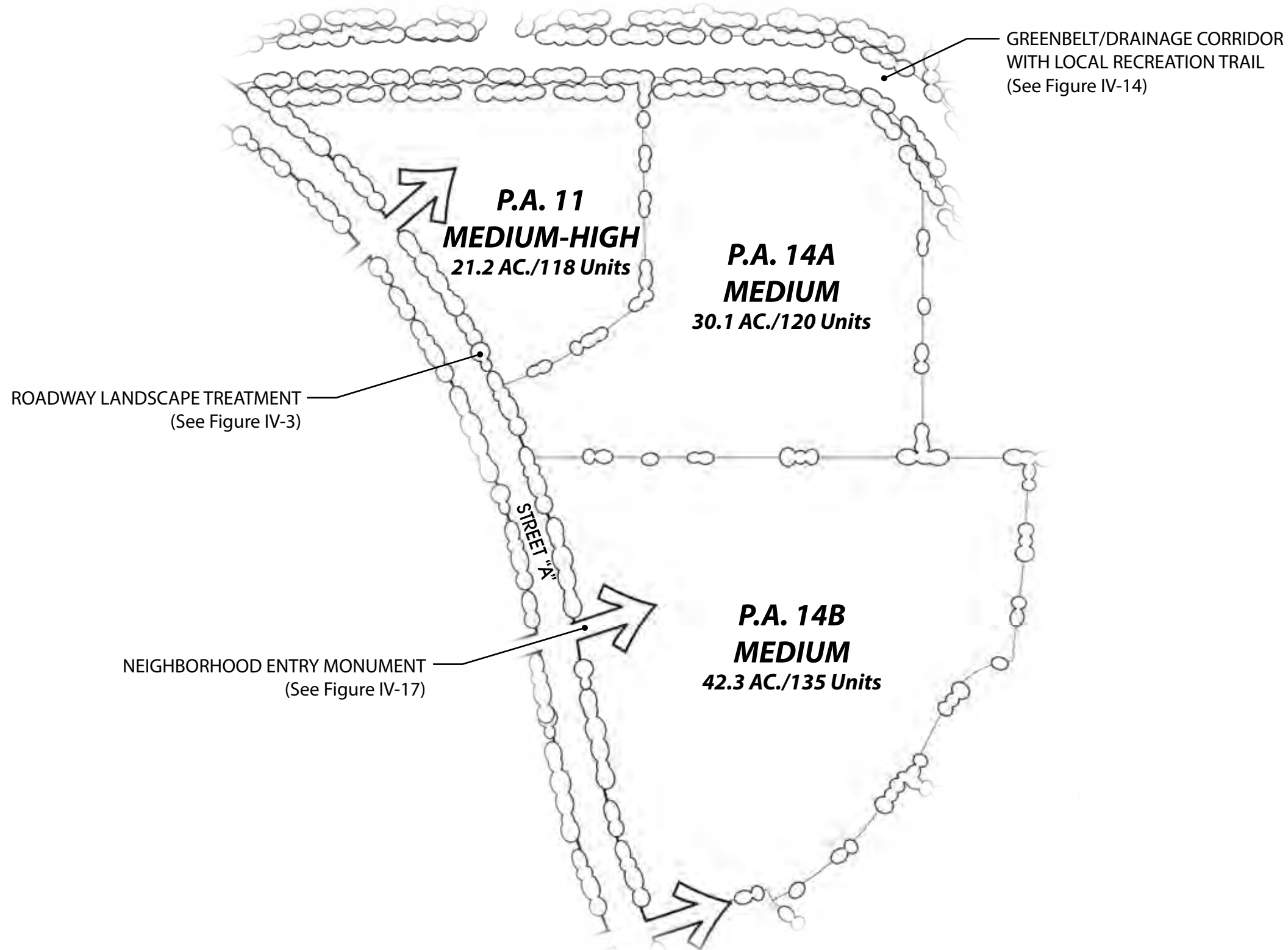


FIGURE III-19



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

Planning Areas 11, 14A, & 14B

WINCHESTER 1800

17. Planning Area 12A: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 12A, as depicted in Figure III-15, provides for development of 10.8 acres devoted to Medium density residential uses. A maximum of 34 dwelling units are planned at a target density of 3.1 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805 – (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Primary access to Planning Area 12A shall be provided from Washington Street.
- 2) A land use edge transition, as shown on Figure IV-I 0, shall serve as a buffer zone between the proposed residential uses in Planning Area 12A and adjacent off-site uses to the east and south.
- 3) Lots in Planning Area 12A sited adjacent to off-site very low intensity residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') lot width as shown on Figure IV-10.
- 4) A roadway landscape treatment, as shown on Figure 1V-5, is planned along Washington Street.
- 5) Please refer to Section IV.A for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

18. Planning Area 12B: Open Space – Recreation (OS-R)

a. Descriptive Summary

Planning Area 12B, as depicted on Figure III-15, provides for the development of 5.0 acres as a Neighborhood Park. Planning Area 12B will be landscaped and will include such amenities as a tot lot/play area, picnic areas, combination soccer/softball field, basketball courts, sand volleyball court, group barbecue and shade structure, and sufficient parking. For a complete description of proposed uses, see Section IV.A, Landscape Design Guidelines.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 12B shall be provided from Washington Street.
- 2) Park improvement plans shall be submitted by the developer prior to the issuance of the 50th building permit within Planning Areas 5A, 12A, or 5B, whichever occurs first. At a minimum, the plans shall include landscape and irrigation plans, descriptions of placement of recreational facilities, and documentation evidencing a permanent maintenance mechanism for the parks and its facilities. The park shall be constructed and fully operable prior to the issuance of the 100th building permit within Planning Areas 5A, 5B, or 12A, whichever occurs first.
- 3) A land use edge treatment, as illustrated on Figure IV-12, shall serve as a landscape buffer between the proposed park in Planning Area 3 and adjacent residential uses in Planning Area 4.
- 4) A roadway landscape treatment, as shown on Figure IV-5, is planned along Washington Street.
- 5) Please refer to Section IV.A for specific Design Guidelines and other related design criteria.
- 6) The Master Developer of Planning Areas 5A, 12A, and 5B shall be responsible for the construction of the park in Planning Area 12B.

7) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan

III.A.2 Circulation Plan

III.A.3 Drainage Plan

III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan

III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan

19. Planning Area 13A: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 13A, as depicted in Figure III-20, provides for development of 9.5 acres devoted to Medium density residential uses. A maximum of 22 dwelling units are planned at a target density of 2.3 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 13A shall be provided from Washington Street.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Washington Street and the entrance into Planning Area 13A.
- 3) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as shown on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 13A and adjacent uses to the north.
- 4) A roadway landscape treatment, as shown on Figure IV-5, is planned along Washington Street.
- 5) Two identified potential archaeological resources are located within Planning Area 13A. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to these resources.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

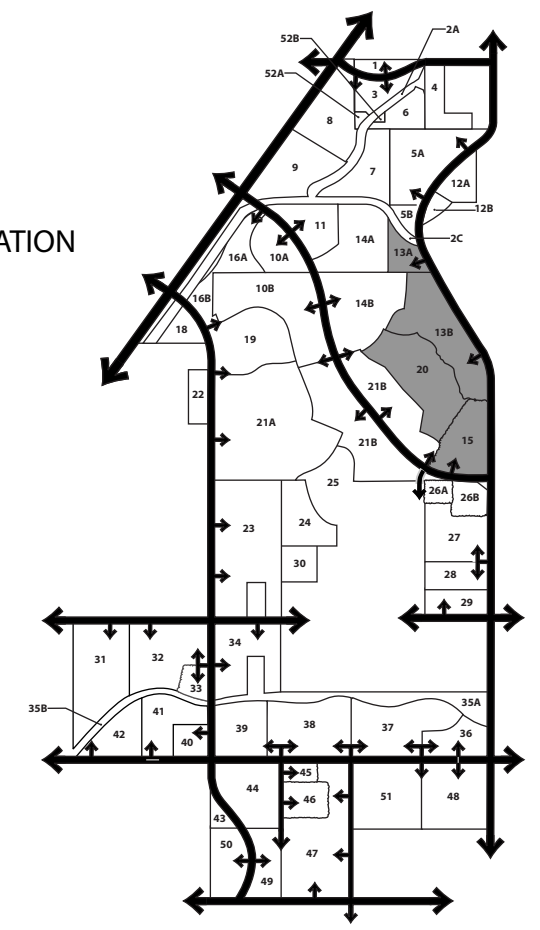
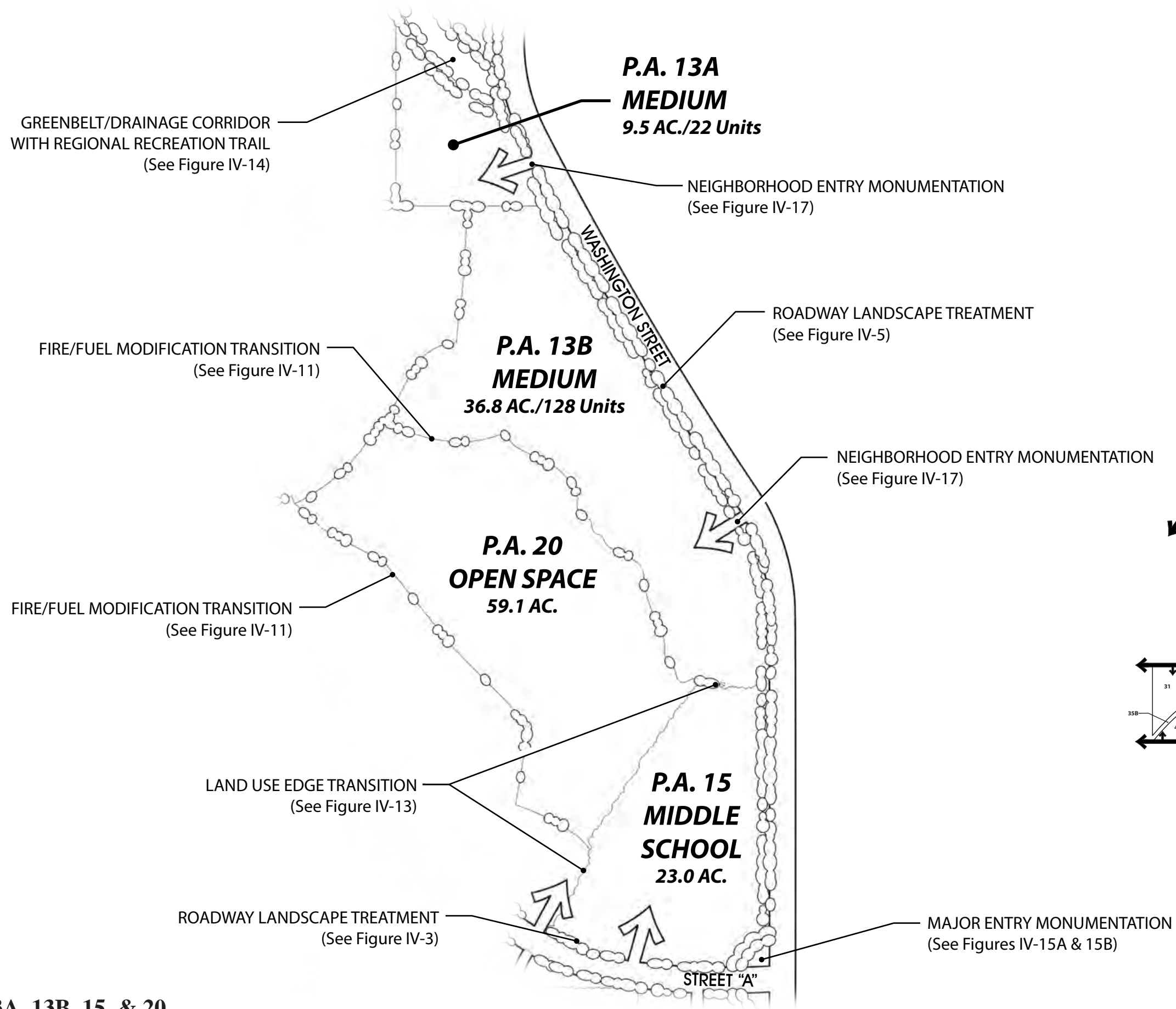


FIGURE III-20



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

Planning Areas 13A, 13B, 15, & 20

WINCHESTER 1800

20. Planning Area 13B: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 13B, as depicted in Figure III-20, provides for development of 36.8 acres devoted to Medium Low density residential uses. A maximum of 128 dwelling units are planned at a target density of 3.9 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 13B shall be provided from Washington Street.
- 2) Neighborhood entries, as shown on Figure IV-17, are planned at the intersection of Washington Street and the entrances into Planning Area 13B.
- 3) A fire fuel modification transition, as shown on Figure IV-11, shall serve as a buffer zone between the proposed residential uses in Planning Area 13B and adjacent open space land uses in Planning Area 20.
- 4) A roadway landscape treatment, as shown on Figure IV-5, is planned along Washington Street.
- 5) *(Standard No. 5 has been intentionally omitted)*
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

21. Planning Area 14A: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 14A, as depicted in Figure III-19, provides for development of 30.1 acres devoted to Medium density residential uses. A maximum of 120 dwelling units are planned at a target density of 4.0 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 14A shall be provided from by local streets via Planning Area 14B.
- 2) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 14A and adjacent uses to the north.
- 3) A roadway landscape treatment, as shown on Figure IV-3, is planned along Street “A”.
- 4) An identified potential archaeological resource is located with Planning Area 14A. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to this resource.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

22. Planning Area 14B: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 14B, as depicted in Figure III-19, provides for development of 42.3 acres devoted to Medium density residential uses. A maximum of 135 dwelling units are planned at a target density of 3.2 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805 . (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Primary access to Planning Area 14B shall be provided from Street “A.”
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Street “A” and local interior Street.
- 3) *(Standard No. 3 has been intentionally omitted)*
- 4) A roadway landscape treatment, as shown on Figure IV-3, is planned along Street “A”.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

23. Planning Area 15: Public Facility (PF)

a. Descriptive Summary

Planning Area 15, as depicted in Figure III-20, provides for development of 23.0 acres devoted to a School site. If at some future point in time the School District should decline to purchase this site for development with a middle school, then the project proponent reserves the right to develop this site with medium density residential use. If residential uses are implemented, this planning area would be developed as an extension of Planning Area 13B. Access would be taken from Street “A” and Washington Street. In this case, a land use edge transition, as depicted on Figure IV-13, would not be needed. A maximum total of 75 dwelling units would be allowed at a target density of 3.3 du/ac.

b. Land Use Development Standards

Please refer to Ordinance No. 348.4805 (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Primary access to Planning Area 15 shall be provided from Street “A” and Washington Street.
- 2) A major community entry, as shown on Figures IV-15A and IV-15B, is planned at the intersection of Street “A” and Washington Street.
- 3) A land use edge transition, as shown on Figure IV-13, shall serve as a landscape buffer between the proposed school uses in Planning Area 15 and adjacent residential uses in Planning Areas 13B and 21B.
- 4) Roadway landscape treatments, as shown on Figures IV -3 and IV -5, are planned along Street “A” and Washington Street, respectively.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

24. Planning Area 16A: Open Space – Recreation (OS-R)

a. Descriptive Summary

Planning Area 16A, as depicted in Figure III-18, provides for the development of 17.4 acres as a Community Park. Planning Area 16A will be landscaped and will include such amenities as a tot lot/play area, combination soccer/softball field, basketball courts, sand volleyball court and sufficient parking. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., Landscape Design Guidelines. The greenbelt/drainage corridor running through this Planning Area will be designed to carry storm water through the project and is anticipated to be maintained by the Valley-Wide Recreation and Park District. Within Planning Area 16A, a regional recreational trail will be provided (see Figure IV-14).

b. Land Use Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Primary access to Planning Area 16A shall be provided from Street “A”.
- 2) The park plan is further delineated as shown in Figure IV-21. Park improvement plans for the 17.4-acre park within this Planning Area shall be submitted to the Planning Department for review and approval. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure IV-21 are only conceptual in nature and do not necessarily reflect actual layout of the amenities to be provided.)
- 3) A land use edge transition, as illustrated on Figure IV-12, shall serve as a landscape buffer between the proposed park uses in Planning Area 16A and adjacent residential uses in Planning Areas 10A and 10B.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall function as a passive park and provide a landscape buffer zone between Planning Area 16A and adjacent uses to the east.
- 5) Roadway landscape treatments, as shown on Figures IV-3, is planned along Street “A.”
- 6) *(Standard No. 6 has been intentionally omitted).*
- 7) Please refer to Section IV.A for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan
III.A.2 Circulation Plan
III.A.3 Drainage Plan
III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan
III.A.6 Grading Plan
III.A.7 Public Sites and Project Phasing Plan
III.A.8 Landscaping Plan

25. Planning: Area 16B: Open Space – Recreation (OS-R)

a. Descriptive Summary

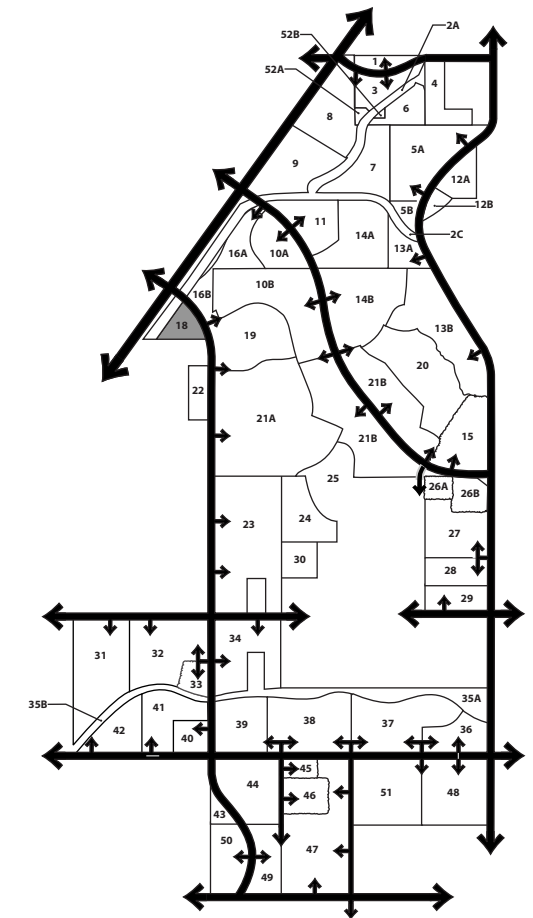
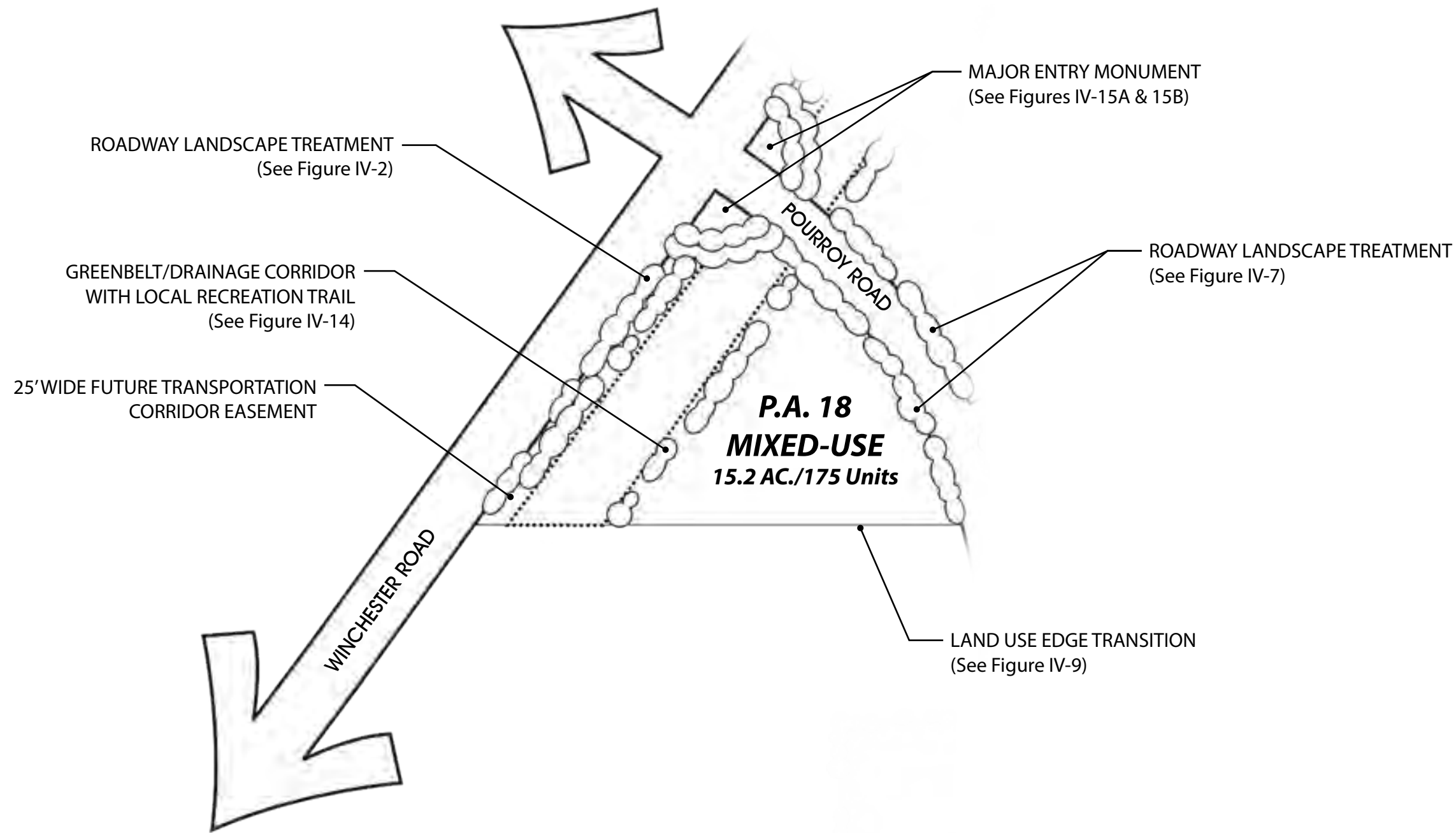
Planning Area 16B, as depicted in Figure III-18, provides for the development of 13.6 acres as a Community Park. Planning Area 16B will be landscaped and will include such amenities as a tot lot/play area, picnic areas, combination soccer/softball field, basketball courts, sand volleyball court and sufficient parking. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., Landscape Design Guidelines. The greenbelt/drainage corridor running through this Planning Area will be designed to carry storm water through the project and is anticipated to be maintained by the Valley-Wide Recreation and Park District. Within Planning Area 16A, a regional recreational trail will be provided (see Figure IV-14).

b. Land Use Development Standards

Please refer to Ordinance No. 348. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 16B shall be provided from Pourroy Road.
- 2) The park plan is further delineated as shown in Figure IV-21. Park improvement plans for the 13.6-acre park within this Planning Area shall be submitted to the Planning Department for review and approval. At a minimum, the plans shall include walkways, benches, tot-lot, picnic facilities, parking facilities, and landscaping and irrigation. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure IV-21 are only conceptual in nature and do not necessarily reflect actual layout of the amenities to be provided.)
- 3) A land use edge transition, as illustrated on Figure IV-12, shall serve as a landscape buffer between the proposed park uses in Planning Area 16B and adjacent residential uses in Planning Area 10B.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall function as a passive park and provide a landscape buffer zone between Planning Area 16B and adjacent uses to the east.
- 5) *(Standard No.5 has been intentionally omitted).*
- 6) *(Standard No. 6 has been intentionally omitted).*



Planning Area 18

WINCHESTER 1800

FIGURE III-21



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

26. Planning Area 17: (Omitted)

Note: Planning Area 17 has been intentionally omitted.

27. Planning: Area 18: Mixed-Use Area (MUA)

a. Descriptive Summary

Planning Area 18, as depicted in Figure III-21, provides for development of 15.2 acres devoted to Mixed Uses, which include a combination of multi-family residential and commercial uses. Planning Area 18 provides for development of a maximum of 175 multi-family dwelling units at a target density of 11.5 du/ac (density range 8-14 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Primary access to Planning Area 18 shall be provided from Pourroy Road.
- 2) Where commercial centers and residential neighborhoods interface, the following design considerations shall be implemented to ensure public safety and aesthetic quality within the WINCHESTER 1800 community: a) Parking behind commercial building shall be minimized to reduce vandalism; b) the rear of commercial building will primarily be used for loading and unloading of goods and for refuse disposal and storage; c) refuse disposal and storage areas shall be properly screened with landscaping and fence materials deemed appropriate at the plot plan stage; d) the rear of commercial buildings shall be architecturally pleasing to the eye and may contain the store's name and logo; large expanses of blank walls are inappropriate; and e) the use of enhanced paving, raised sidewalks or porticoes is encouraged to separate pedestrian and vehicular circulation within the commercial center. The exact design and layout of the commercial center will be reviewed at the ploy plan stage. Please refer to Section IV .D, Commercial Architectural Design Criteria, for a more detailed discussion of commercial site planning guidelines.
- 3) A major community entry, as shown on Figures IV-15 and IV-15B, is planned at the intersection of Winchester Road and Pourroy Road.
- 4) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Pourroy Road and the access into Planning Area 18.
- 5) A land use edge transition, as shown on Figure IV-9, shall serve as a landscape buffer between the proposed commercial uses in Planning Area 18 and adjacent off-site land uses to the south.
- 6) A greenbelt/drainage corridor treatment, containing a portion of the regional recreational trail, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 18 and adjacent uses to the east.

- 7) Roadway landscape treatments, as shown on Figures IV-2 and IV-7, are planned along Winchester Road and Pourroy Road, respectively.
- 8) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
- 9) An identified potential archaeological resource is located within Planning Area 18. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to this resource.
- 10) Please refer to Section IV for specific Design Guidelines and other related design criteria. Signage criteria for commercial planning areas are contained in the Specific Plan Zone Ordinance for this Specific Plan.
- 11) Please refer to Section III.A for the following Development Plans and standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

28. Planning Area 19: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 19, as depicted in Figure III-22, provides for development of 34.5 acres devoted to Medium High density residential uses. A maximum of 143 dwelling units are planned at a target density of 4.1 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Primary access to Planning Area 19 shall be provided from Street Pourroy Road and an interior road (Wisteria Loop).
- 2) Minor community entries, as shown of Figure IV-16, are planned at the intersection of Pourroy Road and Wisteria Loop.
- 3) Roadway landscape treatments, as shown on Figure IV-7 is planned along Pourroy Road.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

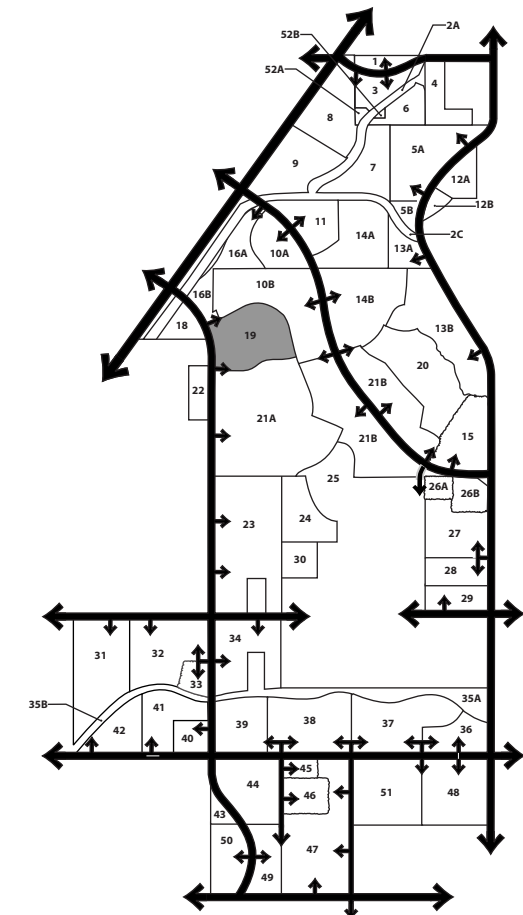
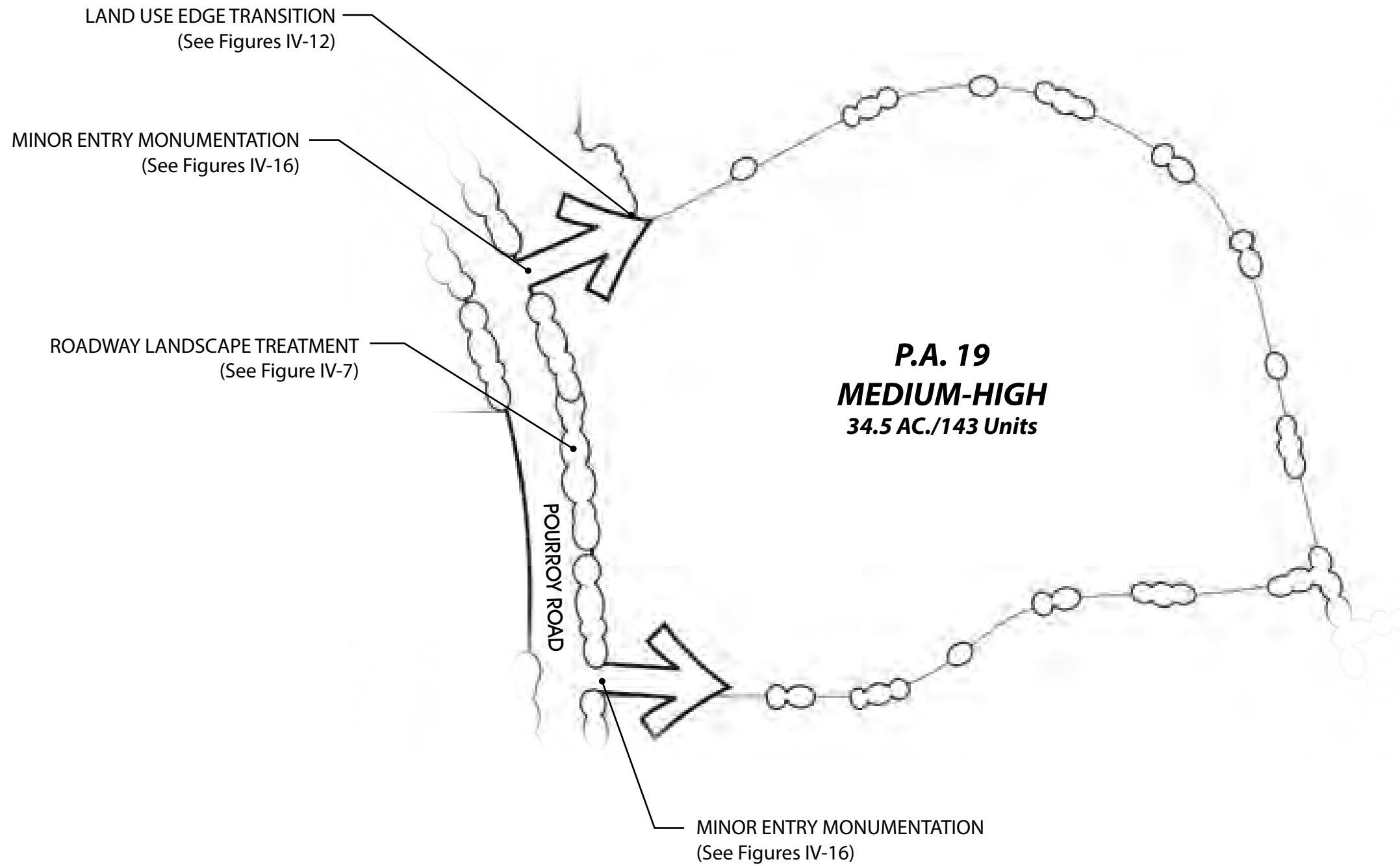


FIGURE III-22



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

Planning Area 19

WINCHESTER 1800

29. Planning Area 20: Open Space – Conservation (OS-C)

a. Descriptive Summary

Planning Area 20, as depicted in Figure III-20, provides 59.1 acres to remain as natural open space. This area contains scenic topographical features, which further enhance and identify the WINCHESTER 1800 community. The open space will be owned by a Master Homeowner’s Association, Valley-Wide Recreation and Parks District or a Community Services Area (CSA).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Primary access to Planning Area 20 shall be provided from local streets via Planning Areas 13B and 21B.
- 2) A fire fuel modification transition, as shown on Figure IV-11, shall serve as a buffer zone between open space and adjacent land uses in Planning Areas 13B, 15 and 21B.
- 3) *(Standard No.3 has been intentionally omitted).*
- 4) Please refer to Section III.A., for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

30. Planning Areas 21A and 21B: Medium Density Residential

a. Descriptive Summary

Planning Areas 21A and 21B, as depicted in Figure III-23, provide for development of Medium density residential uses. Planning Area 21A provides for development of 97.2 acres and a maximum of 305 dwelling units at a target density of 3.1 du/ac. Planning Area 21B provides for development of 75.5 acres and a maximum of 189 dwelling units at a target density of 2.5 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 21A shall be provided from Pourroy Road and primary access to Planning Area 21B shall be provided from Street “A.”
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Pourroy Road and the northern entrance into Planning Area 21A.
- 3) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Street “A” and local interior street into Planning Area 21B.
- 4) Roadway landscape treatments, as shown on Figures IV-3 and IV-7, are planned along Street “A” and Pourroy Road, respectively.
- 5) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential uses in Planning Area 24 and adjacent off-site land uses to the south.
- 6) Lots in Planning Area 21B sited adjacent to off-site low density residential uses shall have a fifty foot (50’) minimum rear yard setback and one hundred foot (100’) minimum lot width as shown on Figure IV10.
- 7) The site design of Planning Area 21B shall recognize the approved parcel map for the off-site property to the south. Adequate local roadway access shall be provided to this off-site property pursuant to Riverside County Transportation Department standards. This parcel map includes Skyview Road, a 60-foot dedicated right-of-way, running east-west along the southern edge of Planning Area 21B.

- 8) A fire fuel modification transition, as shown on Figure IV-11, shall serve as a buffer zone between residential land uses in Planning Areas 21A and 21B and adjacent open space land uses in Planning Areas 20 and 25.
- 9) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 10) Please refer to Section III.A., for the following Development Plans and Standards that apply site-wide:

- III.A.1 Specific Land Use Plan
- III.A.2 Circulation Plan
- III.A.3 Drainage Plan
- III.A.4 Water and Sewer Plans
- III.A.5 Open Space and Recreation Plan
- III.A.6 Grading Plan
- III.A.7 Public Sites and Project Phasing Plan
- III.A.8 Landscaping Plan

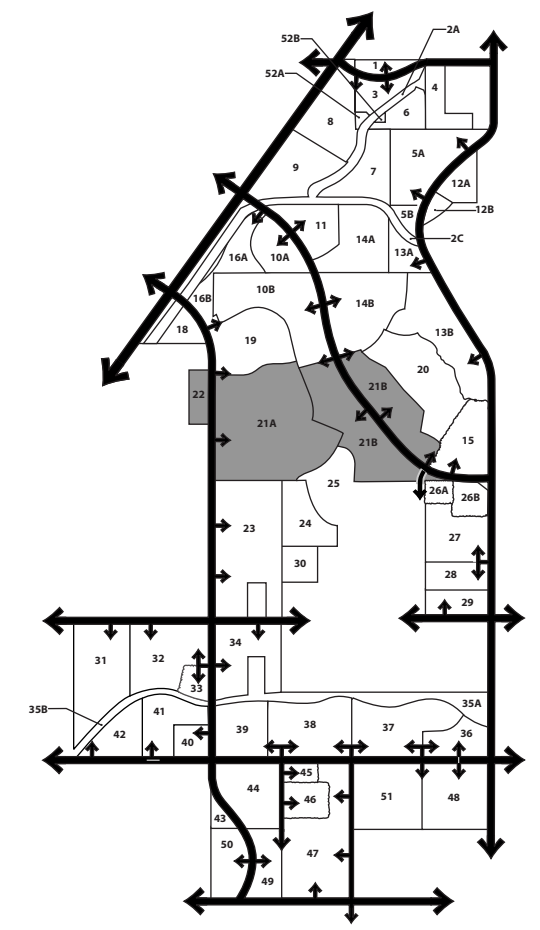
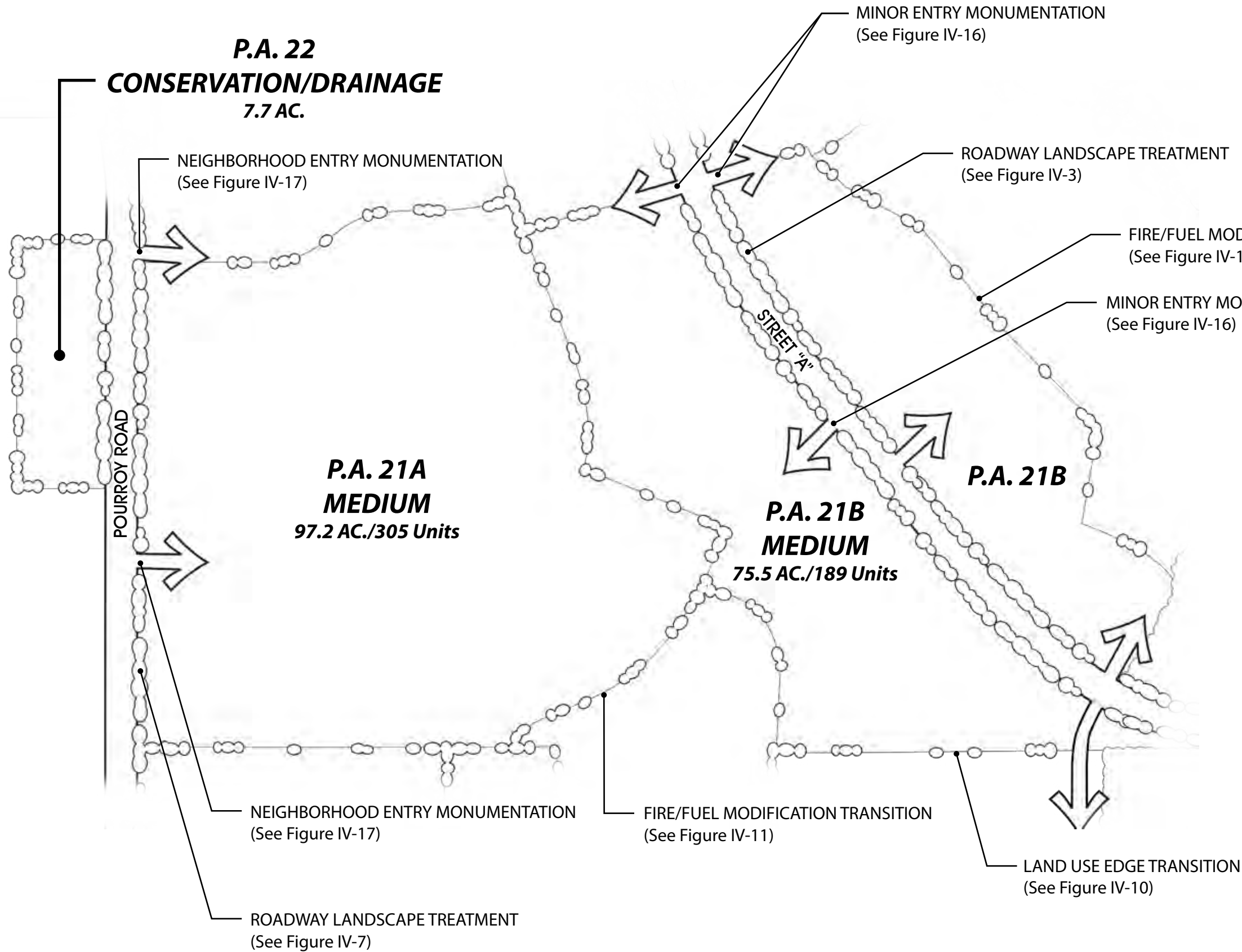


FIGURE III-23



Planning Areas 21A, 21B, & 22

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

31. Planning Area 22: Open Space – Conservation Drainage (OS-CD)

a. Descriptive Summary

Planning Area 22, as depicted in Figure III-23, provides for development of 7.7 acres devoted to Open Space – Conservation Drainage use. The Planning Area has been designed to serve as a detention basin for storm waters through the project and is anticipated to be maintained by the Valley-Wide Recreation and Park District. Recreational uses may also be allowed within the Planning Area subject to the approval from the Valley-Wide Recreation and Park District.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 22 shall be provided from Pourroy Road.
- 2) *(Standard No.2 has been intentionally omitted).*
- 3) *(Standard No.3 has been intentionally omitted).*
- 4) A roadway landscape treatment, as shown on Figure IV-7, is planned along Pourroy Road.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

32. Planning Area 23: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 23, as depicted in Figure III-24, provides for development of 70.5 acres devoted to Medium density residential uses. A maximum of 261 dwelling units are planned at a target density of 3.7 du/ac. One existing residential structure lies within the boundaries of Planning Area 23.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Primary access to Planning Area 23 shall be provided from Pourroy Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Pourroy Road and Thompson Road.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersections of Pourroy Road and the southern entrance into Planning Area 23.
- 4) A land use edge transition, as illustrated on Figure IV-10, shall serve as a buffer zone between the proposed residential uses in Planning Area 23 and adjacent off-site land uses.
- 5) Lots in Planning Area 23 sited adjacent to off-site low density residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') minimum lot width as shown on Figure IV-10.
- 6) Roadway landscape treatments, as shown on Figure IV-7, are planned along Pourroy Road and Thompson Road.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

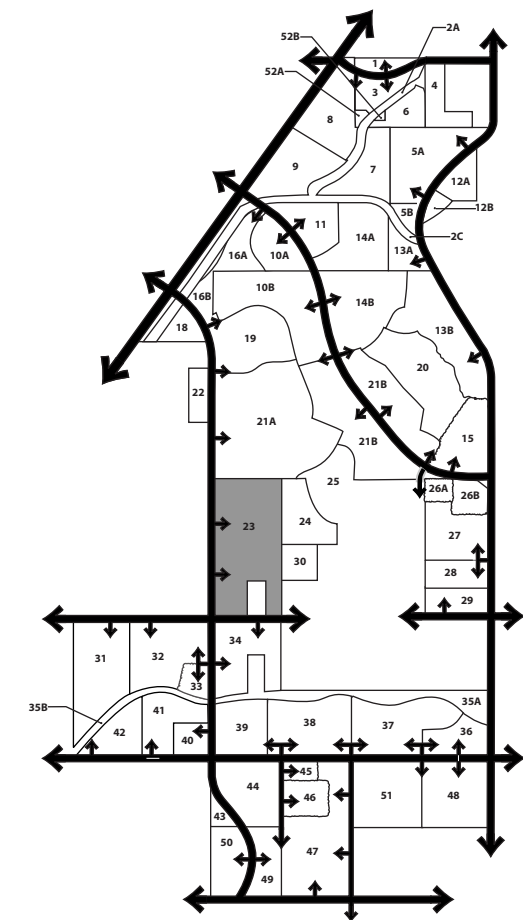
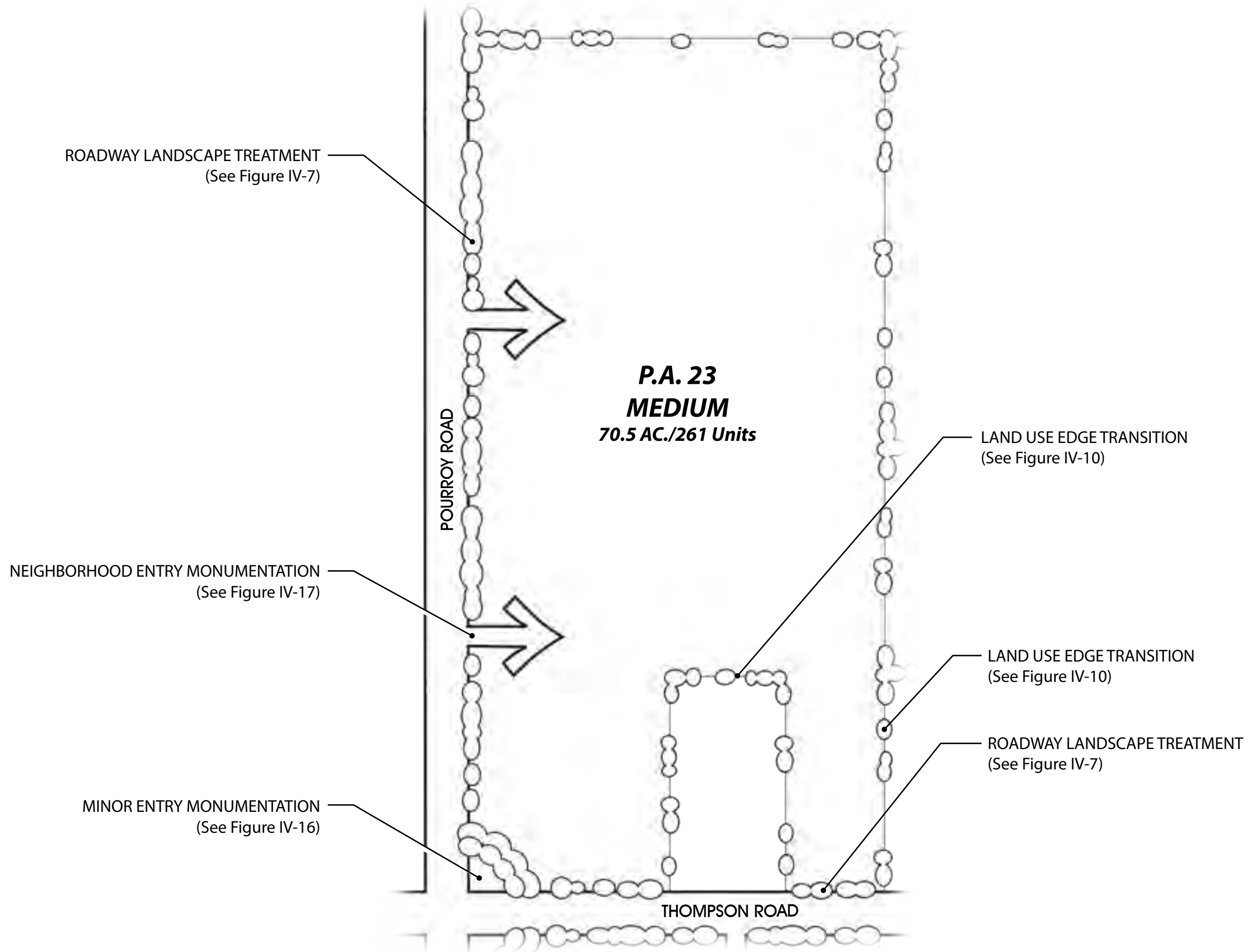


FIGURE III-24



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

33. Planning Area 24: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 24, as depicted in Figure III-25, provides for development of 23.7 acres devoted to Medium density residential uses. A maximum of 64 dwelling units are planned at a target density of 2.7 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 24 shall be provided from by local streets via Planning Areas 21 and 23.
- 2) A fire fuel modification transition, as shown on Figure IV-11, shall serve as a buffer zone between residential uses in Planning Area 24 and adjacent open space land uses in Planning Area 25.
- 3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between residential uses in Planning Area 24 and adjacent off-site land uses to the south and east.
- 4) Lots in Planning Area 24 sited adjacent to off-site low density residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') minimum lot width as shown on Figure IV-10.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

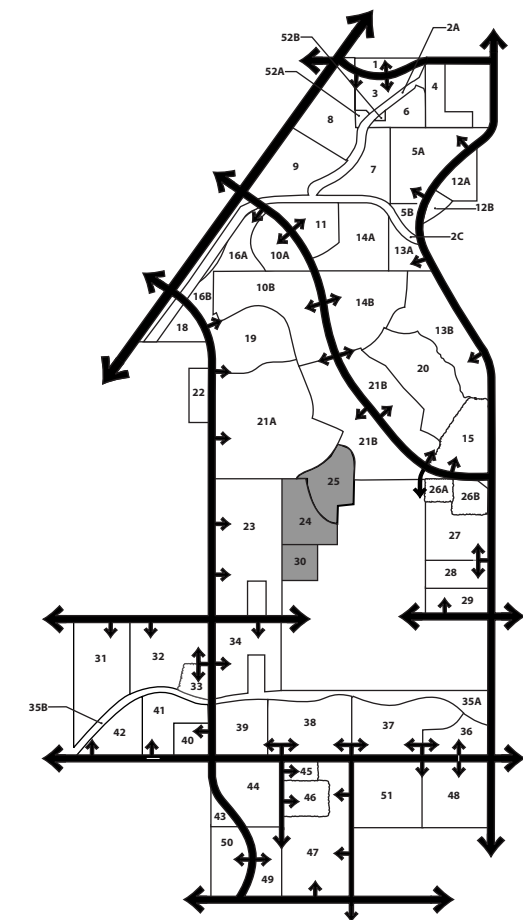
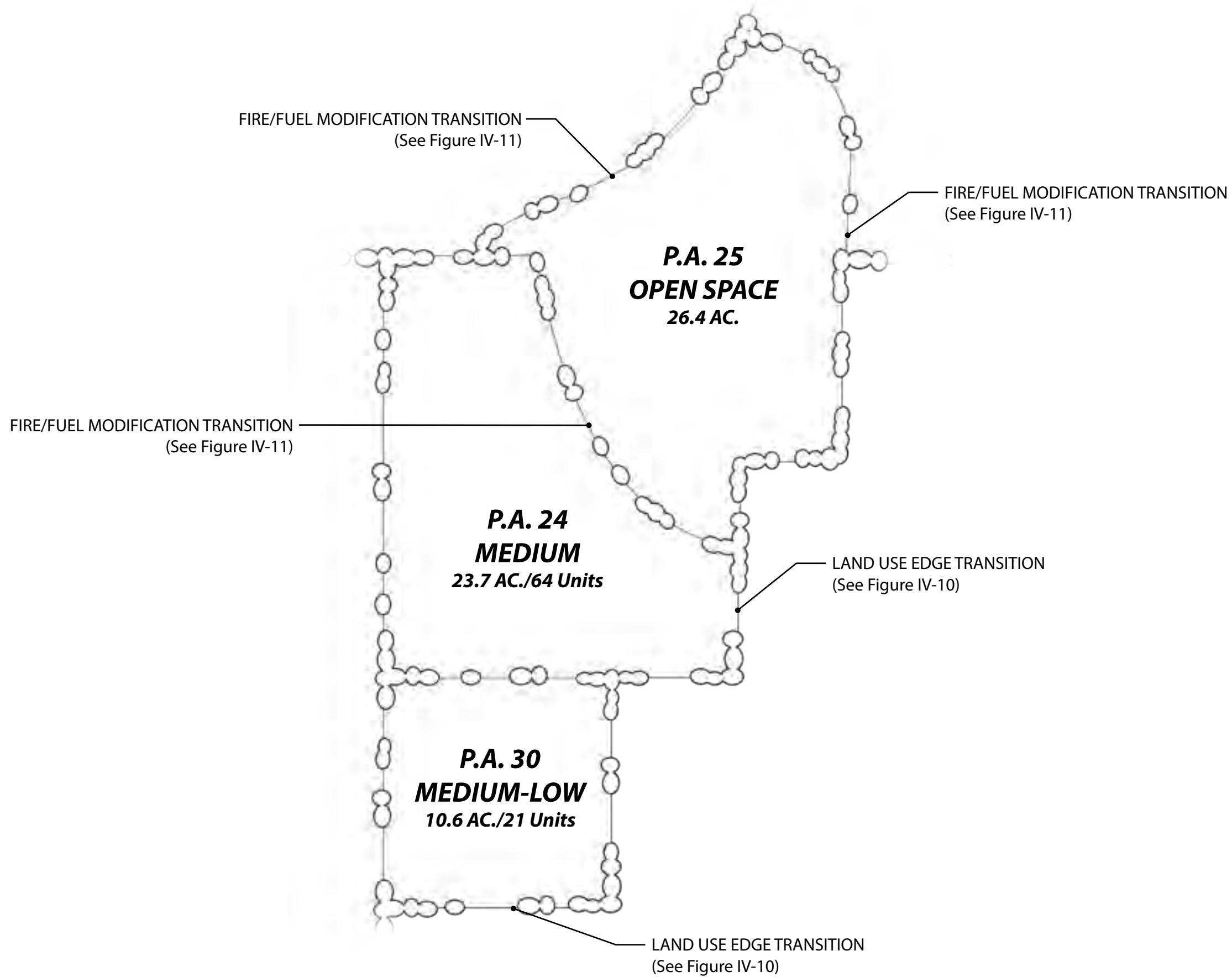


FIGURE III-25



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

Planning Areas 24, 25, & 30

WINCHESTER 1800

34. Planning Area 25: Open Space – Conservation (OS-C)

a. Descriptive Summary

Planning Area 25, as depicted in Figure III-25, provides 26.4 acres to remain as natural open space. This area contains scenic topographical features, which further enhance and identify the WINCHESTER 1800 community. The open space will be owned by a Master Homeowner’s Association, Valley-Wide Recreation and Park District or a Community Services Area.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Primary access to Planning Area 25 shall be provided from local streets via Planning Areas 21A, 21B and 24.
- 2) A fire fuel modification transition, as shown on Figure IV-11, shall serve as a buffer zone between open space in Planning Area 25 and adjacent residential land uses in Planning Areas 21A, 21B and 24.
- 3) Please refer to Section III.A., for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

35. Planning Area 26A: Open Space – Recreation (OS-R)

a. Descriptive Summary

Planning Area 26A, as depicted in Figure III-26, provides for development of 5.0 acres as a Neighborhood Park. Planning Area 26A will be landscaped and include such amenities as a tot lot/play area, combination softball/soccer fields, tennis and basketball courts, group barbecue and shade structure, restrooms, picnic areas and ample parking. For a complete description of proposed uses and a conceptual site layout, see Section IV.A, Landscape Design Guidelines.

b. Land Use and Development Standards

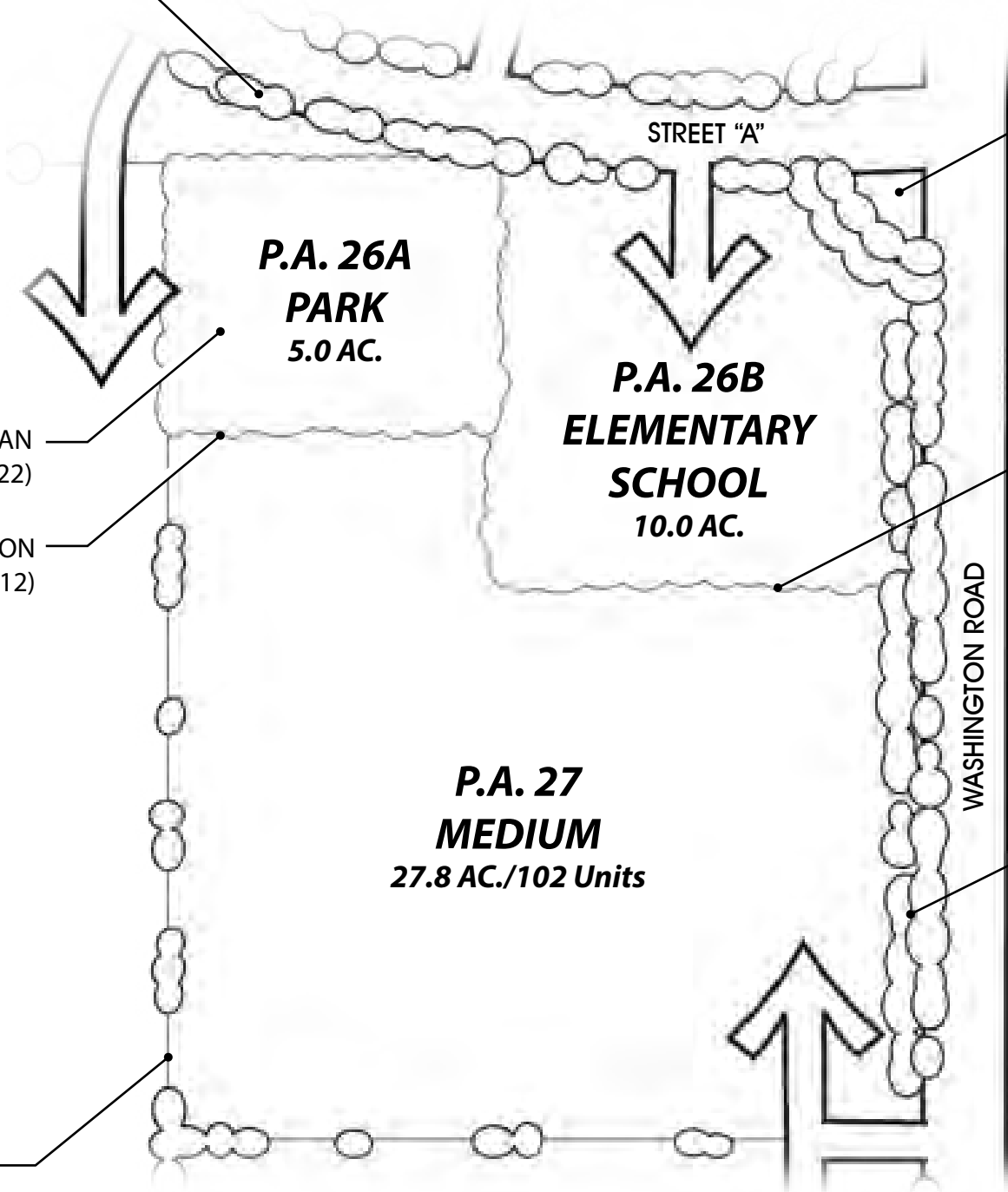
Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 26A shall be provided by Street “A”.
- 2) The park plan is further delineated as shown on in Figure IV-22. Park improvements plans for the 5.0-acre park within this Planning Area shall be submitted by the developer concurrently with the implementing development plans for Planning Area 27 or 28. At a minimum, the plans shall include walkways, benches, a tot-lot, picnic facilities, parking facilities, and landscaping and irrigation. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure IV-22 are only conceptual in nature and do not necessarily reflect actual layout or the amenities to be provided.) The park shall be constructed and fully operable prior to the issuance of the 35th building permit within Planning Area 27 or 28.
- 3) The site design of Planning Area 26A shall recognize the approved parcel map for the off-site property to the west. This parcel map includes Charlois Drive, a 60-foot dedicated right-of-way, running north-south along the western edge of Planning Area 26A. Adequate local roadway access shall be provided to this off-site property pursuant to Riverside County Transportation Department standards.
- 4) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between the proposed park uses in Planning Area 26A and adjacent residential land uses in Planning Areas 21 and 27.
- 5) A roadway landscape treatment, as shown on Figure IV-3, is planned along Street “A”.

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-3)

MAJOR ENTRY MONUMENTATION
(See Figures IV-15A & 15B)

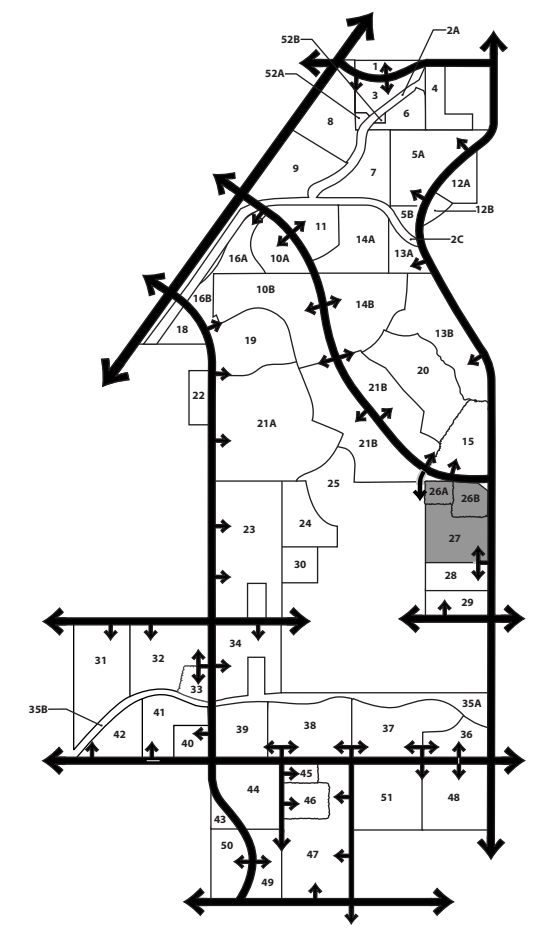


PARK PLAN
(See Figure IV-22)

LAND USE EDGE TRANSITION
(See Figure IV-13)

LAND USE EDGE TRANSITION
(See Figure IV-12)

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-5)



LAND USE EDGE TRANSITION
(See Figure IV-10)

Planning Areas 26A, 26B, & 27

WINCHESTER 1800

FIGURE III-26



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

- 6) The Master Developer of Planning Areas 27 and 28 shall be responsible for construction of the park in Planning Area 26A.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan
III.A.2 Circulation Plan
III.A.3 Drainage Plan
III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan
III.A.6 Grading Plan
III.A.7 Public Sites and Project Phasing Plan
III.A.8 Landscaping Plan

36. Planning Area 26B: Public Facility (PF)

a. Descriptive Summary

Planning Area 26B, as depicted in Figure III-26, provides for development of 10.0 acres devoted to a School site. If at some future point in time the School District should decline to purchase this site for development with an elementary school, then the project proponent reserves the right to develop this site with medium density residential use. If residential uses are implemented, this Planning Area would be developed as an extension of Planning Area 27. Access would be taken from Street “A”.

A land use transition, as depicted on Figure IV-12, would be needed if residential uses are implemented. In this case, the transition depicted in Figure IV-13 would not be needed. A maximum total of 37 dwelling units would be allowed at a target density of 3.7 du/ac. This would be allowable by transferring an equal number of excess units available from previously approved planning area(s) which do not accomplish the maximum number permitted for those planning areas. In any case, the total amount of permitted units for the project shall not be exceeded.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Primary access to Planning Area 46 shall be provided from Street “A”.
- 2) A major community entry, as shown on Figures IV-15A and IV-15B, is planned at the intersection of Street “A” and Washington Street.
- 3) A land use edge transition, as shown on Figure IV-13 , shall serve as a landscaped buffer between the proposed school uses in Planning Area 26B and adjacent residential uses in Planning Area 27.
- 4) Roadway landscape treatments, as shown on Figures IV-3 and IV-5, are planned along Street “A” and Washington Street.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.

6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan

III.A.2 Circulation Plan

III.A.3 Drainage Plan

III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan

III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan

37. Planning Area 27: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 27, as depicted in Figure III-26, provides for development of 27.8 acres devoted to Medium density residential uses. A maximum of 102 dwelling units are planned at a target density of 3.7 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 27 shall be provided from Street “A” and Washington Street.
- 2) A major community entry, as shown on Figures IV-15A and IV-15B, is planned at the intersection of Street “A” and Washington Street.
- 3) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between the proposed residential uses in Planning Area 27 and adjacent park uses in Planning Area 26.
- 4) A land use edge transition, as shown on Figure IV-10, shall serve as landscape buffer between on-site residential uses and adjacent off-site land uses to the west.
- 5) Lots in Planning Area 27 sited adjacent to off-site low density residential uses shall have a fifty foot (50’) minimum rear yard setback and one hundred foot (100’) minimum lot width as shown on Figure IV-10.
- 6) The site design of Planning Area 27 shall recognize the approved parcel map for the off-site property to the west. This parcel map includes Charlois Drive and Yates Road, 60-foot dedicated rights-of-way, running north-south and east-west respectively along the western edge of Planning Area 27. Adequate local roadway access shall be provided to this off-site property pursuant to Riverside County Transportation Department standards.
- 7) Roadway landscape treatments, as shown on Figures IV-3 and IV-5, are planned along Street “A” and Washington Street, respectively.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan
III.A.2 Circulation Plan
III.A.3 Drainage Plan
III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan
III.A.6 Grading Plan
III.A.7 Public Sites and Project Phasing Plan
III.A.8 Landscaping Plan

38. Planning Area 28: Low Density Residential (LDR)

a. Descriptive Summary

Planning Area 28, as depicted in Figure III-27, provides for development of 14.1 acres devoted to Low density residential uses. A maximum of 28 dwelling units are planned at a target density of 2.0 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Primary access to Planning Area 28 shall be provided from Washington Street.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Washington Road and the access into Planning Area 28.
- 3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential uses in Planning Area 28 and adjacent off-site land uses to the west.
- 4) Lots in Planning Area 28 sited adjacent to off-site low density residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') minimum lot width, as shown on Figure IV-10.
- 5) A roadway landscape treatment, as shown on Figure IV-5, is planned along Washington Street.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

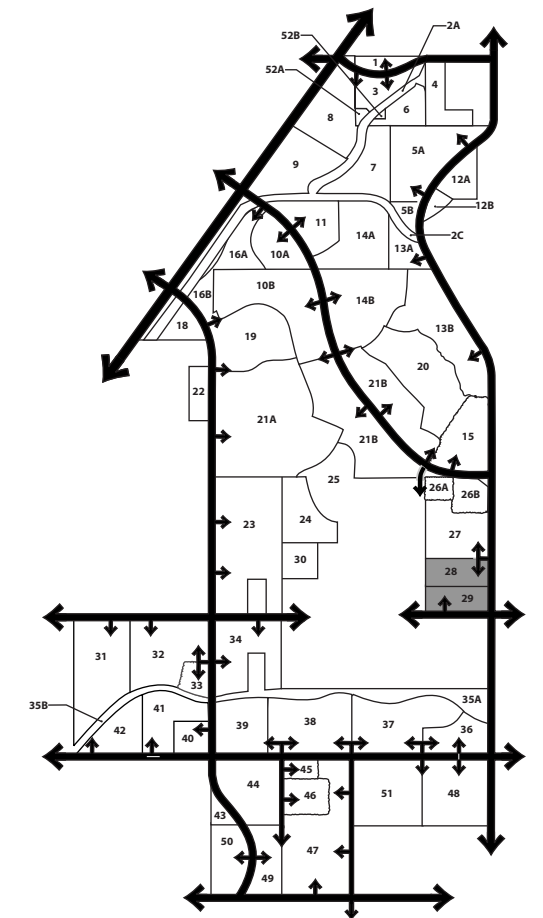
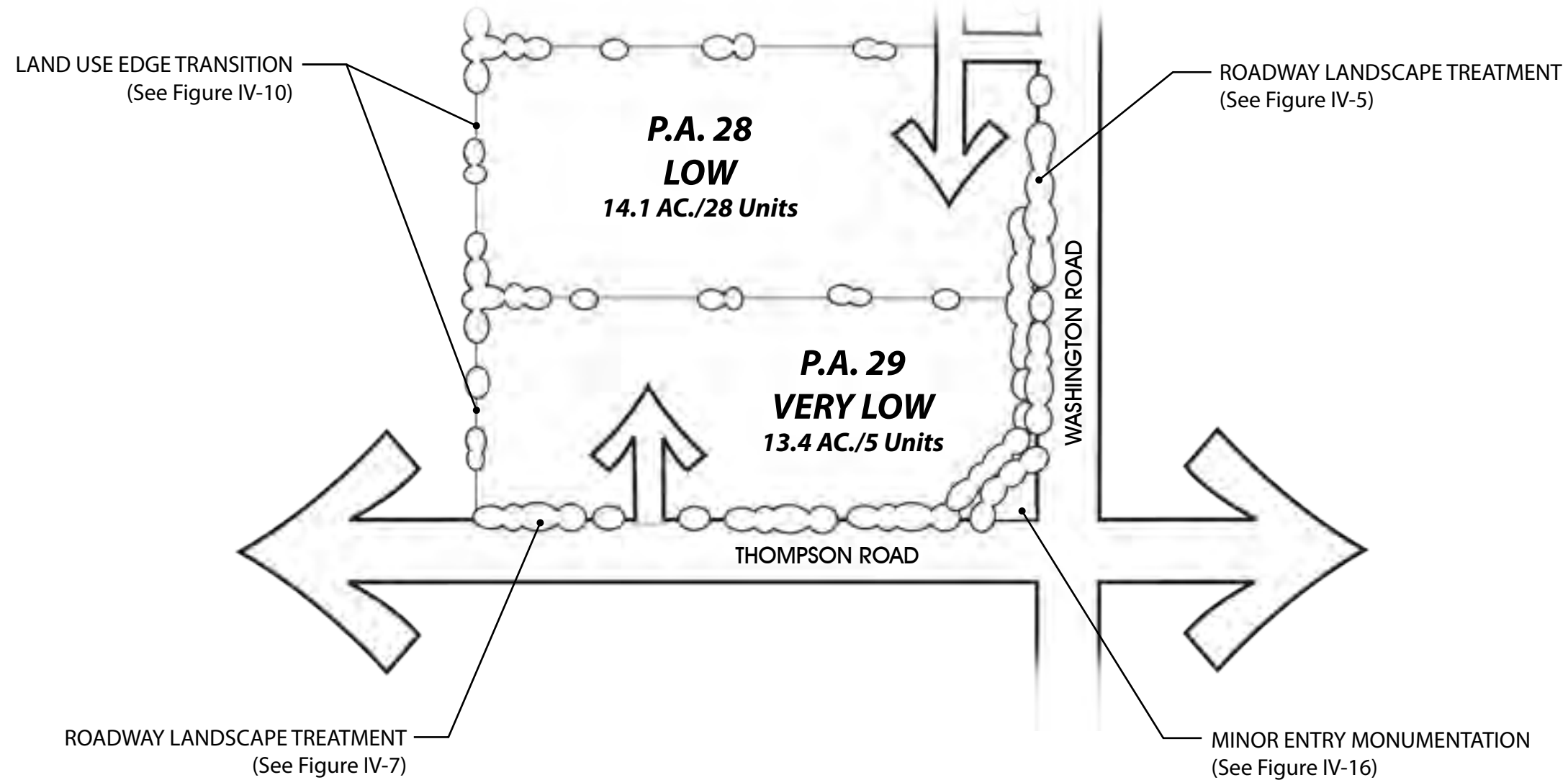


FIGURE III-27



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

Planning Areas 28 & 29

WINCHESTER 1800

39. Planning Area 29: Estate Density Residential (EDR)

a. Descriptive Summary

Planning Area 29, as depicted in Figure III-27, provides for development of 13.4 acres devoted to Estate density residential uses. A maximum of 5 dwelling units are planned at a target density of 0.4 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 29 shall be provided from Thompson Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Thompson Road and Washington Street.
- 3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed on-site residential uses in Planning Area 29 and adjacent off-site land uses to the west.
- 4) Roadway landscape treatments, as shown on Figures IV-7 and IV-5, are planned along Thompson Road and Washington Street, respectively.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

40. Planning Area 30: Low Density Residential (LDR)

a. Descriptive Summary

Planning Area 30, as depicted in Figure III-25, provides for development of 10.6 acres devoted to Low density residential uses. A maximum of 21 dwelling units are planned at a target density of 2.0 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 30 shall be provided by local streets via Planning Areas 23 and 24.
- 2) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed on-site residential uses in Planning Area 30 and adjacent off-site land uses to the south and east.
- 3) Lots in Planning Area 30 sited adjacent to off-site low density residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') minimum lot width as shown on Figure IV-10.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

41. Planning Area 31: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 31, as depicted in Figure III-28, provides for development of 46.2 acres devoted to Medium High density residential uses. A maximum of 258 dwelling units are planned at a target density of 5.6 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 31 shall be provided from Thompson Road.
- 2) A minor community entry, as shown on IV-16, is planned on Thompson Road and the northwest corner of Planning Area 31.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Thompson Road and the access into Planning Area 31.
- 4) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed on-site residential uses in Planning Area 31 and adjacent off-site land uses to the west.
- 5) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 31 and adjacent uses to the south.
- 6) A roadway landscape treatment, as shown on Figure IV-7, is planned along Thompson Road.
- 7) An identified potential archaeological resource is located within Planning Area 31. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to this resource.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.

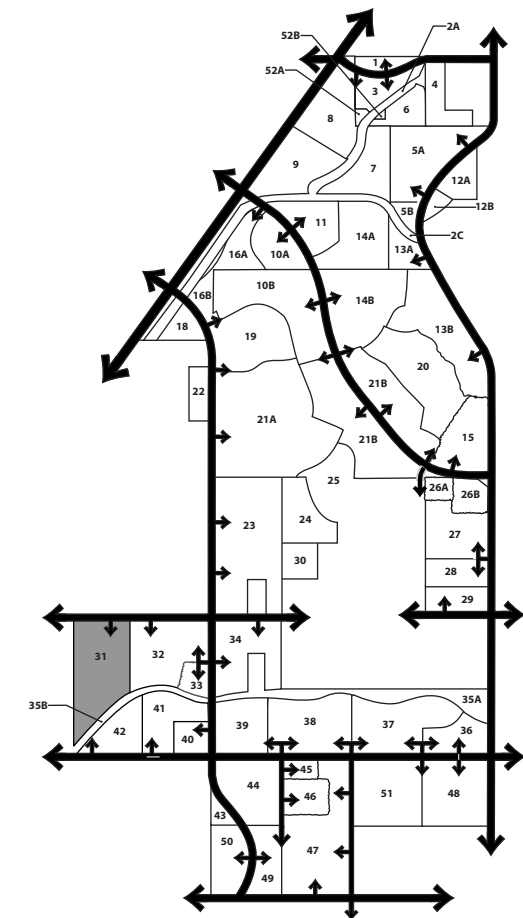
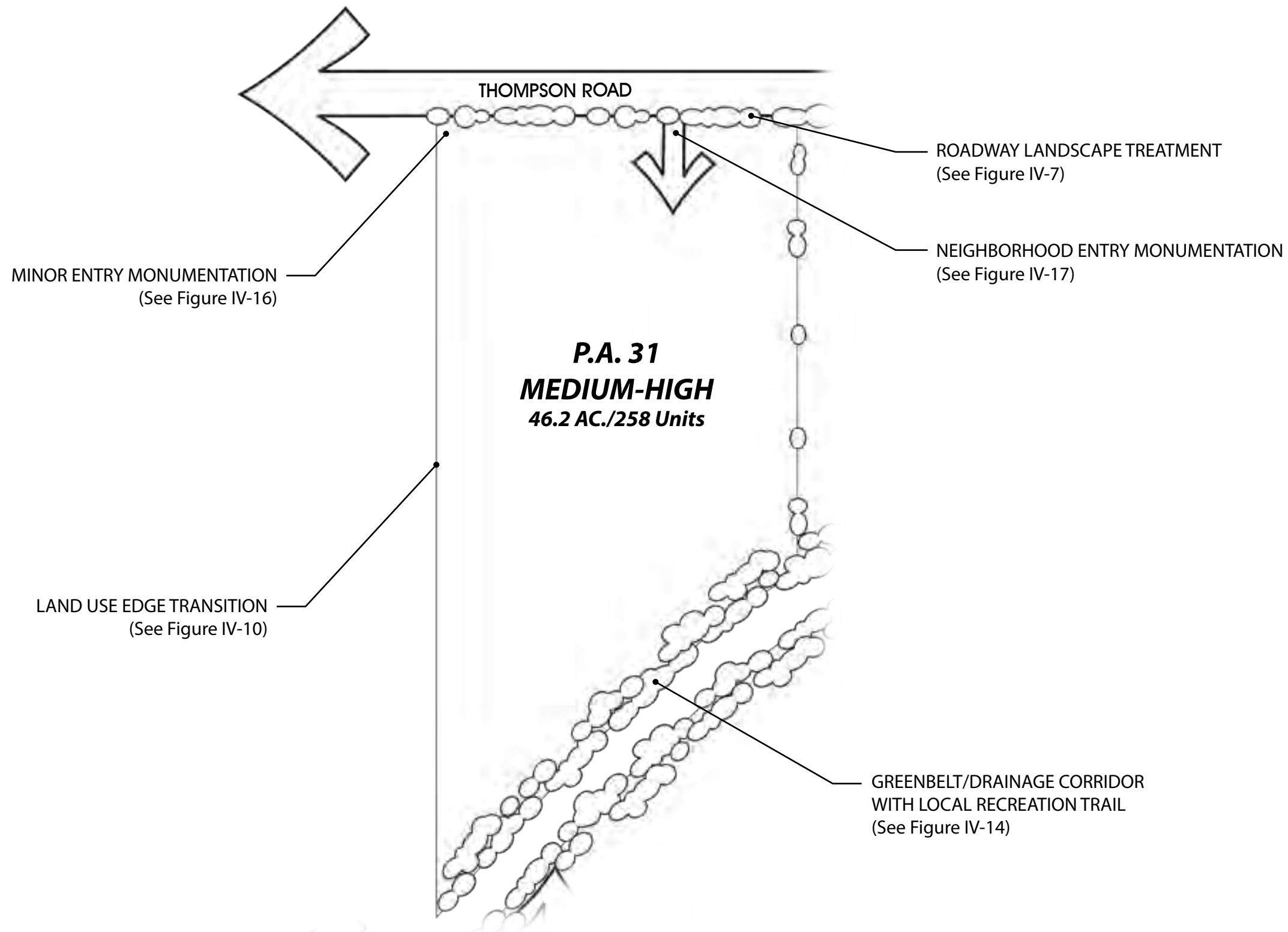


FIGURE III-28



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

9) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan

III.A.2 Circulation Plan

III.A.3 Drainage Plan

III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan

III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan

42. Planning Area 32: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 32, as depicted in Figure III-29, provides for development of 38.6 acres devoted to Medium density residential uses. A maximum of 143 dwelling units are planned at a target density of 3.7 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

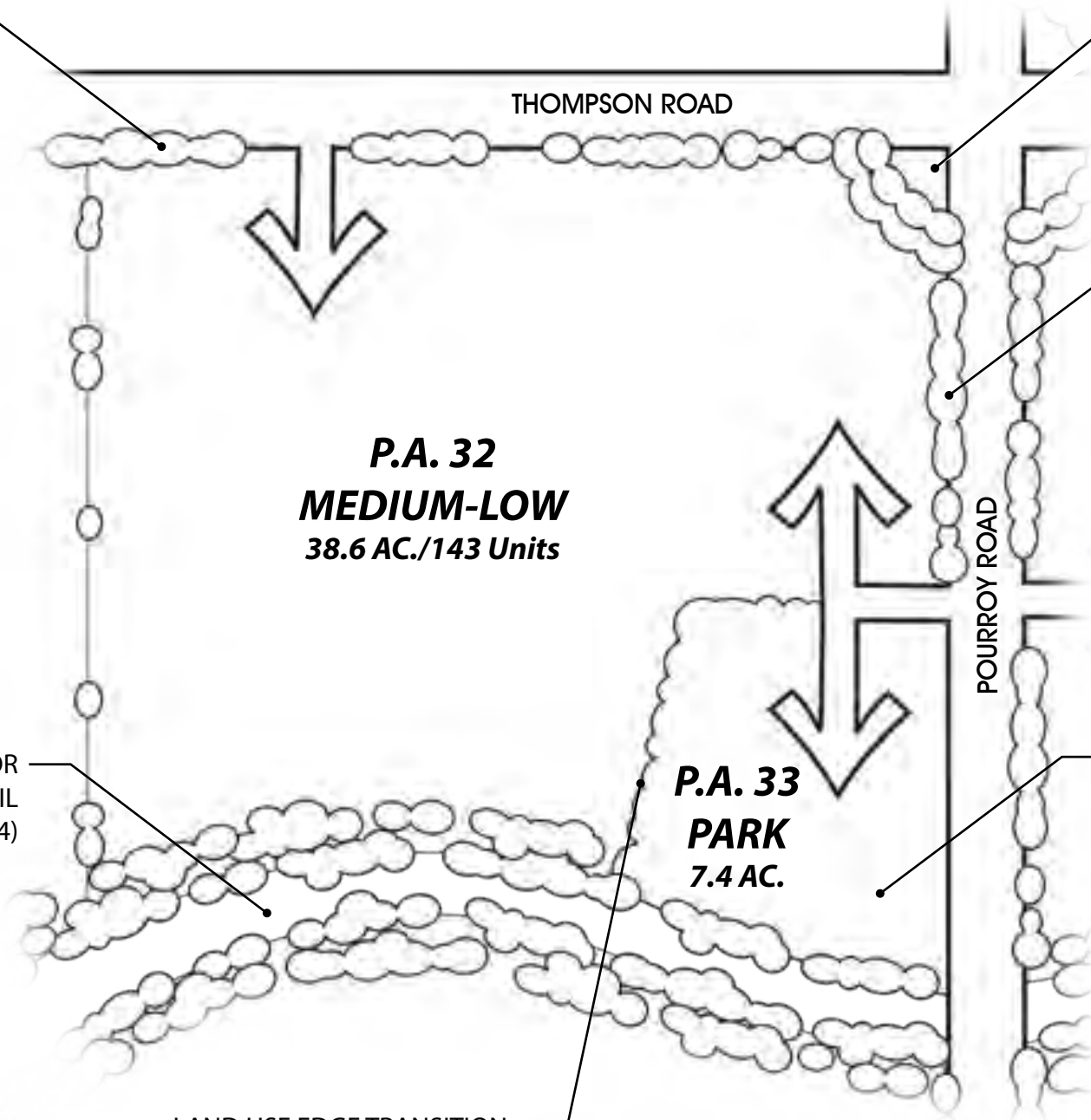
c. Planning Standards

- 1) Primary access to Planning Area 32 shall be provided from Pourroy Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Thompson Road and Pourroy Road.
- 3) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between the proposed residential land uses in Planning Area 32 and adjacent park uses in Planning Area 33.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 32 and adjacent uses to the south.
- 5) Roadway landscape treatments, as shown on Figures IV-7, are planned along Thompson Road and Pourroy Road.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)

MINOR ENTRY MONUMENTATION
(See Figure IV-16)



ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)

GREENBELT/DRAINAGE CORRIDOR
WITH LOCAL RECREATION TRAIL
(See Figure IV-14)

PARK PLAN
(See Figure IV-23)

LAND USE EDGE TRANSITION
(See Figure IV-12)

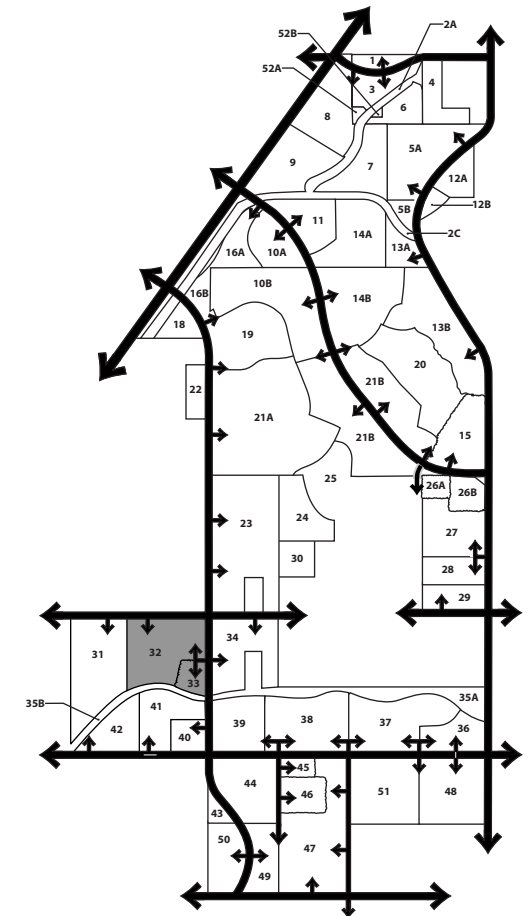


FIGURE III-29



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

Planning Areas 32 & 33

WINCHESTER 1800

43. Planning Area 33: Open Space – Recreation (OS-R)

a. Descriptive Summary

Planning Area 33, as depicted in Figure III-29, provides for the development of 7.4 acres as a Neighborhood Park. Planning Area 33 will be landscaped and will include such amenities as a tot lot/play area, group barbeque and shade structure, picnic areas, tennis and basketball courts and sufficient parking. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., Landscape Design Guidelines.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 33 shall be provided from Pourroy Road.
- 2) The park plan shall be further delineated as shown on Figure IV-23. Park improvement plans for the 7.4 acre park within this planning area shall be submitted by the developer concurrently with the implementing development plans for Planning Area 31, 32, 34, 41 or 42. At a minimum, the plans shall include walkways, benches, a tot-lot, picnic facilities, parking facilities, and landscaping and irrigation. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure IV-23 are only conceptual in nature and do not necessarily reflect actual layout or the amenities to be provided.) The park shall be constructed and fully operable prior to the issuance of the 95th building permit anywhere within Planning Area 31, 32, 34, 41 and 42.
- 3) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between the proposed park uses in Planning Area 33 and adjacent residential land uses in Planning Area 32.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall function as a passive park and provide a landscaped buffer zone between Planning Area 33 and adjacent uses to the south.
- 5) A roadway landscape treatment, as shown on Figure IV-7, is planned along Pourroy Road.
- 6) The Master Developer of Planning Areas 31, 32, 34, 41 and 42 shall be responsible for construction of the park in Planning Area 33.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.

8) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan

III.A.2 Circulation Plan

III.A.3 Drainage Plan

III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan

III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan

44. Planning Area 34: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 34, as depicted in Figure III-30, provides for development of 35.2 acres devoted to Medium density residential uses. A maximum of 130 dwelling units are planned at a target density of 3.7 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 34 shall be provided from Pourroy Road and Thompson Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Thompson Road and Pourroy Road.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Pourroy Road and the access into Planning Area 34.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 34 and adjacent uses to the south.
- 5) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential land uses in Planning Area 34 and adjacent off-site land uses.
- 6) Lots in Planning Area 34 sited adjacent to off-site low density residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') minimum lot width, as shown on Figure IV-10.
- 7) A roadway landscape treatment, as shown on Figure IV-7, is planned along Thompson Road and Pourroy Road.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.

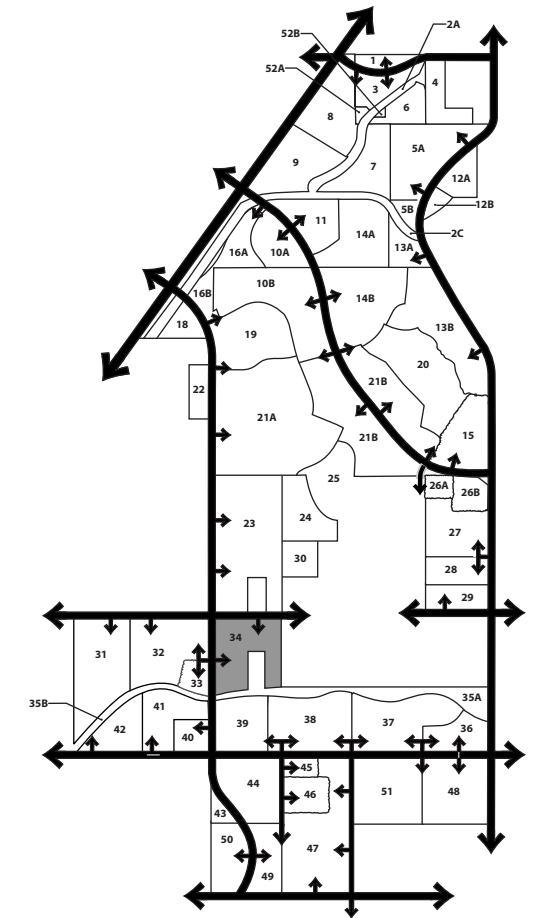
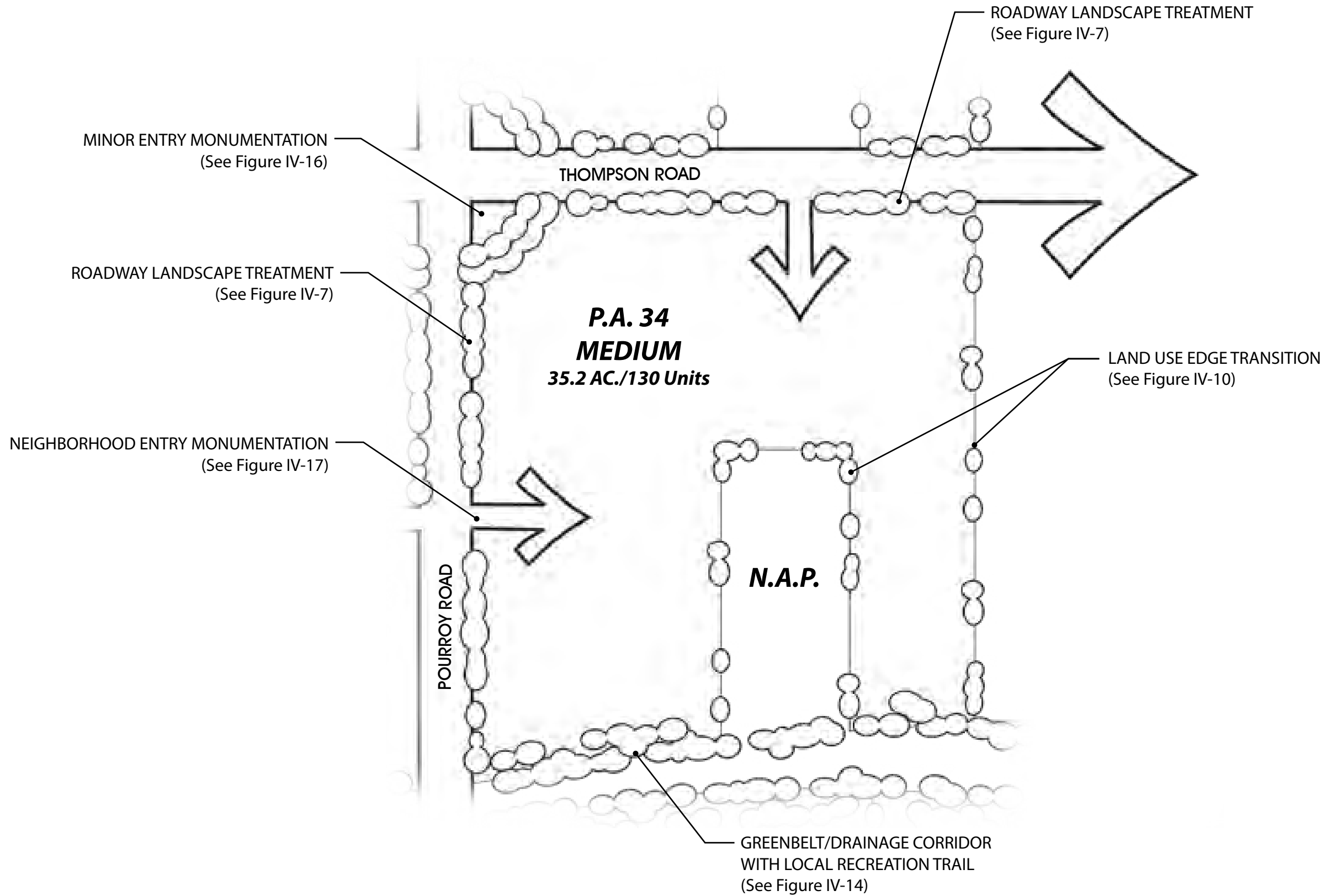


FIGURE III-30



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

Planning Area 34

WINCHESTER 1800

9) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan

III.A.2 Circulation Plan

III.A.3 Drainage Plan

III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan

III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan

45. Planning Area 35A: Open Space – Conservation Drainage (OS-CD)

a. Descriptive Summary

Planning Area 35A, as depicted on Figure III-31, provides for development of 25.6 acres devoted to Open Space – Conservation Drainage uses. This greenbelt/drainage corridor will be designed as a passive park containing a meandering paseo/walkway system and providing numerous recreational activities throughout the community.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Access to Planning Area 35A shall be provided via Planning Areas 34, 36, 37, 38, 39, Washington Street and Pourroy Road.
- 2) The greenbelt/drainage corridor areas are further illustrated on Figure IV-14.
- 3) An enhanced street crossing shall be used to interface Pourroy Road and Washington Street with the drainage corridor edge, as shown on Figure IV-4.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan
III.A.2 Circulation Plan
III.A.3 Drainage Plan
III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan
III.A.6 Grading Plan
III.A.7 Public Sites and Project Phasing Plan
III.A.8 Landscaping Plan

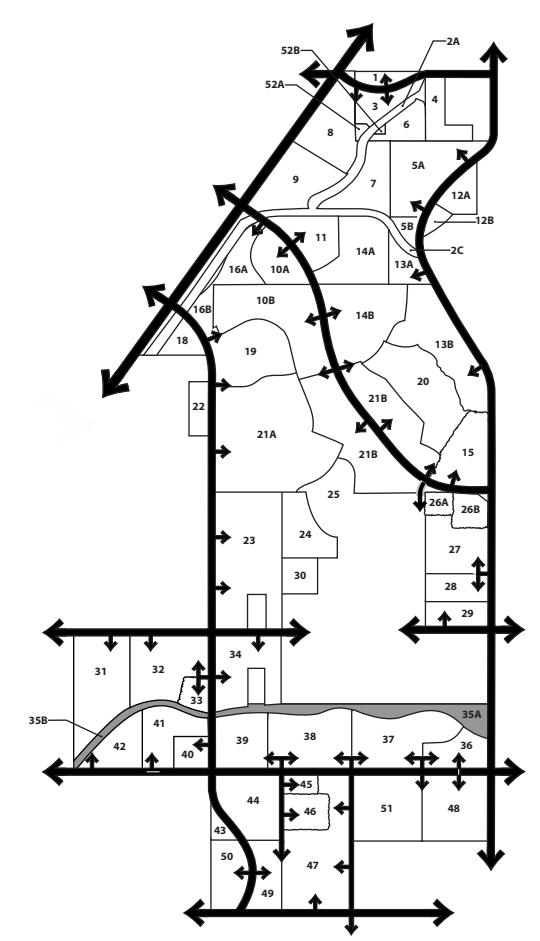
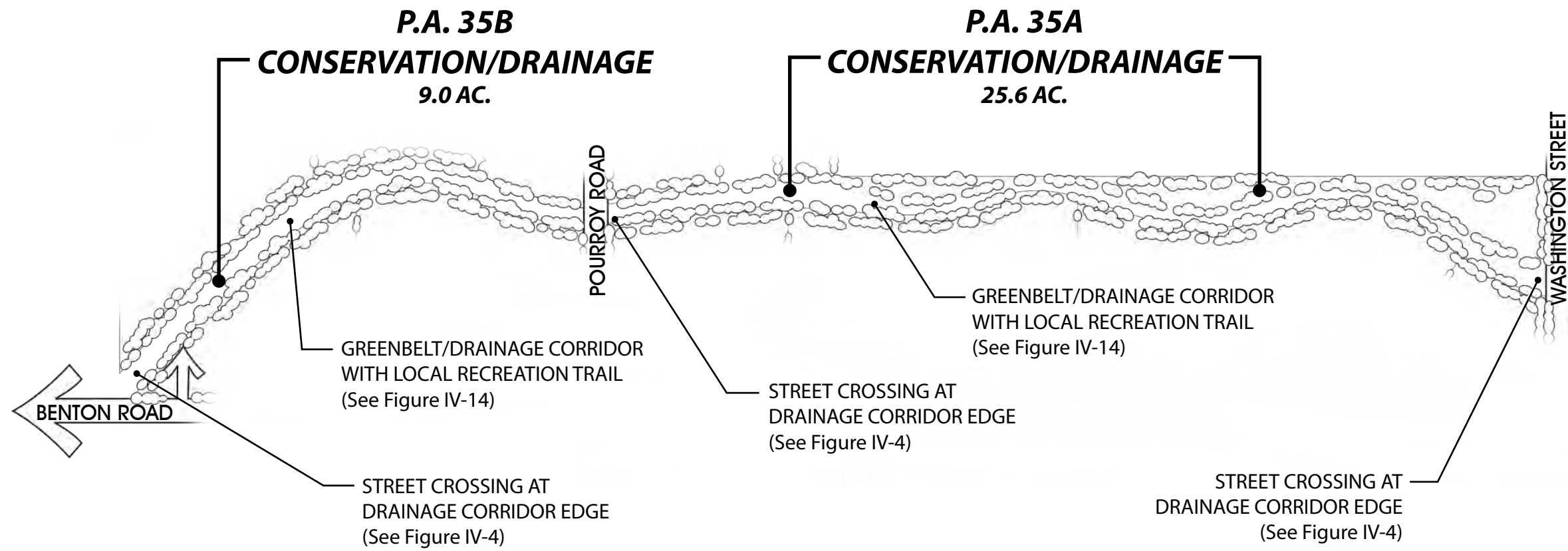


FIGURE III-31



Planning Areas 35A & 35B

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

46. Planning Area 35B: Open Space – Conservation Drainage (OS-CD)

a. Descriptive Summary

Planning Area 35B, as depicted on Figure III-31, provides for development of 9.0 acres devoted to Open Space – Conservation Drainage uses. This greenbelt/drainage corridor will be designed as a passive park containing a meandering paseo/walkway system and providing numerous recreational activities throughout the community.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Access to Planning Area 35B shall be provided via Planning Areas 31, 32, 33, 41, 42, Pourroy Road and Benton Road.
- 2) The greenbelt/drainage corridor areas are further illustrated on Figure IV-14.
- 3) An enhanced street crossing shall be used to interface Pourroy Road with the drainage corridor edge, as shown on Figure IV-4.
- 4) An identified potential archaeological resource is located within Planning Area 35B. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to this resource.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

47. Planning Area 36: Commercial Retail (CR)

a. Descriptive Summary

Planning Area 36, as depicted in Figure III-32, provides for development of 16.5 acres devoted to Commercial uses.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 36 shall be provided from Benton Road.
- 2) Where commercial centers and residential neighborhoods interface, the following design considerations shall be implemented to ensure public safety and aesthetic quality within the WINCHESTER 1800 community: a) Parking behind commercial buildings shall be minimized to reduce vandalism; b) the rear of commercial buildings will primarily be used for loading and unloading of goods and for refuse disposal and storage; c) refuse disposal and storage areas shall be properly screened with landscaping and fence materials deemed appropriate at the plot plan stage; d) the visible portion of the rear of commercial buildings shall be architecturally pleasing to the eye and may contain the store's name and logo; large expanses of blank walls are inappropriate; and e) the use of enhanced paving, raised sidewalks or porticoes is encouraged to separate pedestrian and vehicular circulation within the commercial center. The exact design and layout of the commercial center will be reviewed at the plot plan stage. Please refer to Section IV.D, Commercial Architectural Design Criteria, for a more detailed discussion of commercial site planning guidelines.
- 3) A major community entry, as shown on Figures IV-15A and 15B, is planned at the intersection of Benton Road and Washington Street.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer between the proposed commercial uses in Planning Area 36 and adjacent uses to the north.
- 5) A land use edge transition, as shown on Figure IV-9, shall serve as a landscape buffer between the proposed commercial uses in Planning Area 36 and adjacent residential uses in Planning Area 37.

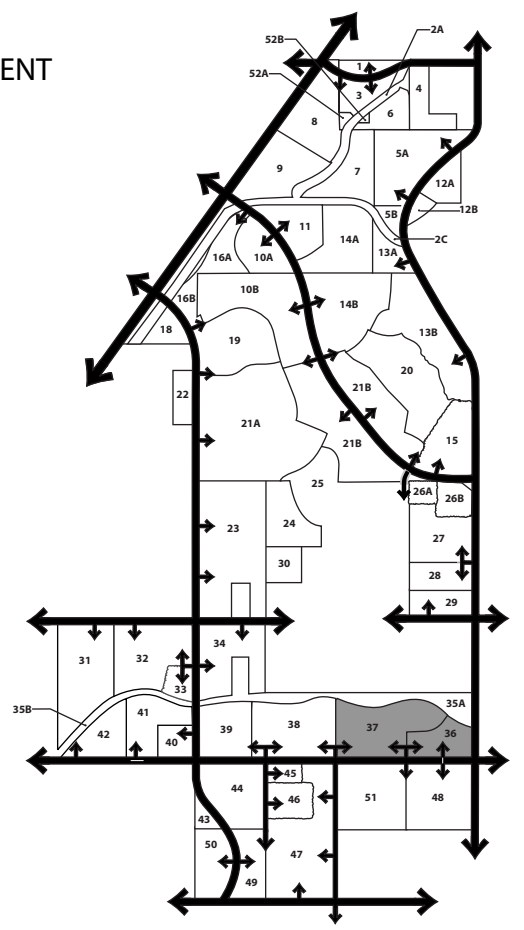
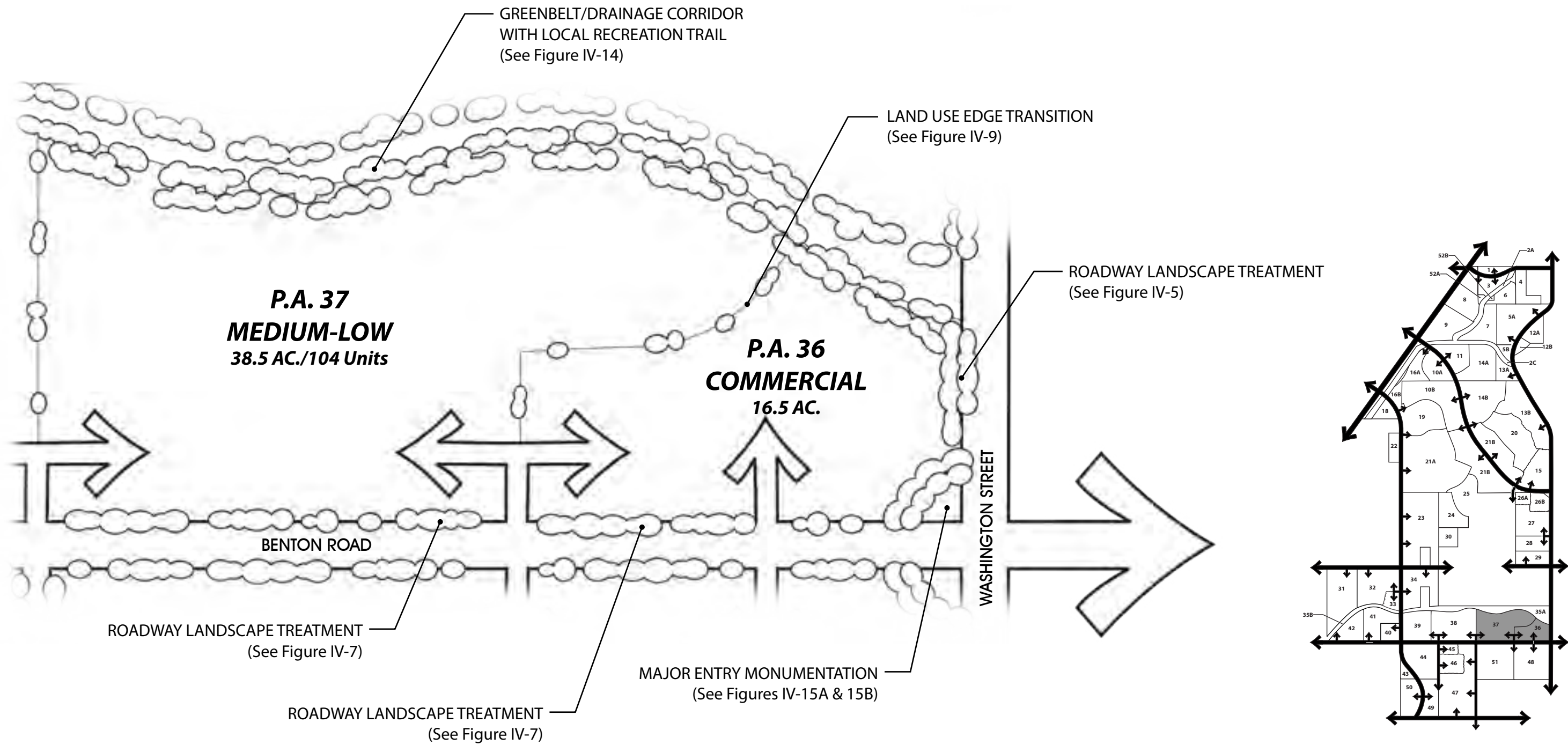


FIGURE III-32



- 6) Roadway landscape treatments, as shown on Figures IV-5 and IV-7, are planned along Washington Road and Benton Road, respectively.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria. Signage criteria for commercial planning areas are contained in the Specific Plan Zone Ordinance for this Specific Plan.
- 8) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan
III.A.2 Circulation Plan
III.A.3 Drainage Plan
III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan
III.A.6 Grading Plan
III.A.7 Public Sites and Project Phasing Plan
III.A.8 Landscaping Plan

48. Planning Area 37: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 37, as depicted in Figure III-32, provides for development of 38.5 acres devoted to Medium density residential uses. A maximum of 104 dwelling units are planned at a target density of 2.7 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 37 shall be provided from Benton Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Benton Road and Street “D”.
- 3) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 37 and adjacent uses to the north.
- 4) A land use edge transition, as shown on Figure IV-9, shall serve as a landscaped buffer between proposed residential uses in Planning Area 37 and commercial uses in Planning Area 36.
- 5) A roadway landscape treatment, as shown on Figure IV-7, is planned along Benton Road.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

49. Planning Area 38: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 38, as depicted in Figure III-33, provides for development of 38.5 acres devoted to Medium density residential uses. A maximum of 142 dwelling units are planned at a target density of 3.7 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 38 shall be provided from Benton Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Benton Road and Street “D”.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Benton Road and the entrance into Planning Area 38.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 38 and adjacent uses to the north.
- 5) A roadway landscape treatment, as shown on Figure IV-7, is planned along Benton Road.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

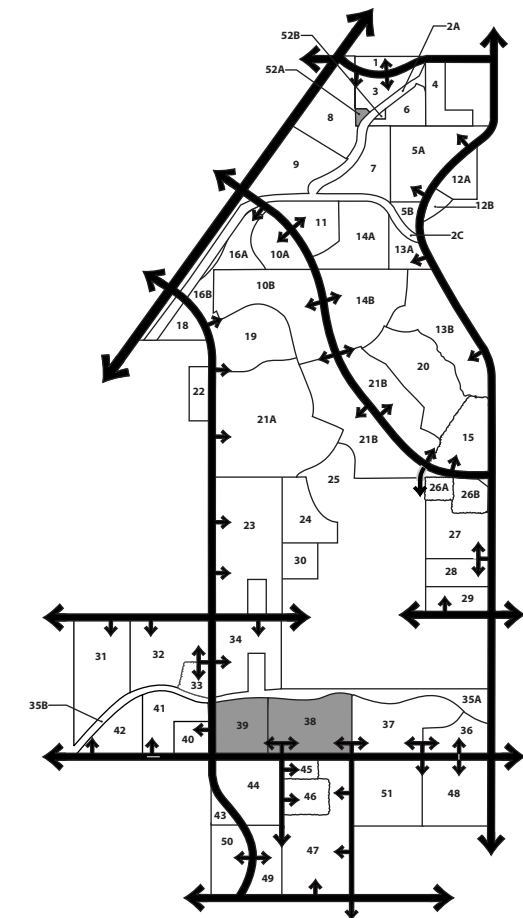
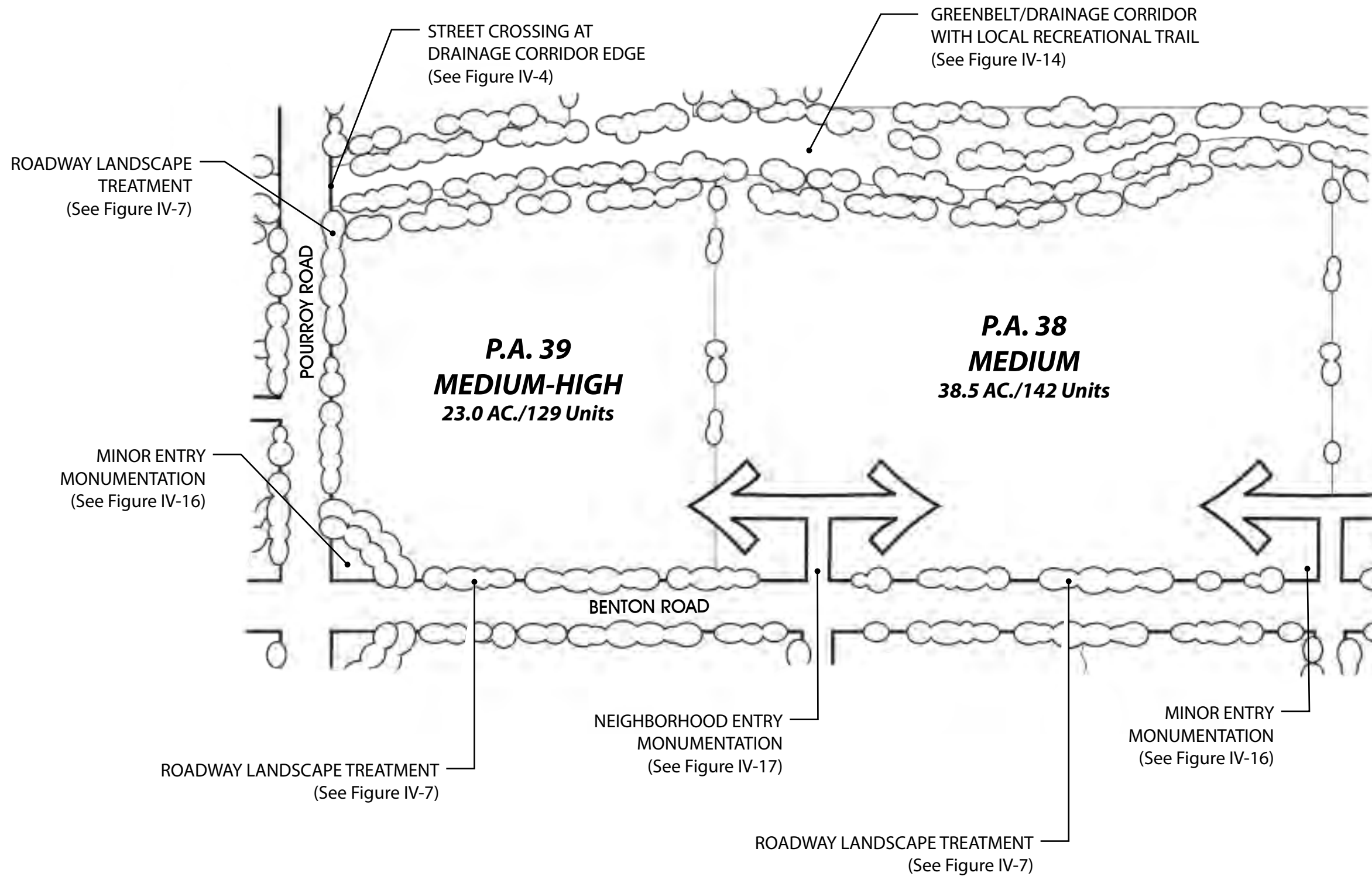


FIGURE III-33



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

Planning Areas 38 & 39

WINCHESTER 1800

50. Planning Area 39: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 39, as depicted in Figure III-33, provides for development of 23.0 acres devoted to Medium High density residential uses. A maximum of 129 dwelling units are planned at a target density of 5.6 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 39 shall be provided from Benton Road.
- 2) A minor community entry, as shown in Figure IV-16, is planned at the intersection of Pourroy Road and Benton Road.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Benton Road and Street "C".
- 4) A greenbelt/drainage corridor treatment, as shown on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 39 and adjacent uses to the north.
- 5) Roadway landscape treatments, as shown on Figure IV-7, are planned along Pourroy Road and Benton Road.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

51. Planning Area 40: High Density Residential (HDR)

a. Descriptive Summary

Planning Area 40, as depicted in Figure III-34, provides for development of 16.6 acres devoted to High Density Residential uses. A maximum of 145 dwelling units are planned at a target density of 8.7 du/ac (Density Range of 8.0-14.0 du/ac). Shared private driveways within Planning Area 40 shall be owned and maintained by the Residential Neighborhood Association.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 40 shall be provided from San Remo Drive. Secondary access to Planning Area shall be provided from Benton Road.
- 2) A minor community entry, as shown on Figure IV-16A, is planned at the intersection of Benton Road and Pourroy Road.
- 3) Roadway landscape treatments, as shown on Figures IV-7A and IV-7B are planned along the portions of Pourroy Road and Benton Road fronting PA 40. Roadway landscape treatments, as shown on Figures IV-8A, IV-8B, IV-8C, and IV-8D are planned along the portion of San Remo Drive between Planning Areas 40 and 41, at the Primary PA 40 Private Entry from San Remo Drive, at the Secondary PA 40 Private Entry from Benton Road, and along Private Residential Streets within PA 40.
- 4) Development criteria, development standards, and conceptual lotting illustrations for detached single-family homes within Planning Area 40 are provided on Figure IV-28 and Table IV-1.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

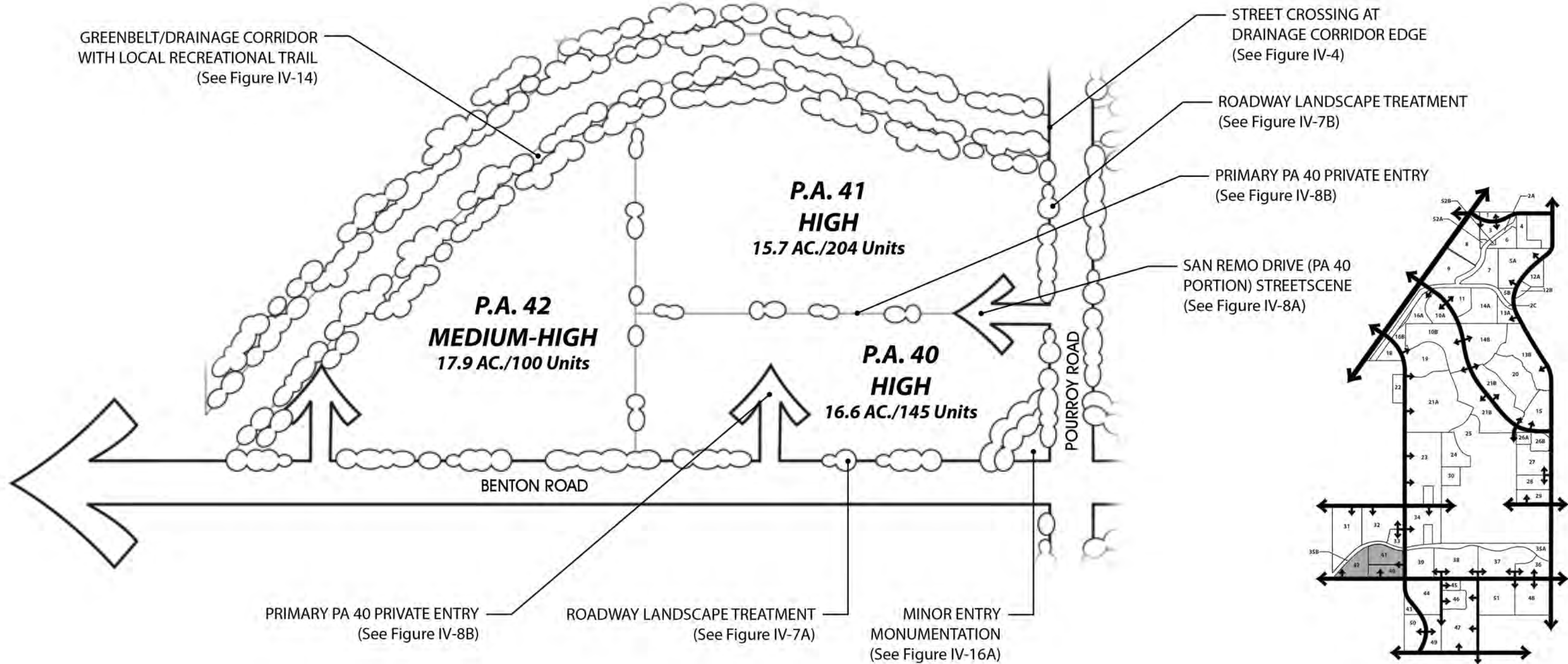


FIGURE III-34



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

Planning Areas 40, 41, & 42

WINCHESTER 1800

52. Planning Area 41: High Density Residential (HDR)

a. Descriptive Summary

Planning Area 41, as depicted in Figure III-34, provides for development of 15.7 acres devoted to High Density Residential uses. A maximum of 204 dwelling units are planned at a target density of 8.0-14.0 du/ac (density range 12.9-du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 41 shall be provided from San Remo Drive.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of San Remo Drive and the access into Planning Area 41.
- 3) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 41 and adjacent uses to the north.
- 4) Roadway landscape treatments, as shown on Figures IV-7 and IV-8A, are planned along San Remo Drive and Pourroy Road.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

53. Planning Area 42: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 42, as depicted in Figure III-34, provides for development of 17.9 acres devoted to Medium High density residential uses. A maximum of 100 dwelling units are planned at a target density of 5.6 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 42 shall be provided from Benton Road.
- 2) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 42 and adjacent uses to the north and west.
- 3) A roadway landscape treatment, as shown on Figure IV-7, is planned along Benton Road.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

54. Planning Area 43: Estate Density Residential (EDR)

a. Descriptive Summary

Planning Area 43, as depicted in Figure III-35, provides for development of 4.1 acres devoted to Estate density residential uses. A maximum of 1 dwelling unit is planned at a target density of 0.2 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 43 shall be provided from Pourroy Road.
- 2) A land use edge transition, as shown on Figure IV-10, shall serve as a landscaped buffer between the proposed residential uses in Planning Area 43 and adjacent off-site uses to the south and west.
- 3) A roadway landscape treatment, as shown on Figure IV-7, is planned along Pourroy Road.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

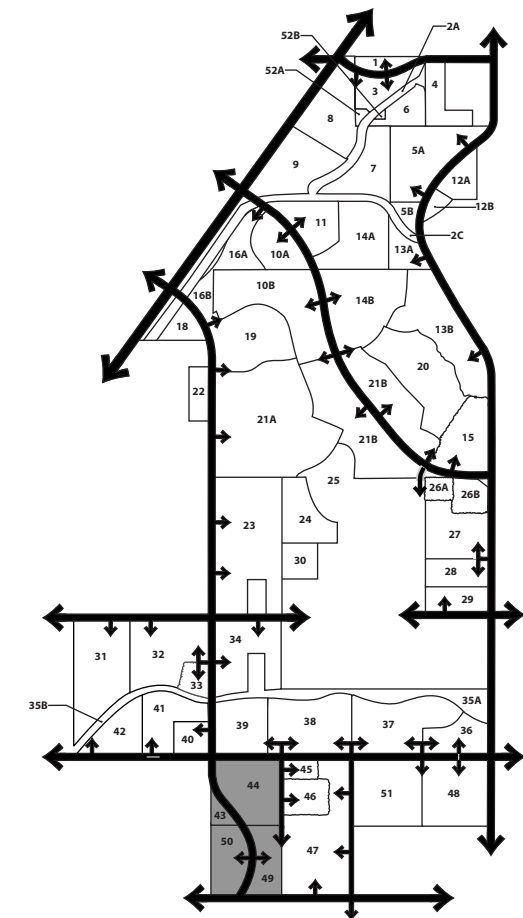
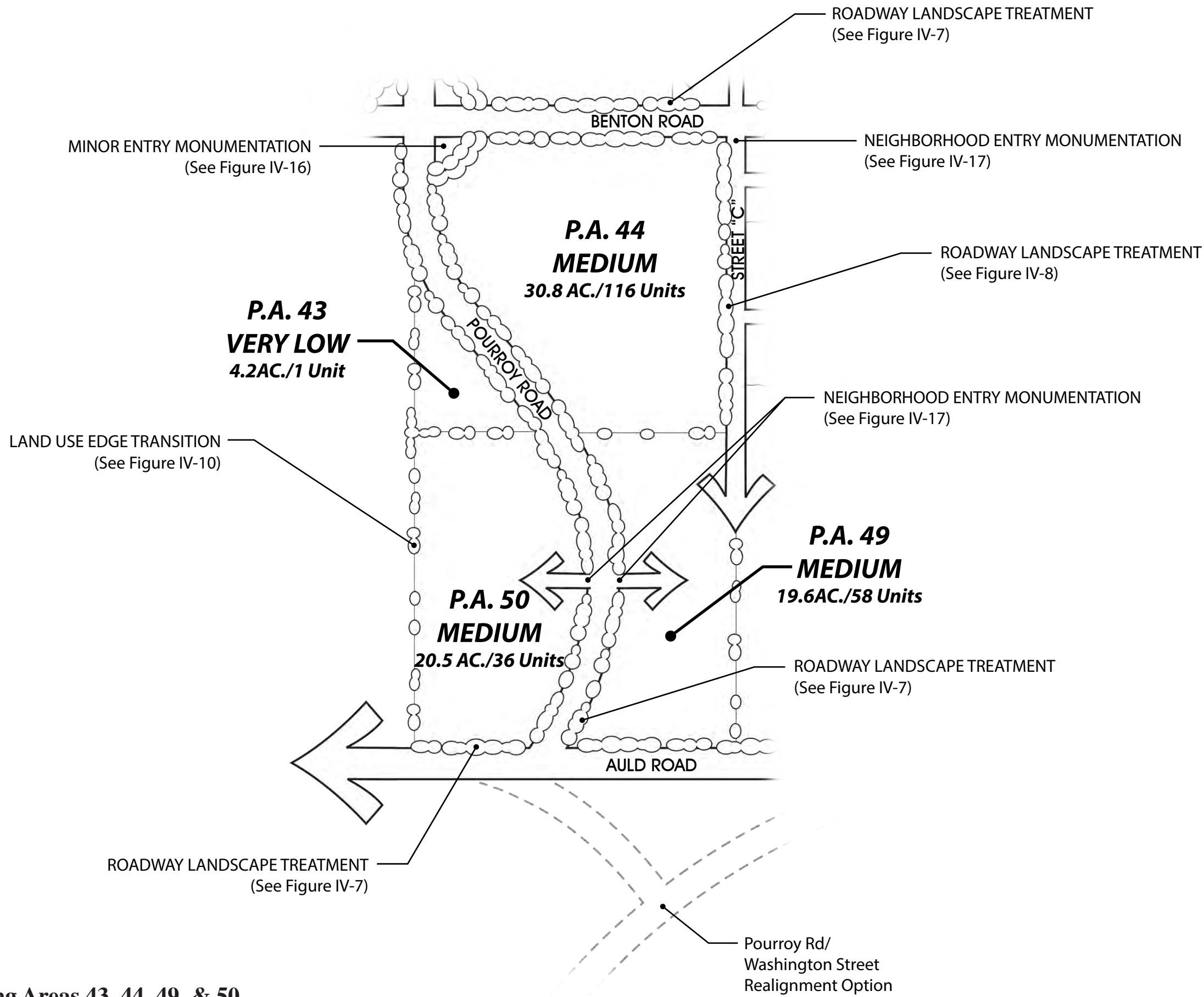


FIGURE III-35



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 7

Planning Areas 43, 44, 49, & 50

WINCHESTER 1800

55. Planning Area 44: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 44, as depicted in Figure III-35, provides for development of 28.0 acres devoted to Medium density residential uses. A maximum of 104 dwelling units are planned at a target density of 3.7 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Primary access to Planning Area 44 shall be provided from Street "C".
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Pourroy Road and Benton Road.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Benton Road and Street "C".
- 4) Roadway landscape treatments, as shown on Figures IV-7 and IV-8, are planned along Pourroy Road, Benton Road and Street "C", respectively.
- 5) A land use edge transition, as shown on Figure IV-10, shall serve as a landscaped buffer between the proposed residential uses in Planning Area 44 and adjacent off-site land uses to the south.
- 6) Lots in Planning Area 44 sited adjacent to off-site low density residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') minimum lot width as shown on Figure IV-10.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

56. Planning Area 45: Open Space – Recreation (OS-R)

a. Descriptive Summary

Planning Area 45, as depicted in Figure III-36, provides for the development of 5.0 acres as a Neighborhood Park. Planning Area 45 will be landscaped and will include such amenities as a tot lot/adventure play area, basketball court, combination soccer/softball field, group barbeque and shade structure, picnic areas, restrooms and sufficient parking. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., Landscape Design Guidelines.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 45 shall be provided from Street "C".
- 2) The park plan shall be further delineated as shown in Figure IV-24. Park improvement plans for the 5.0 acre park within this planning area shall be submitted by the developer concurrently with the implementing development plans for Planning Area 37, 38, 39, 44 or 47. At a minimum, the plans shall include walkways, benches, a tot-lot, picnic facilities, parking facilities, and landscaping and irrigation. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure IV-24 are only conceptual in nature and do not necessarily reflect actual layout or the amenities to be provided.) The park shall be constructed and fully operable prior to the issuance of the 90th building permit within Planning Area 37, 38, 39, 44 and 47.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Benton Road and Street "C".
- 4) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between the proposed park uses in Planning Area 45 and adjacent residential uses in Planning Area 47.
- 5) Roadway landscape treatments, as shown on Figures IV-7 and IV-8, are planned along Benton Road and Street "C", respectively.
- 6) The Master Developer of Planning Areas 37, 38, 39, 44 and 47 shall be responsible for construction of the park in Planning Area 45.

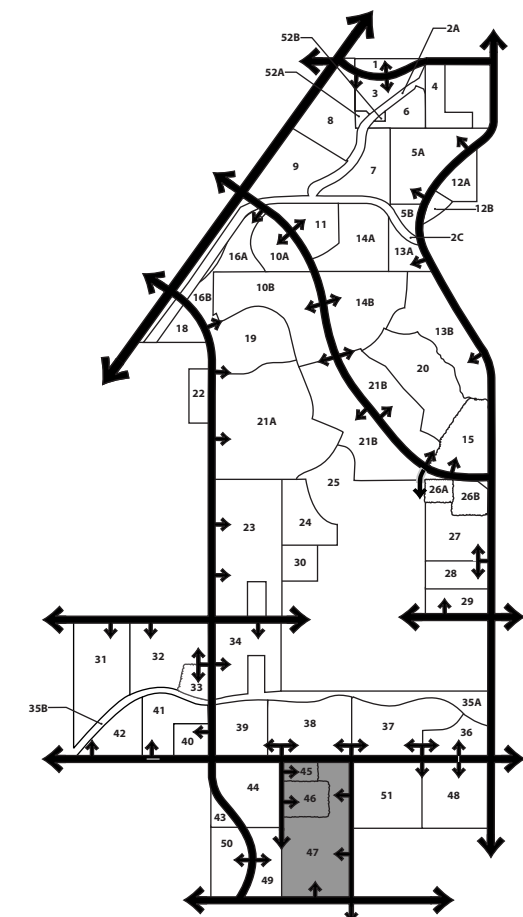
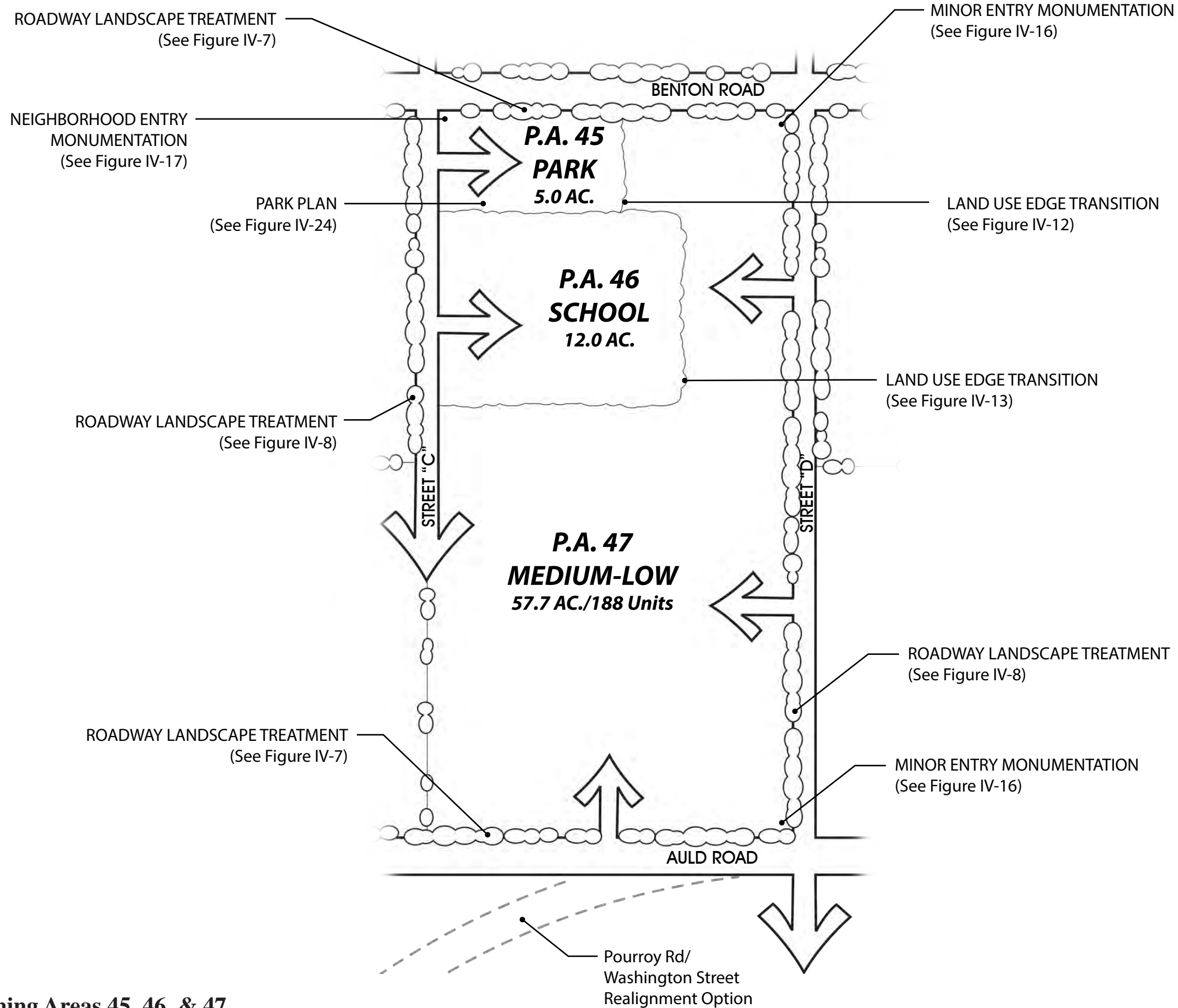


FIGURE III-36



- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- III.A.1 Specific Land Use Plan
- III.A.2 Circulation Plan
- III.A.3 Drainage Plan
- III.A.4 Water and Sewer Plans

- III.A.5 Open Space and Recreation Plan
- III.A.6 Grading Plan
- III.A.7 Public Sites and Project Phasing Plan
- III.A.8 Landscaping Plan

57. Planning Area 46: Public Facility (PF)

a. Descriptive Summary

Planning Area 46, as depicted in Figure III-36, provides for development of 10.0 acres devoted to a School site. If at some future point in time the School District should decline to purchase this site for development with an elementary school, then the project proponent reserves the right to develop this site with medium low density residential use. If residential uses are implemented, this Planning Area would be developed as an extension of Planning Area 47. Access would be taken from Street "C". A land use transition, as depicted on Figure IV-12, would be needed if residential uses are implemented. In this case, the transition depicted in Figure IV-13 would not be needed. A maximum total of 27 dwelling units would be allowed at a target density of 2.7 du/ac. This would be allowable by transferring an equal number of excess units available from previously approved planning area(s) which do not accomplish the maximum number permitted for those planning areas. In any case, the total amount of permitted units for the project shall not be exceeded.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 46 shall be provided from Street "C".
- 2) A land use edge transition, as shown on Figure IV-13, shall serve as a landscaped buffer between the proposed school uses in Planning Area 46 and adjacent residential uses in Planning Area 47.
- 3) A roadway landscape treatment, as shown on Figure IV-8, is planned along Street "C".
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

58. Planning Area 47: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 47, as depicted in Figure III-36, provides for development of 58.5 acres devoted to Medium density residential uses. A maximum of 158 dwelling units are planned at a target density of 2.7 du/ac. One existing residential structure lies within the boundaries of Planning Area 47.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Primary access to Planning Area 47 shall be provided from Auld Road and Street "D".
- 2) Minor community entries, as shown on Figure IV-16, are planned at the intersections of Benton Road and Street "D", and Auld Road and Street "D".
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Street "D" and the northern entrance into Planning Area 47.
- 4) A land use edge transition, as shown on Figure IV-10, shall serve as a landscaped buffer between the proposed residential uses in Planning Area 47 and adjacent off-site land uses to the west.
- 5) Lots in Planning Area 47 sited adjacent to off-site low density residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') minimum lot width, as shown on Figure IV-10.
- 6) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between the proposed residential uses in Planning Area 47 and adjacent park uses in Planning Area 45.
- 7) A land use edge transition, as shown on Figure IV-13, shall serve as a landscape buffer between the proposed residential uses in Planning Area 47 and adjacent school uses in Planning Area 46.
- 8) Roadway landscape treatments, as shown on Figures IV-7 and IV-8, are planned along Benton Road, Auld Road and Street "D", respectively.
- 9) Please refer to Section IV for specific Design Guidelines and other related design criteria.

10) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan

III.A.2 Circulation Plan

III.A.3 Drainage Plan

III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan

III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan

59. Planning Area 48: Commercial Tourist (CT)

a. Descriptive Summary

Planning Area 48, as depicted in Figure III-37, provides for development of 36.7 acres devoted to Commercial Tourist uses. This Planning Area is situated close to Lake Skinner recreation area along a major entry corridor. It is anticipated that this planning area will contain uses to serve Lake Skinner visitors. Examples of such uses include: recreational vehicle parks, camping, storage, servicing, parts and repairs; gasoline sales; general goods and grocery sales; private sports and recreation facilities; and resort hotels.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 48 shall be provided from Benton Road.
- 2) Where the commercial recreation area and residential neighborhoods interface, the following design considerations shall be implemented to ensure public safety and aesthetic quality within the WINCHESTER 1800 community: a) Parking behind commercial recreation buildings shall be minimized to reduce vandalism; b) the rear of commercial recreation buildings will primarily be used for loading and unloading of goods and for refuse disposal and storage; c) refuse disposal and storage areas shall be properly screened with landscaping and fence materials deemed appropriate at the plot plan stage; d) visible portions of the rear of commercial recreation buildings shall be architecturally pleasing to the eye and may contain the store's name and logo; large expanses of blank walls are inappropriate; and e) the use of enhanced paving, raised sidewalks or porticoes is encouraged to separate pedestrian and vehicular circulation within the commercial recreation area. The exact design and layout of the commercial recreation area will be reviewed at the plot plan stage. Please refer to Section IV.D, Commercial Architectural Design Criteria, for a more detailed discussion of commercial site planning guidelines.
- 3) A major community entry, as shown on Figures IV-15A and IV-15B, is planned at the intersection of Benton Road and Washington Street.
- 4) A land use edge transition, as shown on Figure IV-9, shall serve as a landscaped buffer between the proposed commercial recreation uses in Planning Area 48 and adjacent off-site uses to the south and west.
- 5) Roadway landscape treatments, as shown on Figures IV-5 and IV-7, are planned along Washington Street and Benton Road, respectively.

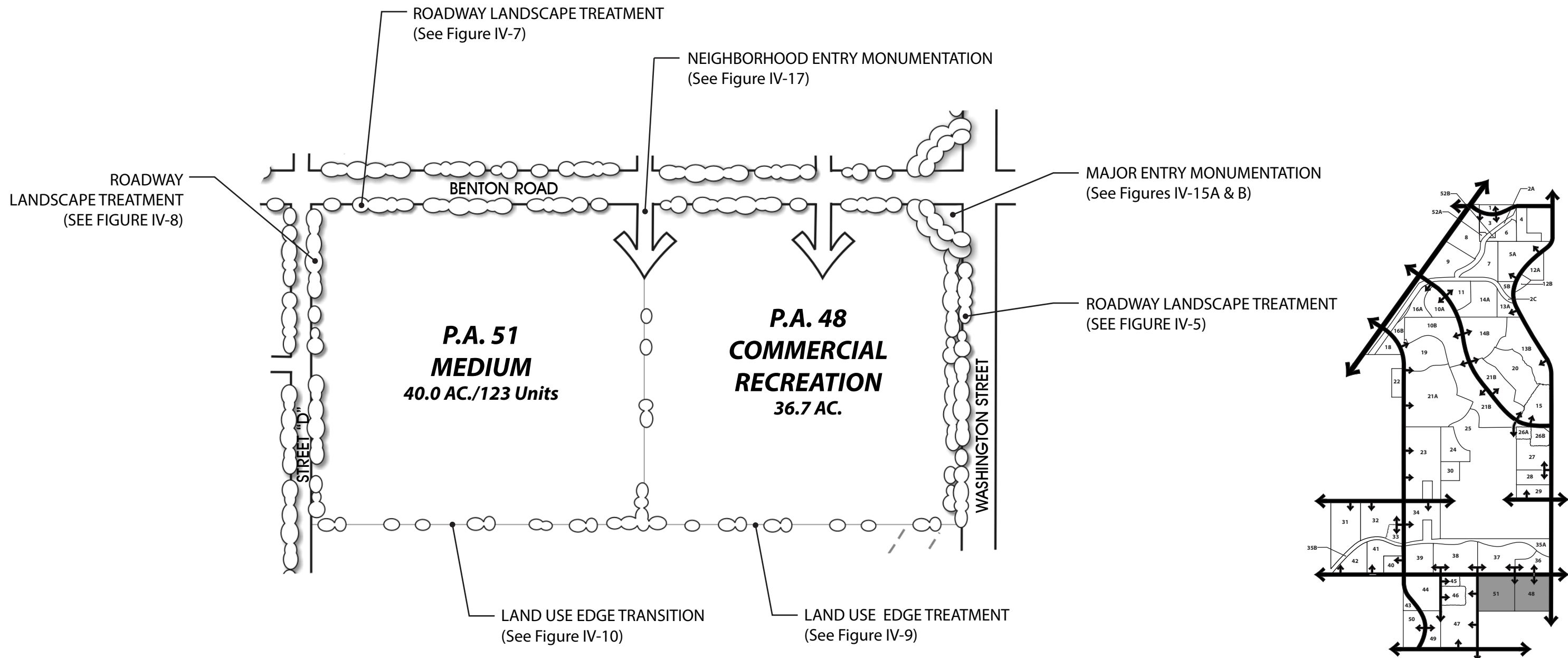


FIGURE III-37



6) Please refer to Section IV for specific Design Guidelines and other related design criteria. Signage criteria for the commercial recreation area are contained in the Specific Plan Zone Ordinance for this Specific Plan.

7) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan
III.A.2 Circulation Plan
III.A.3 Drainage Plan
III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan
III.A.6 Grading Plan
III.A.7 Public Sites and Project Phasing Plan
III.A.8 Landscaping Plan

60. Planning Area 49: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 49, as depicted in Figure III-35, provides for development of 19.6 acres devoted to Medium density residential uses. A maximum of 58 dwelling units are planned at a target density of 3.0 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 49 shall be provided from Pourroy Road.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Pourroy Road and the entrance into Planning Area 49.
- 3) A roadway landscape treatment, as shown on Figure IV-7, is planned along Pourroy Road and along the north side of Auld Road.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria. Signage criteria for the commercial recreation area are contained in the Specific Plan Zone Ordinance for this Specific Plan.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

61. Planning Area 50: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 50, as depicted in Figure III-35, provides for development of 20.5 acres devoted to Medium density residential uses. A maximum of 36 dwelling units are planned at a target density of 1.7 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 50 shall be provided from Pourroy Road.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Pourroy Road and the entrance into Planning Area 50.
- 3) A roadway landscape treatment, as shown on Figure IV-7, is planned along Pourroy Road and along the north side of Auld Road.
- 4) A land use edge transition, as shown on Figure IV-10, shall serve as a landscaped buffer between the proposed residential uses in Planning Area 50 and adjacent off-site land uses to the west.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria. Signage criteria for the commercial recreation area are contained in the Specific Plan Zone Ordinance for this Specific Plan.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

62. Planning Area 51: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 51, as depicted in Figure III-37, provides for development of 40.0 acres devoted to Medium density residential uses. A maximum of 123 dwelling units are planned at a target density of 3.0 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 51 shall be provided from Benton Road.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Benton Road and the entrance into Planning Area 51.
- 3) A roadway landscape treatment, as shown on Figure IV-7, is planned along Benton Road.
- 4) A roadway landscape treatment, as shown on Figure IV-8, is planned along Street “D”.
- 5) A land use edge transition, as shown on Figure IV-9, shall serve as a landscaped buffer between the proposed residential uses in Planning Area 51 and adjacent off-site land uses to the south.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria. Signage criteria for the commercial recreation area are contained in the Specific Plan Zone Ordinance for this Specific Plan.
- 7) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

63. Planning Area 52A: Open Space – Conservation Drainage (OS-CD)

a. Descriptive Summary

Planning Area 52A, as depicted in Figure III-12 provides for development of 0.9 acres devoted to Open Space – Conservation Drainage use. Planning Area 52A has been designed to serve as a detention basin for storm waters through the project and is anticipated to be maintained by the community’s Home Owners Association.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (See Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Maintenance access to Planning Area 52A shall be provided via local roads within Planning Areas 3 and 8.
- 2) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 3) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

64. Planning Area 52B: Open Space – Conservation Drainage (OS-CD)

a. Descriptive Summary

Planning Area 52B, as depicted in Figure III-14 provides for development of 0.7 acres devoted to Open Space – Conservation Drainage use. Planning Area 52B has been designed to serve as a detention basin for storm waters through the project and is anticipated to be maintained by the community’s Home Owners Association.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (See Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 52B shall be provided via local roads within Planning Area 6.
- 2) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 3) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

IV. DESIGN GUIDELINES

A. LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

1. Introduction

WINCHESTER 1800 Community's landscape image is influenced by the community's location and surrounding environs and the California inland valley traditions and history. Traditionally, California inland valley communities have been focused internally with the accompanying landscape development responding to and mitigating the environmental conditions. California inland valley landscapes perform mainly functional applications such as, defined streetscene hierarchy, pathway and boundary articulation, shade, wind modulation, and landscaped screens. Aesthetic landscape uses were focused at key locations such as entries within courtyards and at people gathering spaces or activity centers to highlight the distinctiveness of these use areas. Utilization of the California inland valley traditions and history for the landscape development image is a logical and appropriate response to the environmental conditions and locale of the WINCHESTER 1800 Community.

The landscape image envisioned for the WINCHESTER 1800 Community, in support of the Architecture and Land Planning, has two main guiding goals. One goal is the achievement of a cohesive sense of place, and the second goal is the creation of a high quality community. The following more detailed objectives were used in guiding the landscape development planning for the WINCHESTER 1800 community:

- 1) Development of a comprehensive and coordinated treatment for landscape, hardscape and monumentation which creates a strong thematic identity for WINCHESTER 1800.
- 2) Development of a landscape environment visually attractive and efficiently organized.
- 3) Utilization of the landscape and hardscape to emphasize distinctive land uses, provide visual direction, and provide for the integration of the communities common areas and parks.
- 4) Provide outdoor recreation experiences throughout the development in the form of quality neighborhood parks and greenbelts.
- 5) Feature an off-street pedestrian walkway system along streetscenes and within the greenbelt/paseo system to community wide destinations.
- 6) Provide trail head connections from internal trails to adjacent communities and to the Riverside County Regional Recreational Trail System.

LEGEND

Ⓜ INDICATES STREETSCENE, EDGE CONDITION SECTION, OR ENLARGED PLAN/ELEVATION VIEW

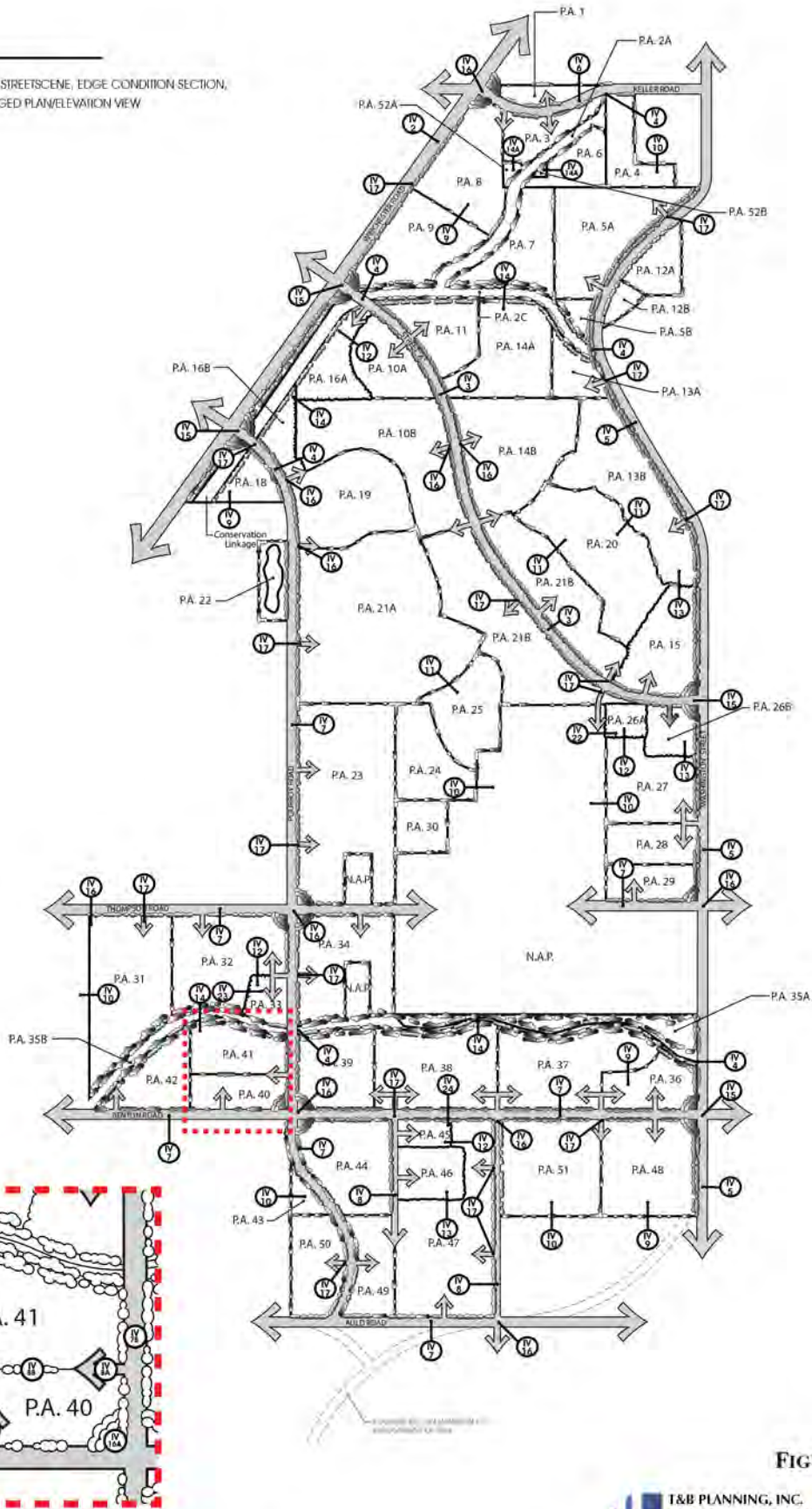


FIGURE IV-1



Conceptual Landscape Plan

WINCHESTER 1800

IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 7

The WINCHESTER 1800 Community landscape development can be divided into three (3) main sections: Community Streetscenes and Edge Boundaries; Planting Guidelines; and community elements. These sections expand further and describe in depth the WINCHESTER 1800 landscape development character.

The Community Streetscenes and Edge Boundaries section presents the landscape development concept for the thematic treatment of all major community perimeter and minor community interior streetscenes, community edges and boundaries, and other commonly maintained community edges areas associated with WINCHESTER 1800.

The Planting Guidelines present in summary the overall community plant materials palette. General information relative to seasonal planting constraints, climate constraints, and horticultural soils test requirements are presented as an aid to successful landscape implementation. General requirements relative to planting installation, irrigation installation and landscape maintenance are also contained herein.

The Community Elements portion of these guidelines consist of written summaries and graphic exhibits which address the design development of specific and typical project areas which comprise the WINCHESTER 1800 community concept. Specifically addressed are landscape requirements for single family, multi-family, and retail/commercial land uses. In addition, recreation elements and amenities, as well as major community, minor community and neighborhood entries are delineated to further explain the character of the community.

These Landscape Architectural Guidelines are intended to establish standards for the quality of landscape development for the community. The final landscape design will respond to the market conditions existing at the time of construction. Landscape development refinement may include such features as street tree and entry monument tree selection; entry monument sign design; community theme wall design; and the programming of alternative park activities.

2. Community Streetscenes and Edge Boundaries

a. Community Streetscenes

A hierarchy of community perimeter and interior streetscene landscape development has been planned consisting of major community, minor community and neighborhood streetscenes. Each streetscene landscape development hierarchy is uniform and consistent in order to provide a strong sense of community identity.

Within this hierarchy, all community street scenes have the following in common:

- an enhanced landscape setback and parkways,
- pedestrian sidewalks, and
- community theme hardscape elements

Neighborhood streetscenes consist primarily of front yard landscape development. Neighborhood landscape development streetscenes are discussed in greater depth in the Community Elements section.

b. Major Community Streetscenes

- 1) Highway 79 (Winchester Road) Streetscene at Commercial and Residential Land Use Edges - (See Figure IV-2):

Highway 79 forms the northwest boundary of the WINCHESTER 1800 Community, as well as, affords one of the main vehicular accesses for the community. In consideration of the above facts and that Winchester Road is a CalTrans Highway, the Landscape Development Zone (LDZ) is twenty-six feet (26') wide. In addition to the twenty-six foot (26') LDZ, an additional twenty-five foot (25') wide Riverside County Transportation Corridor easement is planned for this streetscene. The landscape development associated with the Major Community Streetscene along Winchester Road consists of:

- Twenty-Five Foot (25') Transportation Corridor Easement
- Uniformly Spaced Row of Small Scale Parkway Trees and a Background Row of Street Trees
- Sidewalk Paralleling the Street
- Six Foot (6') Wide Landscape Buffer at Community Theme Walls
- Three Foot (3') High Minimum Shrub Screen at All Commercial Areas
- Community Theme Wall or Fence Per Fencing Plan -No Wall at Commercial Land Uses
- Conforms to CalTrans Thirty Foot (30') Tree Setback Zone
- A Hierarchy of Entry Monumentation

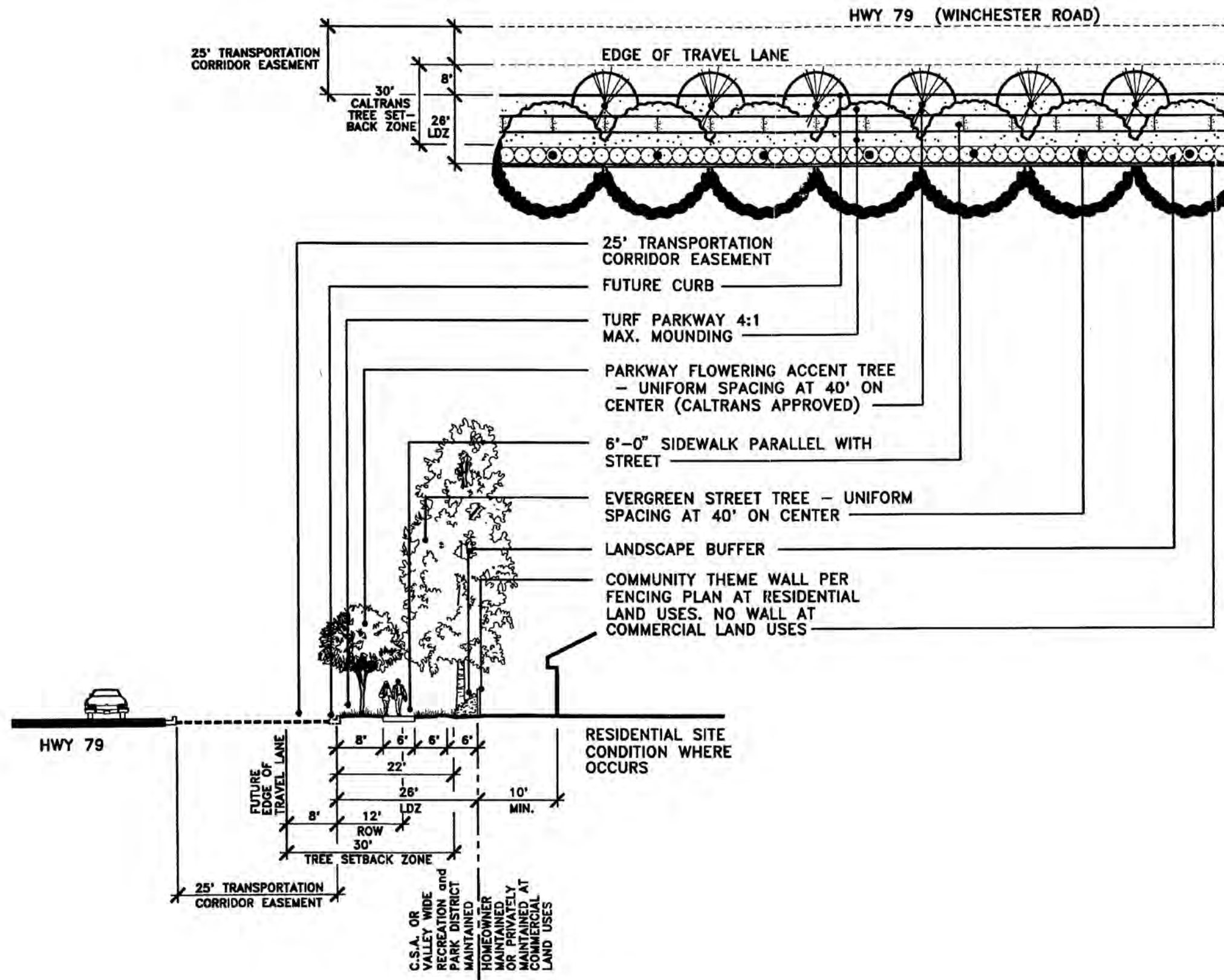


FIGURE IV-2



Highway 79 (Winchester Road) Streetscene Commercial & Residential Land Use Edges

WINCHESTER 1800

IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 7

a) Twenty-Six Foot (26') Landscape Development Zone

The streetscene tree planting concept consists of a double row of street trees. One row consists of a uniformly spaced small scale parkway tree with a four inch (4") or less caliper. The second tree row consists of evergreen background street trees with unlimited caliper size. The major community streetscene LDZ is defined as the planting area from the curb face to the street right-of-way, a twelve foot (12') distance plus an additional fourteen foot (14') for a twenty-six foot (26') total distance from the curb face to the community theme wall or back edge of the LDZ.

The twenty-six foot (26') wide LDZ incorporates a six foot (6') concrete sidewalk, eight feet (8') away from the back edge of the twenty-five foot (25') transportation corridor easement or future curb face, paralleling the street. This eight foot (8') area is planted with turf. On the opposite side of the sidewalk is twelve feet (12') of additional landscape area of which six feet (6') is planted with turf, and six feet (6') is planted with shrubs and groundcover.

b) CalTrans Tree Setback Zone Distance

Winchester Road is a California State Highway. CalTrans requires a thirty foot (30') tree setback zone along Highway 79. The thirty foot (30') tree setback zone is measured from the edge of the closest lane of future travel. This zone begins with an eight foot (8') wide paved shoulder to future curb face with the remainder of the area, twenty-two feet (22'), completing the CalTrans thirty foot (30') tree setback zone. The twenty-two foot (22') area will be landscaped according to CalTrans standards.

An additional four foot (4') landscape area will supplement CalTrans' twenty-two foot (22') landscape easement for a twenty-six foot (26') total Landscape Development Zone (LDZ).

The twenty-five foot (25') Transportation Corridor Easement is in addition to the twenty-six foot (26') LDZ on Winchester Road and does not alter the CalTrans tree setback zone.

2) Street 'A' at Single Family Residential, School and Park Land Use Edges - (See Figure IV -3)

Street 'A' is considered the main access street into WINCHESTER 1800, therefore, the Landscape Development Zone has been expanded to its ultimate width of twenty-two feet (22'). The landscape development associated with the major community streetscene along Street 'A' at single family residential, school and park land use edges consists of:

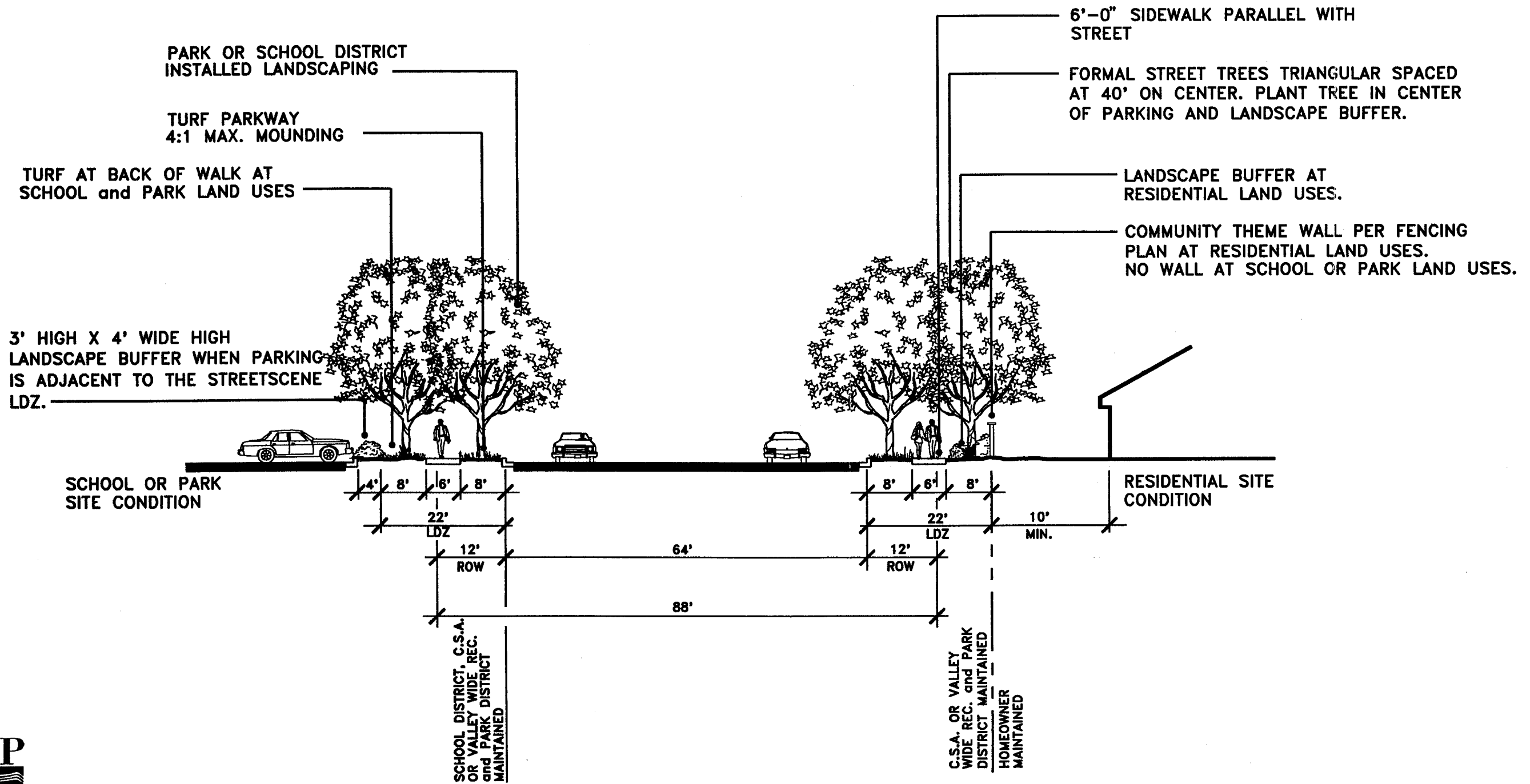


FIGURE IV-3



Street "A" Streetscape at Residential, School, & Park Land Use Edges

WINCHESTER 1800

IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 7

- Formal Street Trees Triangularly Spaced at Forty Feet (40') on Center
 - Eight Foot (8') Wide Landscape Buffer Behind Sidewalk -Residential Land Uses Only
 - Community Theme Wall or Fence Per Fencing Plan –No Wall at School or Park Land Uses
 - 4:1 Maximum Mound in Turf Parkway
 - A Hierarchy of Entry Monumentation
 - Eight Foot (8') Wide Turf Parkway Both Sides of Walk
 - At School and Park Land Uses Only
- a) Twenty-Two Foot (22') Landscape Development Zone

The streetscene planting concept consists of a double row of formal street trees triangularly spaced planted within a “Landscape Development Zone” (LDZ). This major community streetscene LDZ is defined as the planting area from the curb face to the street right-of-way, a twelve foot (12') distance plus an additional ten foot (10') for a twenty-two foot (22') total distance from the curb face to the community theme wall or LDZ boundary edge.

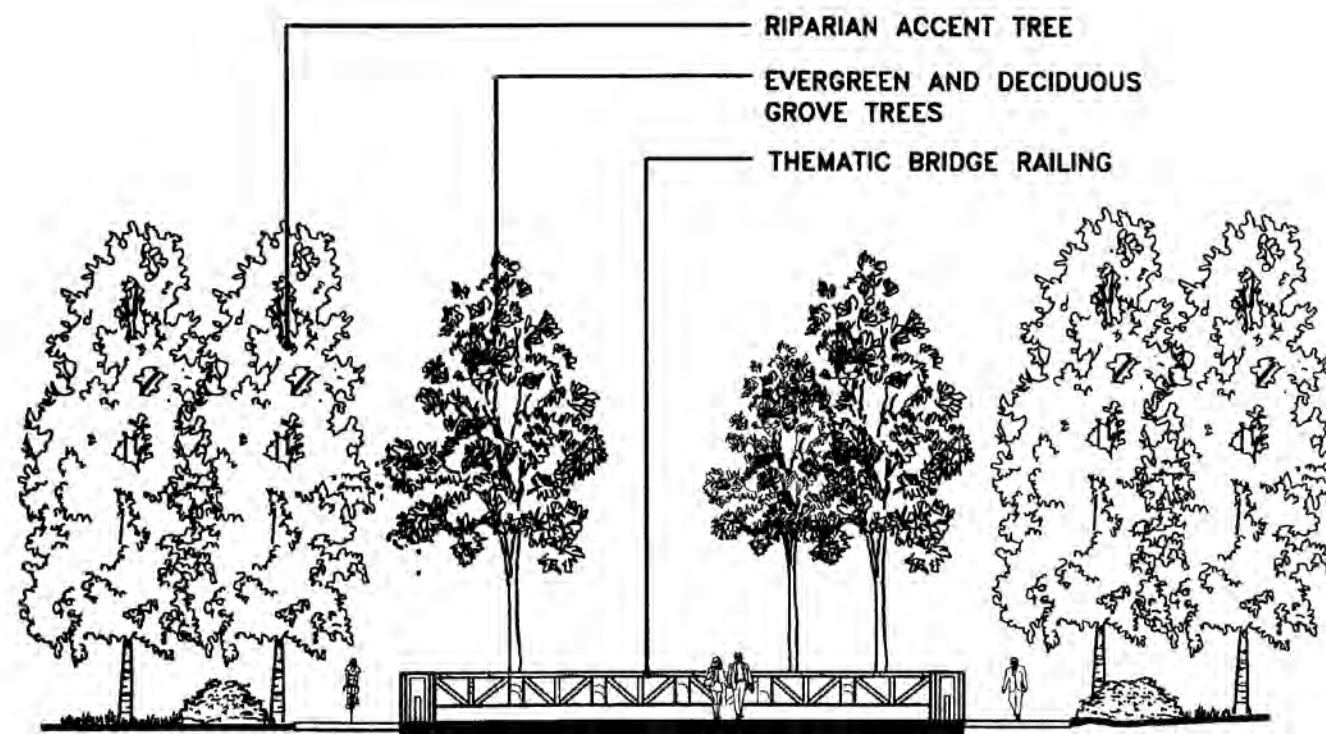
The twenty-two foot (22') LDZ incorporates a six foot (6') concrete sidewalk, eight feet (8') away from curb face, paralleling the street. On the opposite side of the sidewalk is eight feet (8') of additional landscape area. At single family residential land uses, a eight foot (8') wide turf parkway parallels the walk with the remaining eight feet (8') landscape buffer area planted with ground cover and shrubs. At the school and park land uses, the eight foot (8') landscape area behind the sidewalk is planted with turf. This streetscene is consistent along flat and 2:1 slope conditions.

3) Street Crossing at Turf Lined Drainage Channel - (See Figure IV-4)

Pourroy Road, Washington Road, Keller Road, Street ‘A’ and Benton Road cross over the proposed turf lined intermittent flow water drainage course. The Landscape Development Zone changes consist of:

- Thematic Bridge Railing at the Back Edge of the Street Right-of-Way
- Twelve Foot (12') Wide Concrete Walk Parallel to the Curb Face when Adjacent to the Thematic Bridge Railing
- Riparian Accent Tree Gateway
- Service Road/Pedestrian Circulation Both Sides of the Turf Channel

The street scene at the turf lined drainage course consists of riparian accent trees forming a gateway and interrupting the formal streetscene pattern to highlight the distinctiveness of this area.



ELEVATION

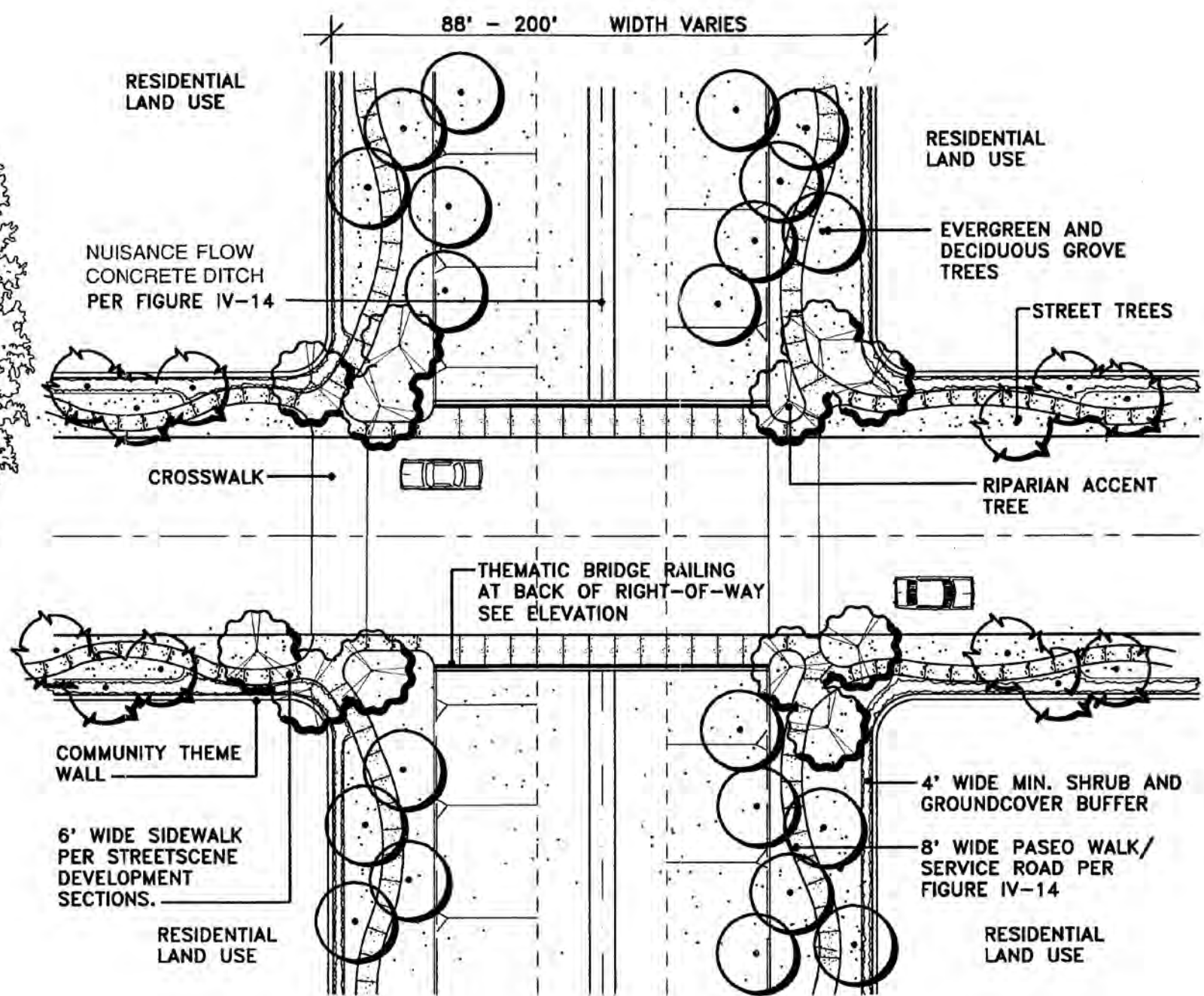


FIGURE IV-4



Street Crossing at Turf-Lined Drainage Corridor Land Use Edges

WINCHESTER 1800

IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 7

c. Minor Community Streetscene

Keller Road, Washington Road, Thompson Road, Benton Road, Auld Road, and Pourroy Road, have been classified as minor community streetscenes for landscape development purposes. The minor community streetscenes provide access to all areas of the community, provide visual direction, and aid in visually unifying the overall community through common streetscene landscape and hardscape thematic treatments.

- 1) Washington Road Streetscene at Residential and Commercial Land Use Edges - (See Figure IV-5)

The Landscape Development Zone associated with Washington Road Streetscene feature:

- Evergreen or Deciduous Informal Street Tree Groupings
- Evergreen or Deciduous Grove Trees Intermixed with Street Trees
- Community Theme Wall or Fence per Fencing Plan. No Wall at Commercial or Greenbelt/Drainage Corridor
- Varying Width Turf Parkway
- Class I Bike Trail
- Landscape Buffer at Community Theme Wall
- Soft Surface Combination Trail

The streetscene planting concept features informal evergreen or deciduous tree groupings intermixed with deciduous or evergreen informal street tree groupings within the “Landscape Development Zone” (LDZ). The LDZ planting area is measured from face of curb to street right-of-way, a twelve foot (12') plus an additional twenty foot (20') for a total of thirty-two foot (32') minimum distance width from the street scene curb face to the community theme or back edge of LDZ.

The thirty-two foot (32') LDZ incorporates a four foot (4') to eight foot (8') varying width turf parkway adjacent to curb with a soft surface combination trail located behind the parkway. A Class I bike trail (10' wide minimum) is buffered with a four foot (4') to eight foot (8') wide shrub zone between community theme wall and trail, as well as, a four foot (4') to eight foot (8') wide shrub zone between the bike trail and the hiking/equestrian trail. When parking at commercial land uses is adjacent to LDZ a four foot (4') wide shrub landscape buffer shall be planted adjacent to the back edge of the LDZ by the commercial developer.

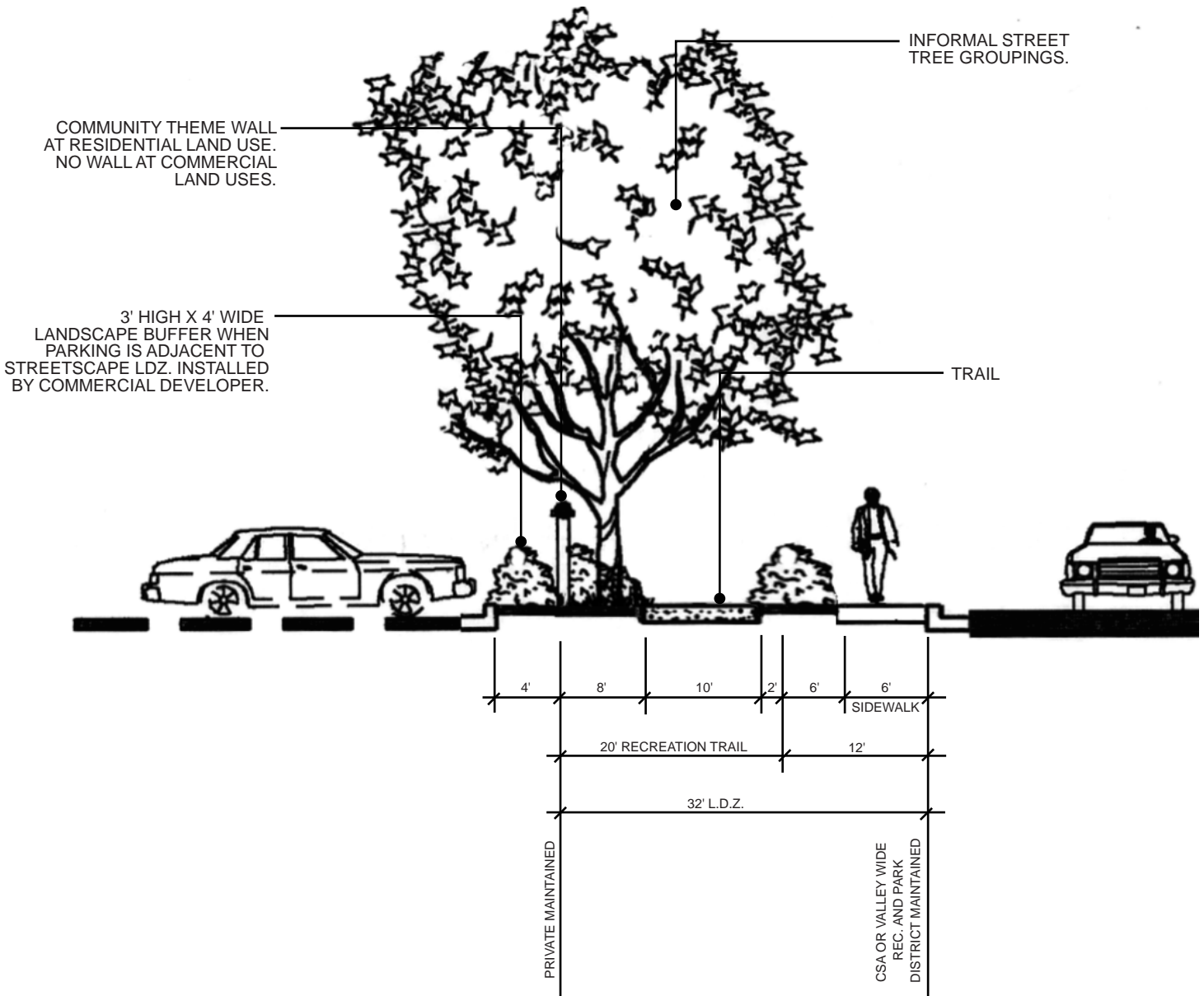


FIGURE IV-5

**Washington Street Streetscape at
Residential & Commercial Land Use Edges**

WINCHESTER 1800



IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 7

2) Keller Road Streetscene at Residential and Commercial Land Use Edges - (See Figure IV-6)

The Landscape Development Zone associated with Keller Road streetscene features:

- Evergreen or Deciduous Informal Street Tree Groupings
- Evergreen or Deciduous Grove Trees Intermixed with Street Trees
- Community Theme Wall or Fence per Fencing Plan. No Wall at Commercial
- Sidewalk Adjacent to Curb
- Turf Parkway Located Behind Sidewalk
- Landscape Buffer at Community Theme Wall

The streetscene planting concept features informal evergreen or deciduous tree groupings intermixed with deciduous or evergreen informal street tree groupings within the "Landscape Development Zone" (LDZ). The LDZ Planting Area is measured from face of curb to street right-of-way, which continues for eighteen feet (18') beyond the curb face.

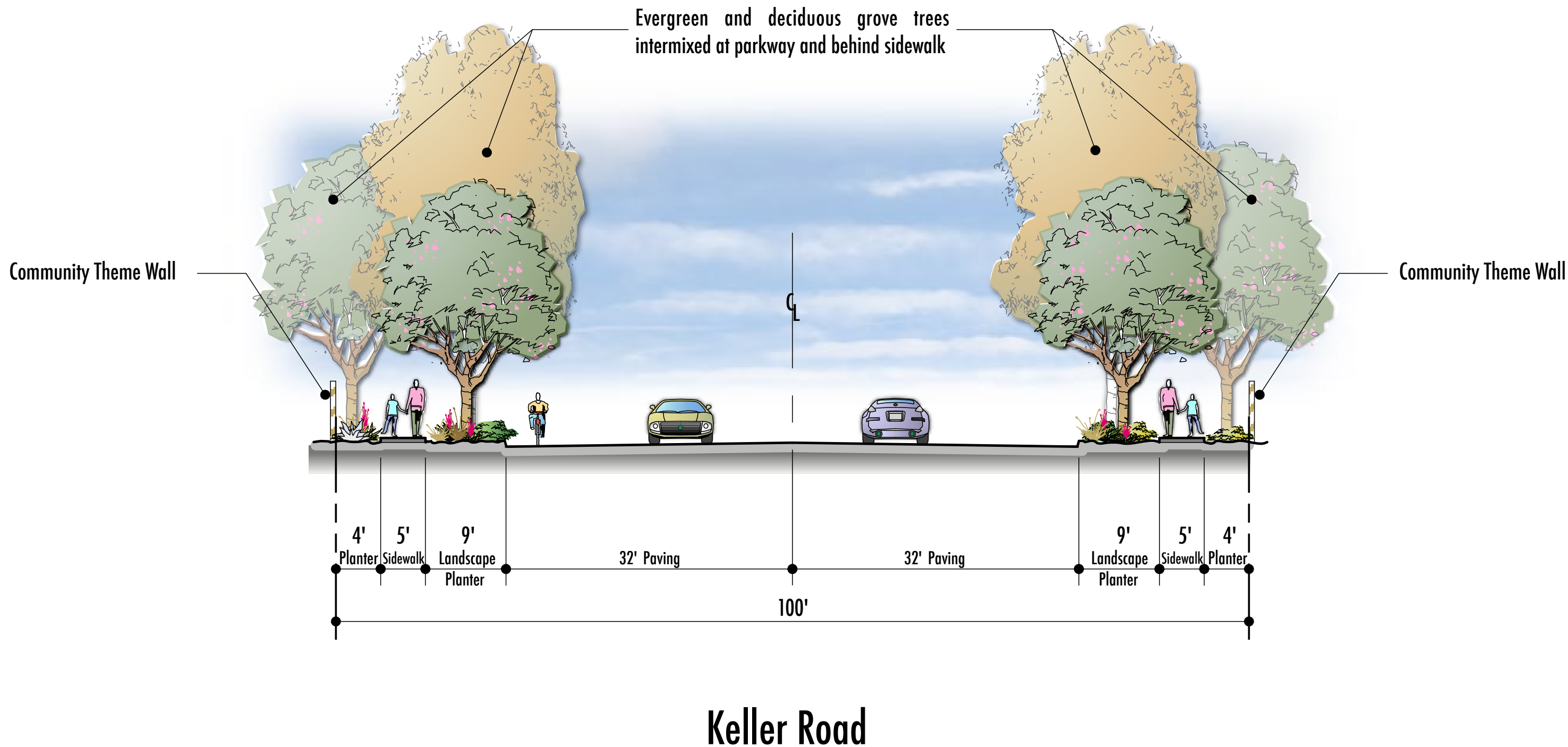
The eighteen feet (18') LDZ incorporates a five foot (5') wide curb-separated sidewalk. A nine foot (9') curb-adjacent landscape parkway separates the curb from the sidewalk with an additional four foot (4') landscape parkway located between the sidewalk and the edge of the right-of-way .

Adjacent commercial sites shall plant a four foot (4') wide shrub landscape buffer adjacent to the back edge of the LDZ by the commercial developer when parking occurs next to the Landscape Development Zone.

3) Thompson Road, Benton Road, Auld Road and Pourroy Road Streetscene at Commercial, Park, School and Residential Land Use Edges - (See Figure IV-7)

The landscape development associated with these minor community streetscenes features:

- Evergreen or Deciduous Informal Street Tree Groupings
- Evergreen or Deciduous Grove Trees Intermixed with Street Trees
- Community Theme Wall or Fence Per Fencing Plan -No Wall at Commercial, Park or School Land Uses
- A Hierarchy of Entry Monumentation -Meandering Sidewalk
- Varying Width Turf Parkway
- Landscape Buffer at Community Theme Wall
- Eighteen-Foot (18') wide Median Island -Benton Road only



**Keller Road Streetscene at
Residential & Commercial Land Use Edges**

WINCHESTER 1800

FIGURE IV-6



IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 7

TURF PARKWAY 4:1
 MAX. MOUNDING

NO TREES SHALL BE PLANTED BETWEEN
 WALK AND CURB WHEN THERE IS LESS
 THAN 8' BETWEEN WALK AND CURB

INFORMAL EVERGREEN AND DECIDUOUS
 TREE GROVES INTERMIXED WITH STREET TREES
 PLANT NO CLOSER THAN 4' TO EDGE OF
 SIDEWALK, WALL OR CURB

EVERGREEN OR DECIDUOUS
 INFORMAL STREET TREE GROUPINGS
 PLANT NO CLOSER THAN 4' TO EDGE
 OF SIDEWALK, WALL OR CURB

3' HIGH X 4' WIDE LANDSCAPE
 BUFFER WHEN PARKING IS ADJACENT
 TO THE STREETSCENE L.D.Z.
 INSTALLED BY COMMERCIAL DEVELOPER

18' WIDE MEDIAN - BENTON ROAD ONLY

MEDIAN ISLAND FLOWERING ACCENT TREE
 AT 20' ON CENTER SPACING

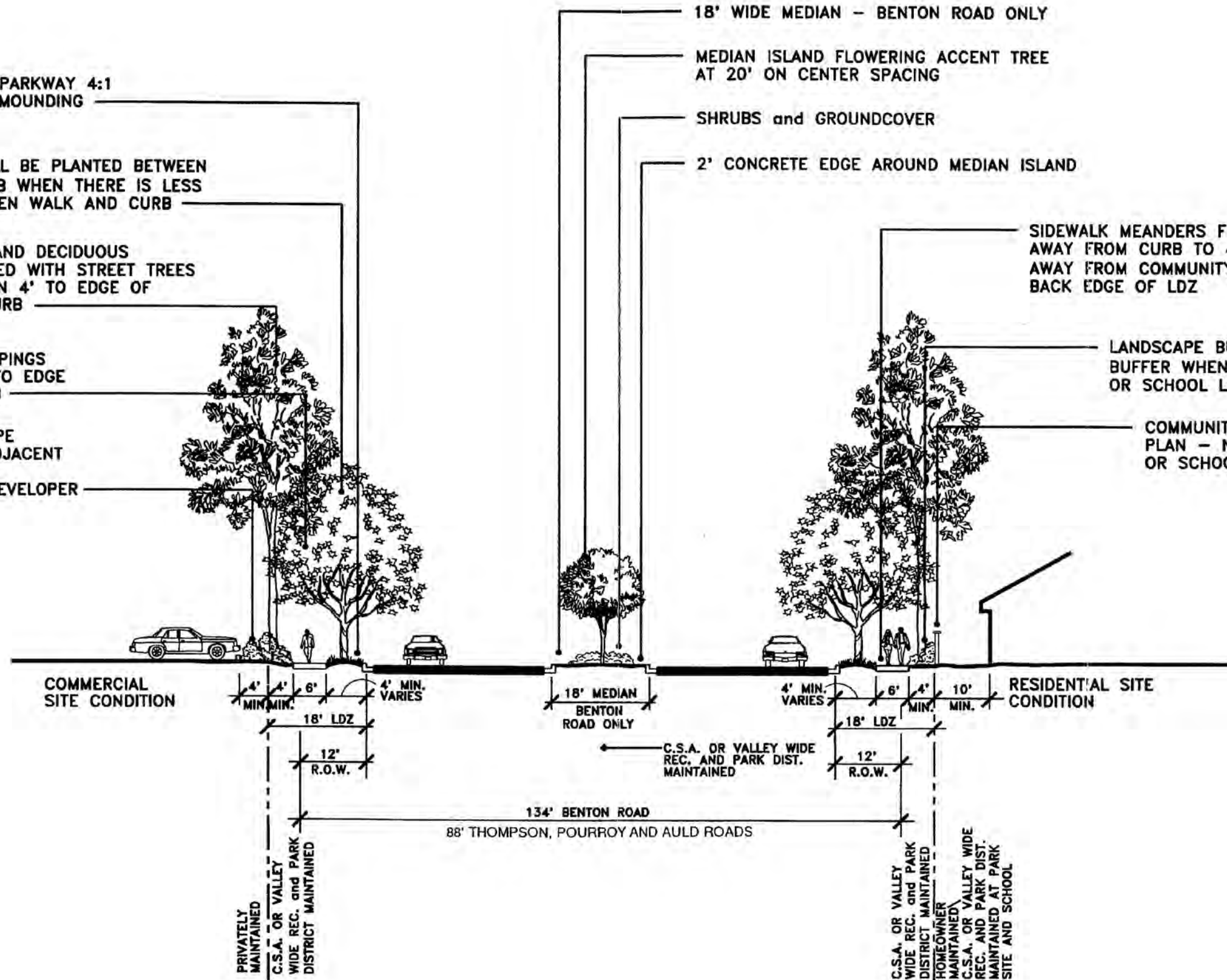
SHRUBS and GROUND COVER

2' CONCRETE EDGE AROUND MEDIAN ISLAND

SIDEWALK MEANDERS FROM 4' MIN. DISTANCE
 AWAY FROM CURB TO 4' MIN. DISTANCE
 AWAY FROM COMMUNITY THEME WALL OR
 BACK EDGE OF LDZ

LANDSCAPE BUFFER - NO LANDSCAPE
 BUFFER WHEN ADJACENT TO PARK
 OR SCHOOL LAND USES

COMMUNITY THEME WALL PER FENCING
 PLAN - NO WALL AT COMMERCIAL, PARK
 OR SCHOOL LAND USES.



**Thompson Road, Benton Road,
 Auld Road, & Pourroy Road Streetscene**

WINCHESTER 1800

FIGURE IV-7

The streetscene planting concept features informal evergreen or deciduous tree groups intermixed with deciduous or evergreen informal street tree groupings within the “Landscape Development Zone” (LDZ). The LDZ planting area is measured from the curb face to the street right-of-way, a twelve foot (12') maximum plus an additional six foot (6') for a total of a eighteen foot (18') minimum distance width from the streetscene curb face to the community theme wall or back edge of LDZ.

The eighteen foot (18') LDZ incorporates a six foot (6') concrete sidewalk which meanders from a four foot (4') minimum distance from the curb face to a four foot (4') minimum distance from the community theme wall or back edge of LDZ. The meandering sidewalk may also change vertical grades. This treatment is consistent for flat and 2:1 slope conditions. When a commercial site condition is adjacent to the LDZ a four foot (4') wide shrub landscape buffer shall be planted adjacent to the back edge of the LDZ by the Commercial Developer when parking occurs next to the Landscape Development Zone.

3A) Benton Road and Pourroy Road Streetscene (PA 40 Portion) - (See Figure IV-7A and Figure IV-7B)

The landscape development associated with this minor community streetscene features:

- Evergreen or Deciduous Informal Street Tree Groupings
- Evergreen or Deciduous Grove Trees Intermixed with Street Trees
- Community Theme Wall or Fence Per Fencing Plan
- Meandering Sidewalk
- Landscape Buffer along Community Theme Wall
- Median Island with Flowering Accent Tree, Shrubs, and Groundcover (Varies from 4' to 23') – Benton Road Only
- Painted Median (Varies from 0' to 12') – Pourroy Road Only

The streetscene planting concept features informal evergreen or deciduous tree groups intermixed with deciduous or evergreen informal street tree groupings within the “Landscape Development Zone” (LDZ).

Benton Road

The LDZ along the northerly right-of-way of Benton Road is a minimum distance of 21', measured from the curb face to the community theme wall or back edge of the LDZ. The twenty-one foot (21') LDZ incorporates a 12-foot landscaped parkway and a five-foot (5') concrete sidewalk which meanders from a four-foot (4') minimum distance from the curb face to a four foot (4') minimum distance from the community theme wall or back edge of LDZ.

Pourroy Road

The LDZ along the westerly right-of-way of Pourroy Road is a minimum distance that ranges from 18' to 30', measured from the curb face to the community theme wall or back edge of the LDZ. The 18' to 30' LDZ incorporates a four-foot (4') to six-foot (6') landscaped parkway and a five-foot (5') concrete sidewalk which meanders from a four-foot (4') minimum distance from the curb face to a four-foot (4') minimum distance from the community theme wall or back edge of LDZ.

- 4) Street 'B', Street 'C', and Street 'D', -Streetscene at School, Park and Residential Land Use Edges - (See Figure IV-8)

The landscape development associated with these minor community streetscenes along Street 'B', Street 'C', and Street 'D' consists of:

- Uniformly Spaced Linear Street Trees
- Sidewalk Adjacent to the Street
- Standard Width Turf Parkway at School or Park Site Condition
- Landscape Buffer Zone -Residential Land Uses only
- Hierarchy of Minor Community and Neighborhood Entry Monumentation
- Community Theme Wall or Fence Per Fencing Plan -No Wall at School or Park Land Uses

This minor community street scene Landscape Development Zone (LDZ) is a minimum fourteen foot (14') wide on flat areas and will increase if slopes adjoin the streetscene.

The fourteen foot (14') wide LDZ begins at the curb face and includes an eight foot (8') turf parkway behind a six foot (6') concrete sidewalk when adjacent to park or school land uses, and an eight foot (8') landscape buffer adjacent to the walk planted with shrubs and groundcover at Residential land uses. This treatment is consistent for flat and 2:1 manufactured slope conditions.

- 5) San Remo Drive Streetscape (PA 40/41 Portion) – (See Figure IV-8A)

The landscape development associated with this minor community streetscene along San Remo Drive consists of:

- Street Trees Spaced at 40' on Center
- Landscape Buffer adjacent to Community Theme Wall
- Curb-Adjacent Sidewalk
- Community Theme Wall Per Fencing Plan
- Painted Median (Varies from 0' to 8')

The LDZ along the southerly right-of-way of San Remo Drive is a minimum of twelve feet (12'), measured from the curb face to the community theme wall or back edge of the LDZ. The twelve-foot (12') wide LDZ includes a six foot (6') landscape buffer behind a six foot (6') curb-adjacent concrete sidewalk.

- 6) Primary PA 40 Private Entry from San Remo Drive & Benton Road Streetscene – (See Figure IV-8B)

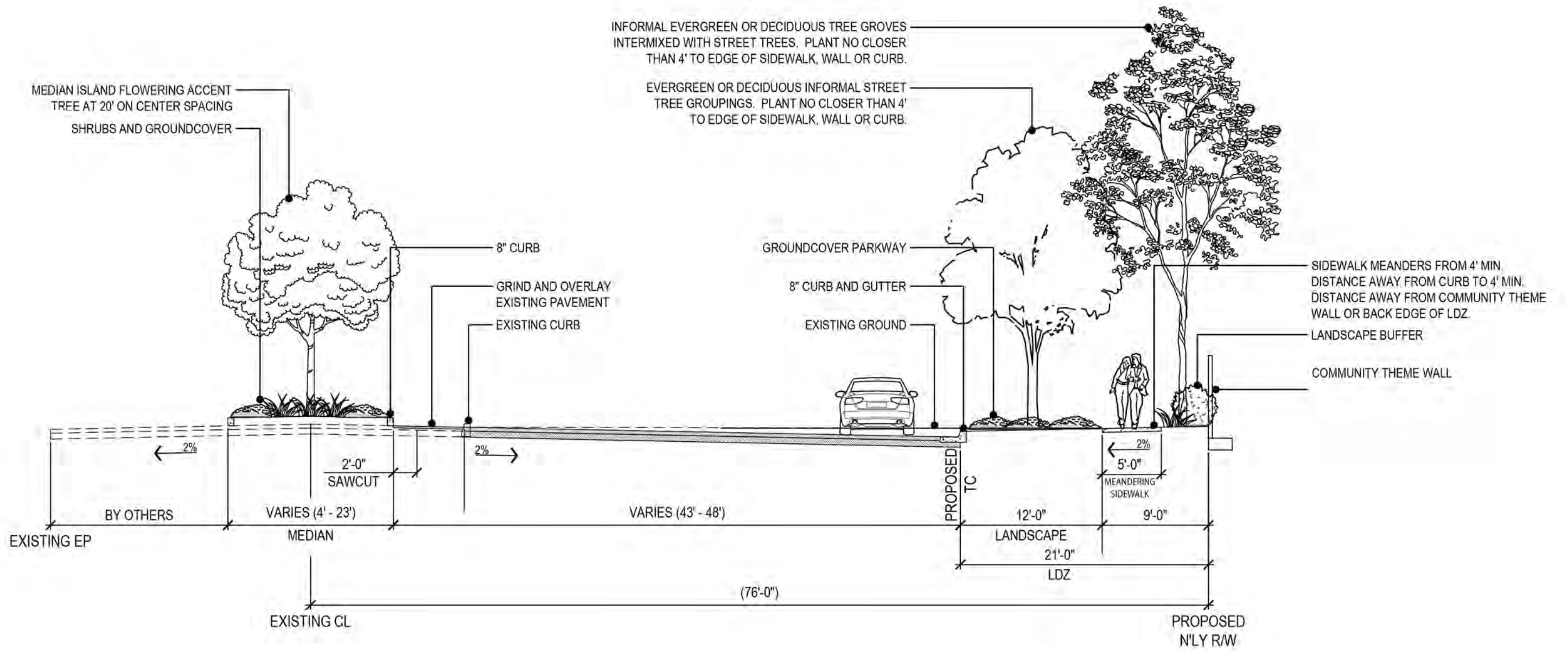
The landscape development associated with this minor community streetscene at the primary private entry into Planning Area 40 from San Remo Drive and Benton Road consists of:

- Evergreen or Deciduous Informal Street Tree Groupings
- Evergreen or Deciduous Grove Trees Intermixed with Street Trees
- Community Theme Wall or Fence Per Fencing Plan
- Curb-Adjacent Landscape Parkway
- 5-foot Wide Sidewalk
- Landscape Buffer along Community Theme Wall
- Median Island with Flowering Accent Tree, Shrubs, and Groundcover (8 feet wide)

- 7) Private Residential Street Streetscene – (See Figure IV-8C)

The landscape development associated with this minor community streetscene within private residential streets in Planning Area 40 consists of:

- 5-foot Wide Curb-Adjacent Sidewalk
- 8-foot Wide Parking on One Side of the Street. "No Parking" curb striping shall be provided at knuckle, corner, and cul-de-sac conditions.
- Front Yard Trees and Front Yard Landscaping
- Zero-inch/mountable/rolled curbs shall be provided at knuckle and corner conditions to allow for fire truck turning movements.



Benton Road (PA 40 Portion) Streetscene
 WINCHESTER 1800

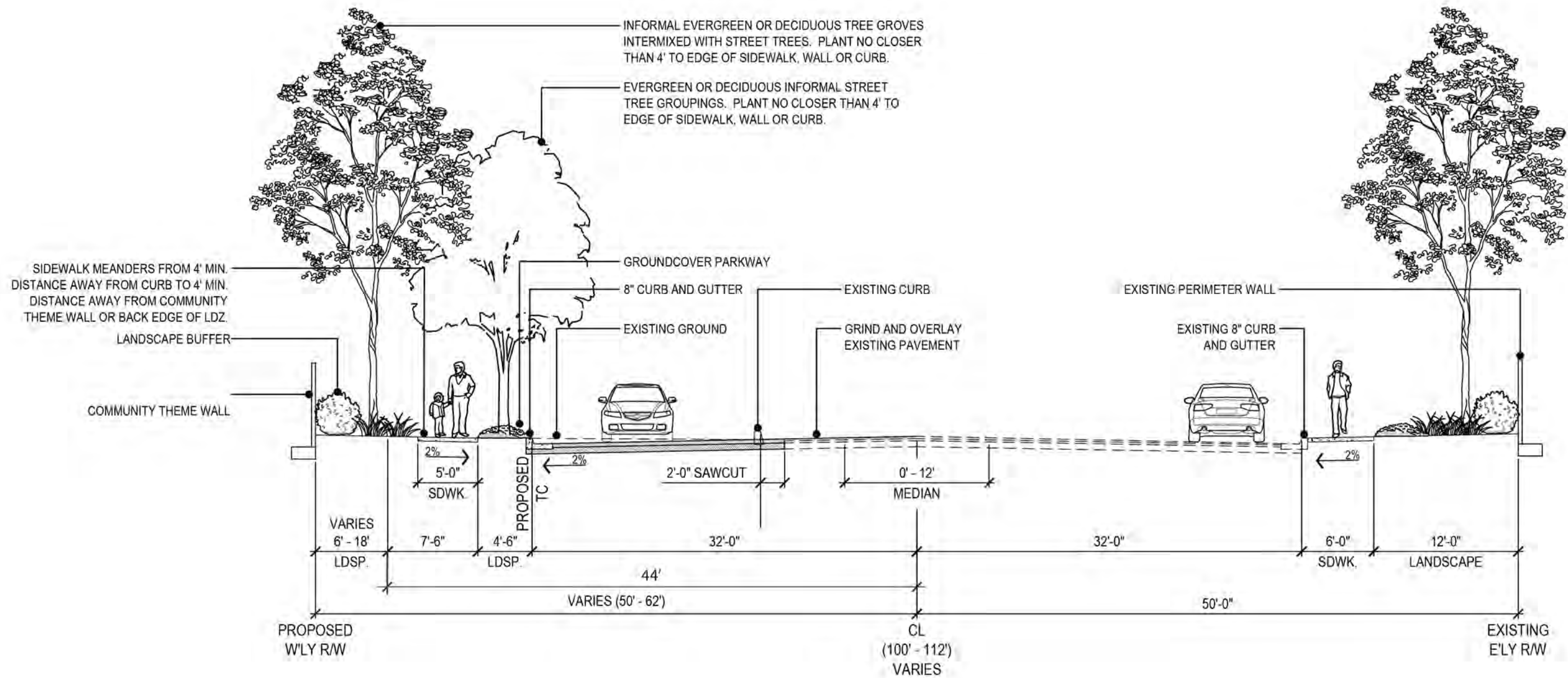


FIGURE IV-7B

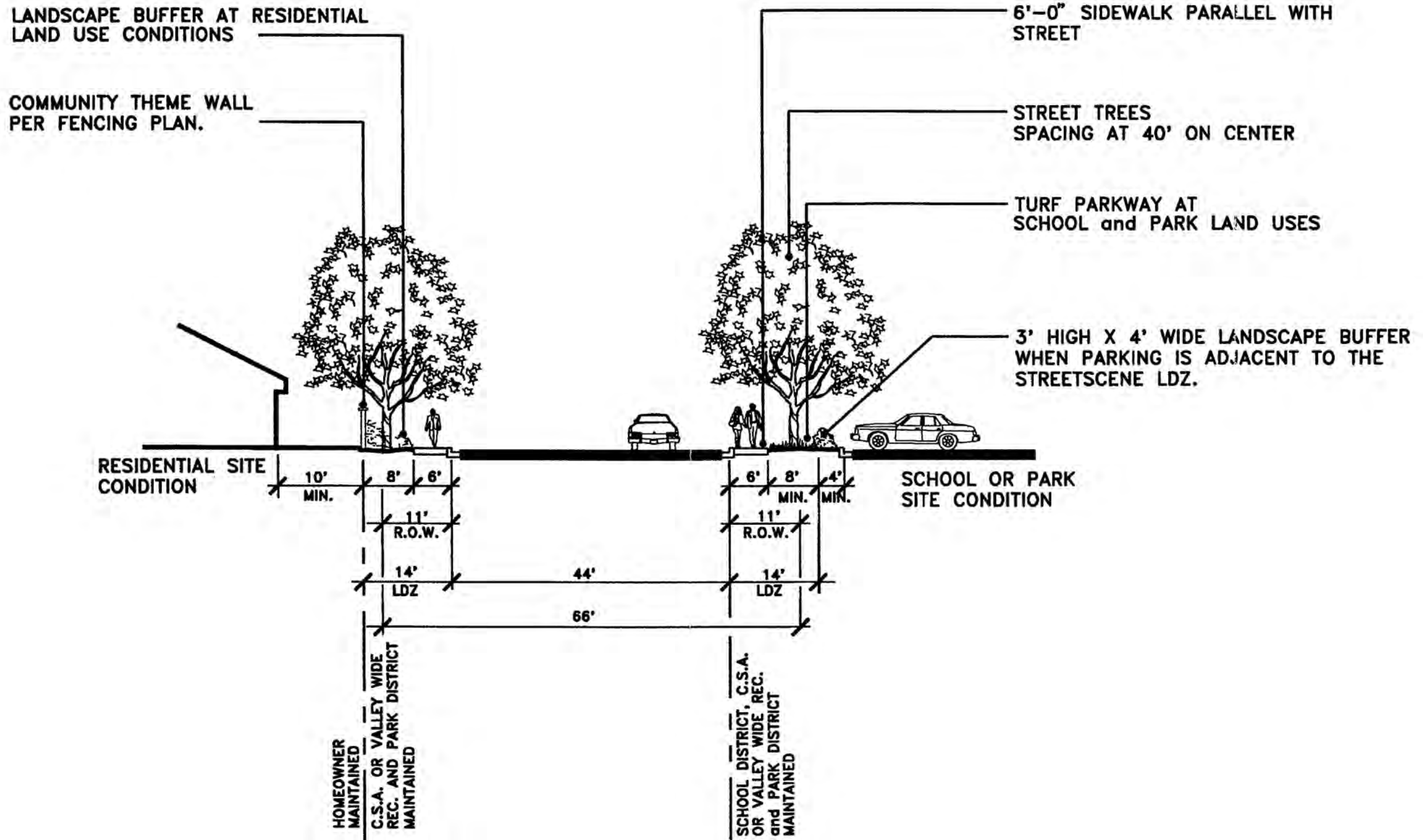


Pourroy Road (PA 40 Portion) Streetscene

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IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 7



Streets "B", "C", & "D" Streetscene at Residential, School, & Park Land Use Edges

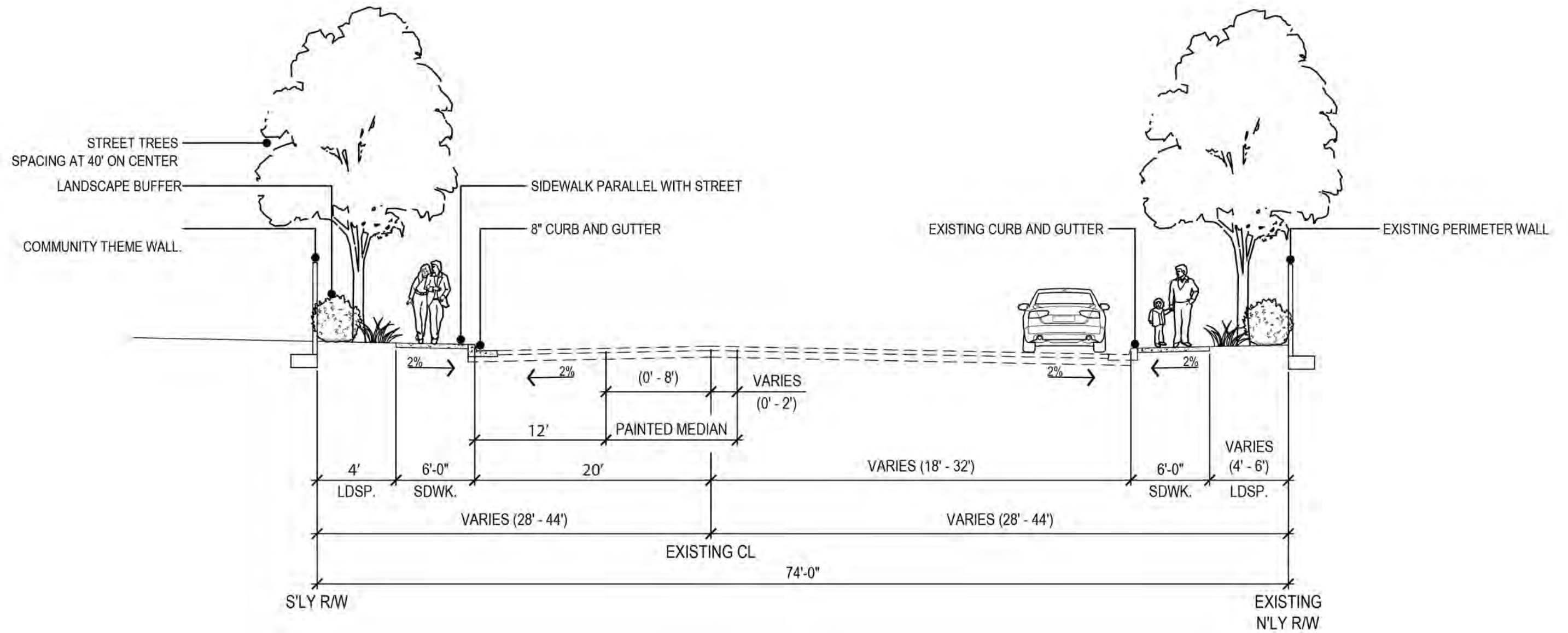
WINCHESTER 1800

FIGURE IV-8



IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 7



San Remo Drive (PA 40/41 Portion) Streetscene

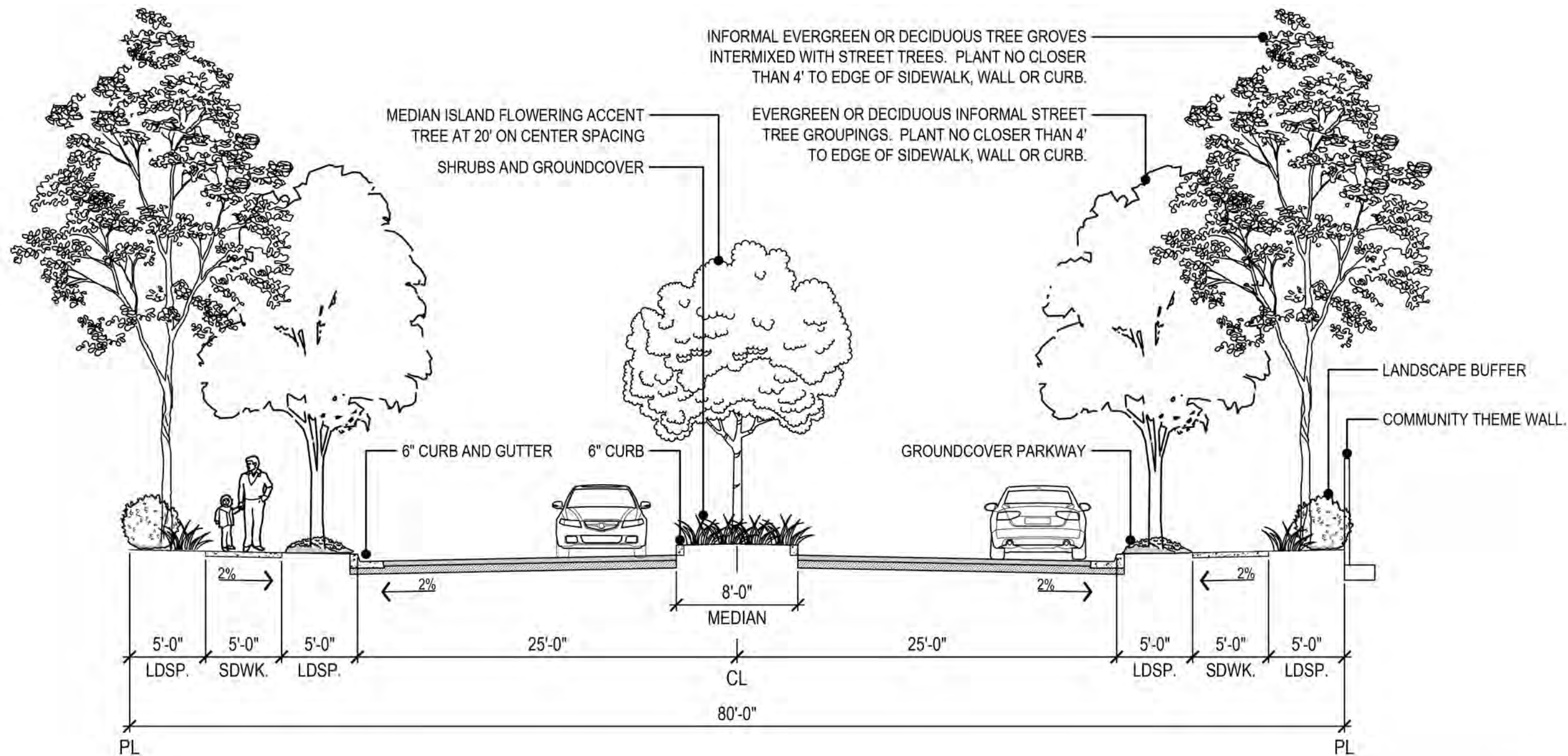
WINCHESTER 1800

FIGURE IV-8A



IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 7



Primary PA 40 Private Entry - San Remo Drive & Benton Road

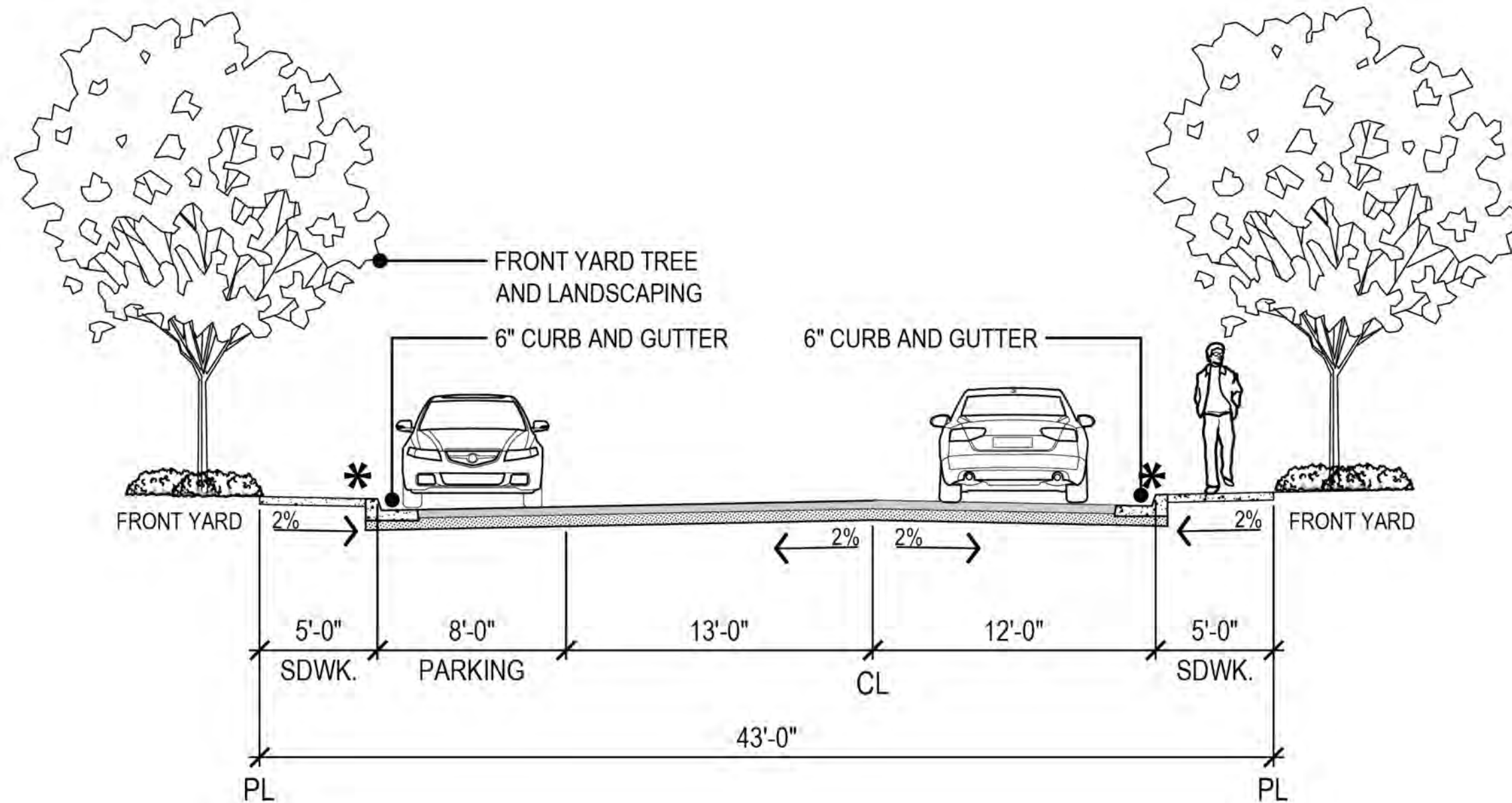
WINCHESTER 1800

FIGURE IV-8B



IV. DESIGN GUIDELINES

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* ZERO INCH/MOUNTED/ROLLED CURBS SHALL BE PROVIDED AT CORNERS WITHIN PA 40 TO ALLOW FOR FIRE TRUCK TURNING.

d. Community Edges and Boundaries

1) Commercial at Residential and Off-Site Land Use Edge - (See Figure IV-9)

Where residential or off-site land uses adjoin commercial land uses, a minimum ten foot (10') wide landscape development zone and community theme wall is planned. The ten foot (10') landscape zone will be installed on the commercial side of the community wall and will be privately maintained. This landscape development zone will be planted with dense evergreen grove trees, shrubs and groundcover, thereby screening the commercial site from adjacent residential and off-site land uses.

2) Residential at Off-Site Land Use Edge - (See Figure IV-10)

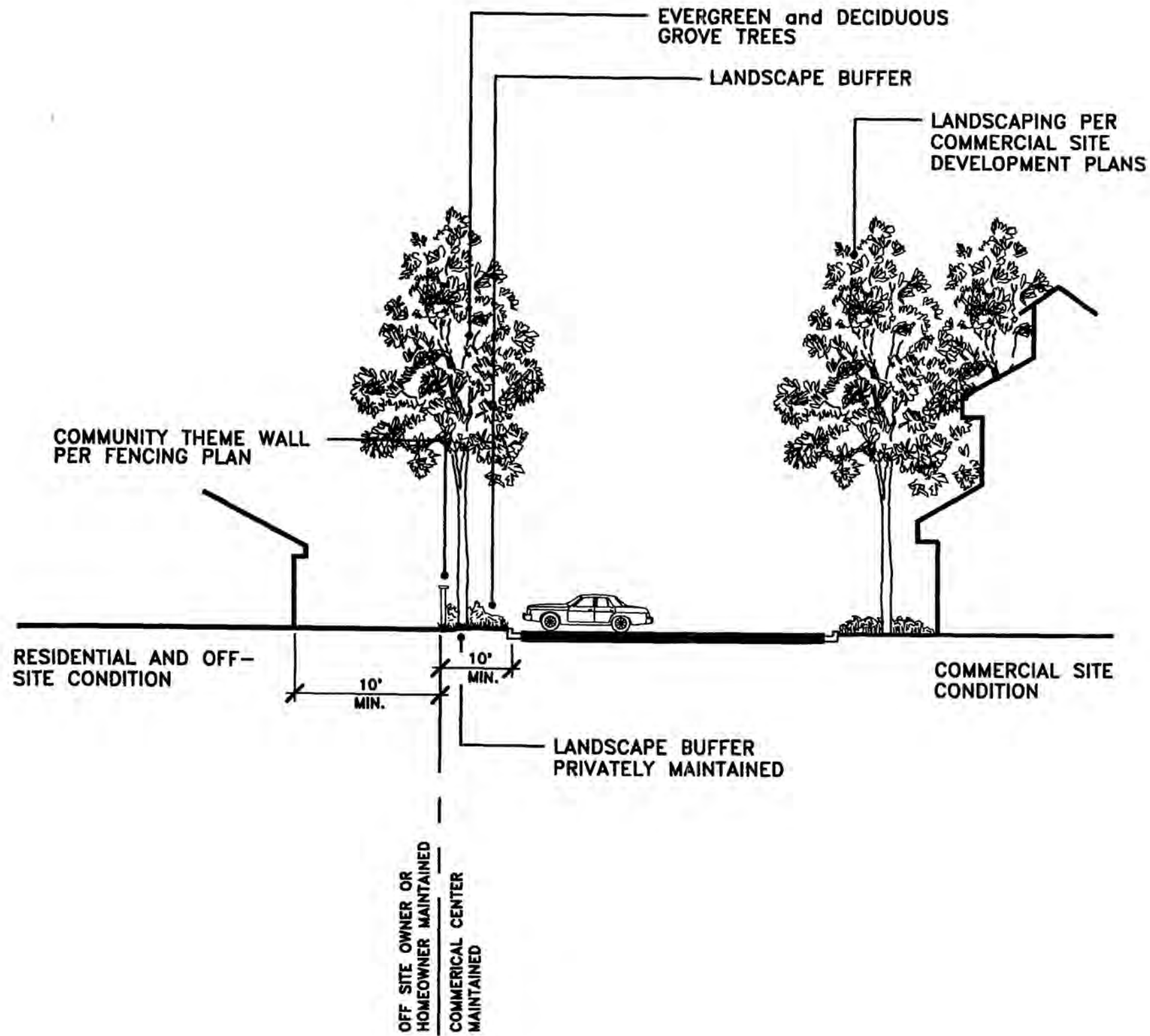
In cases where on-site residential backs off-site land uses, a community theme solid wall or combination solid wall and open view fence will be installed depending on whether there is an at-grade or up-slope condition with corresponding views.

3) Open Space Fire Fuel Modification at Residential Land Use Edge - (See Figure IV-11)

The Riverside County Fire Code requires a Fire Fuel Modification Zone be maintained along residential edges at natural open space areas. A Fire Fuel Modification Zone shall be established that is a minimum of seventy feet (70') wide or one hundred feet (100') wide depending on an open fence or solid masonry community theme wall, and is measured from the rear of the dwelling unit to undisturbed open space land.

The Fire Fuel Modification Zone shall be composed of four landscape zones. Zone 1, closest to the homeowner property line, shall be planted with drought tolerant, low fire fuel generating sub-shrubs and groundcover. In addition, Zone 1 will be irrigated with a permanent irrigation system providing one hundred percent (100%) coverage where an open fence occurs. Zones 2, 3 and 4 will consist of the native vegetation which has been selectively removed and thinned. Zone 2 will have seventy percent (70%), Zone 3 will have sixty percent (60%), and Zone 4 will have fifty percent (50%) of the native plant material selectively removed per the following guidelines.

- a) Selectively remove highly flammable plant species.
- b) Selectively thin out large, dense groupings of plant materials.
- c) Remove plant material in a manner that will promote a natural appearance to fuel modification areas.
- d) Provide masonry wall or open tubular steel fence at residential property line adjacent to open space area.



Commercial to Residential & Offsite Land Use Edge

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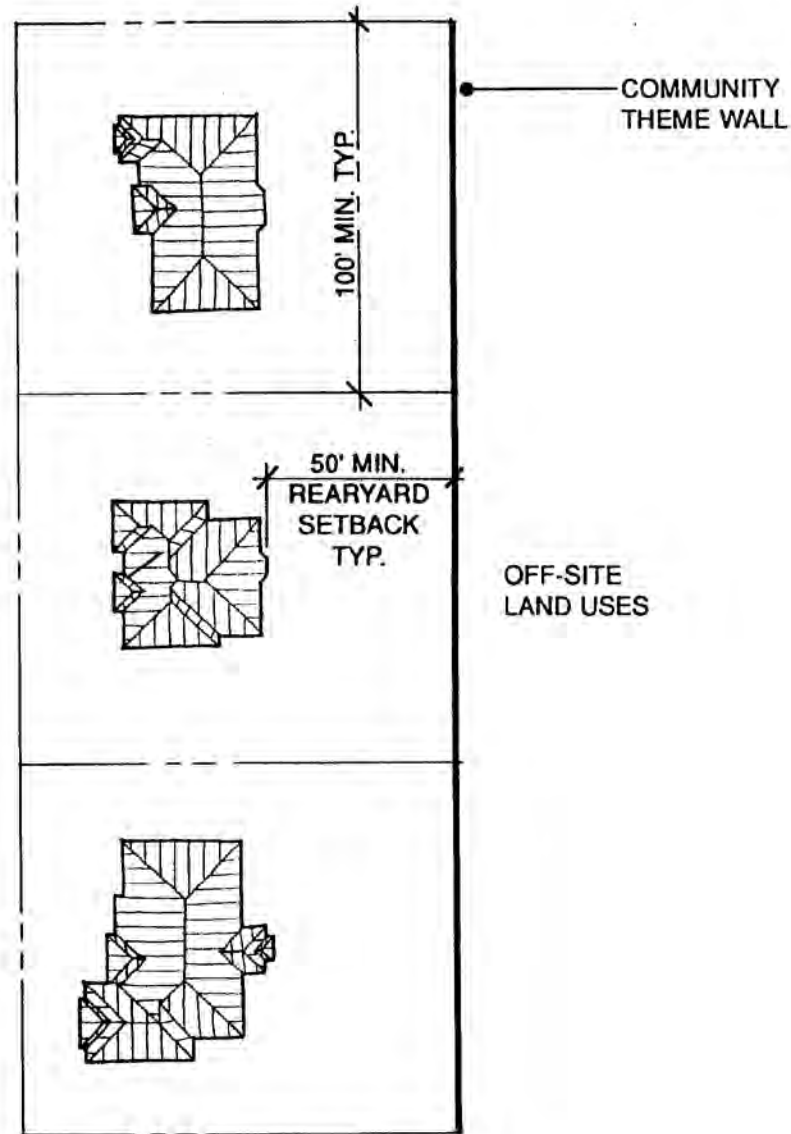
FIGURE IV-9



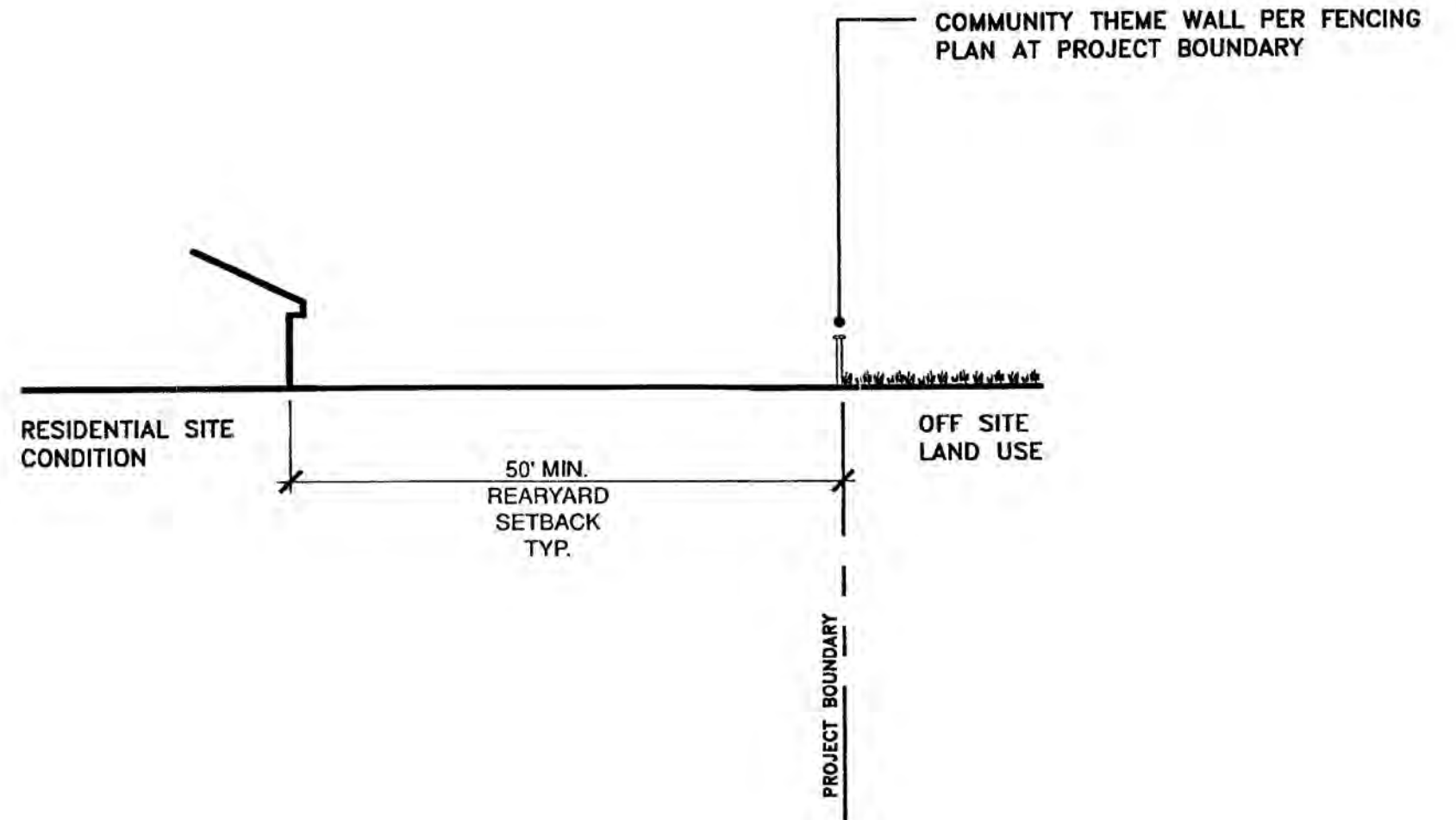
IV. DESIGN GUIDELINES

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NOTE: THE REAR YARD SET BACK APPLIES TO PLANNING AREAS 4, 5, 12, 21, 22, 23, 24, 27, 28, 30, 31, 34, 44 AND 47 WHERE LOTS ARE ADJACENT TO EXISTING MINIMUM 2 1/2 ACRE OFF-SITE PROPERTIES.

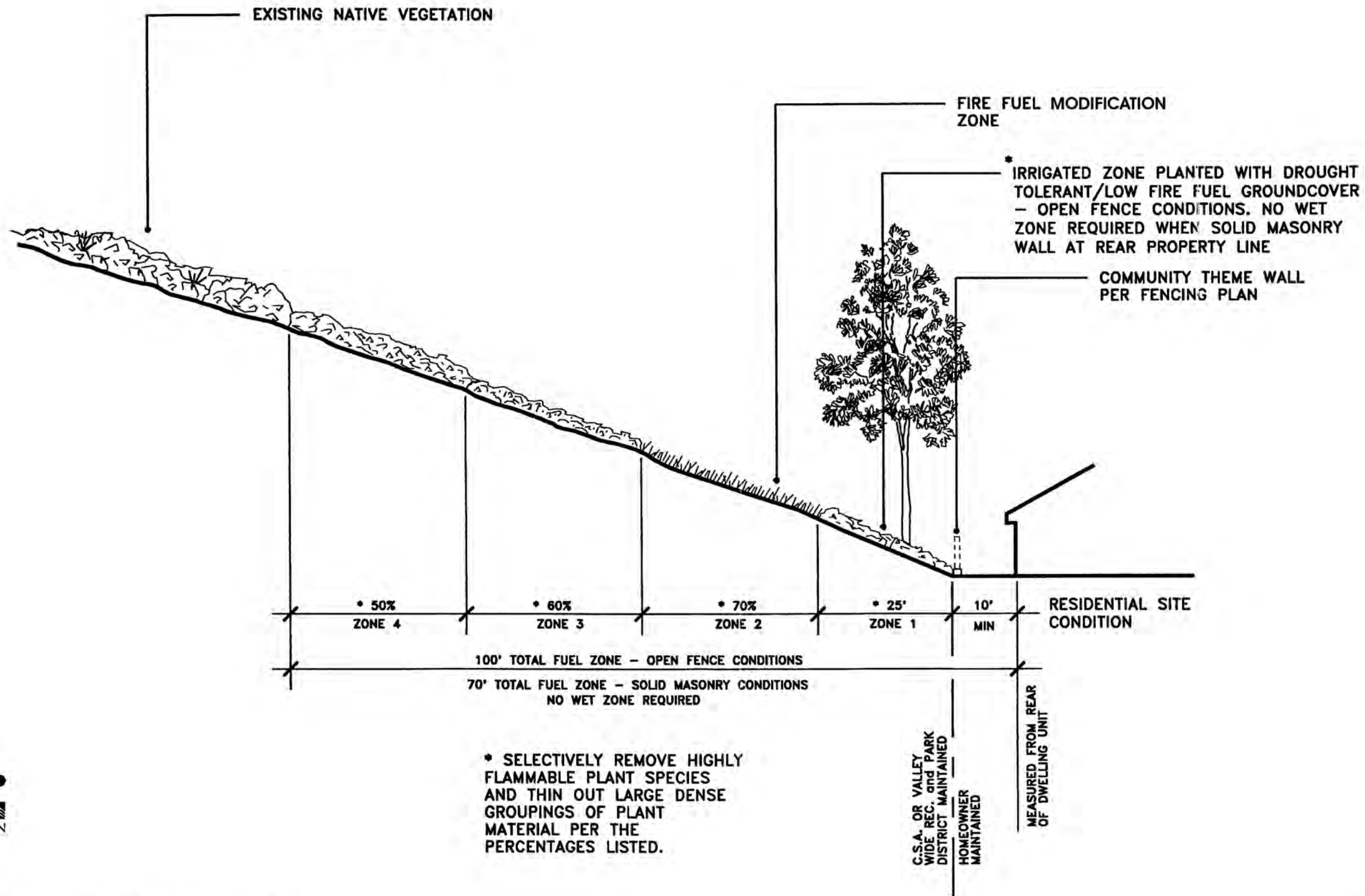


PLAN VIEW



CROSS SECTION





Open Space Fire Fuel Modification at Residential Land Use Edge

WINCHESTER 1800

FIGURE IV-11



IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 7

- e) Maintenance of fuel modification area shall be maintained by the CSA or Valley-Wide Recreation and Park District.

4) Park at Residential Land Use Edge - (Figure IV-12)

The shrub planting buffer zone along a residential land use edge and park site will have a ten foot (10') minimum width. This boundary features either a community theme solid wall or combination wall and open view fence depending on whether the residential site is at-grade or up-slope with views to the park.

Park at-grade landscape development zones will be planted with evergreen background and deciduous grove trees with shrub and groundcover planting to become a dense screen or buffer between land uses.

Residential up-slope condition landscape development zones will have evergreen background grove deciduous accent trees clustered near property lines and shrubs located sufficiently down slope so as not to obstruct, but to enhance views.

5) School at Residential Land Use Edge - (See Figure IV-13)

A solid community theme wall with a minimum ten foot (10') wide landscaped buffer by the School District is proposed along the school site at residential land use edge conditions.

6) Typical Greenbelt/Drainage Corridor to Residential, Commercial and Park Land Use Edge - (See Figure IV-14)

- Varied Width from Eight-Eight Foot (88') to Two Hundred Foot (200')
- Varying 4:1 to 6:1 Turfed Side Slopes
- Turfed Channel Bottom with a Nuisance Water Concrete "V" Drain
- Informal Groves of Evergreen and Deciduous Riparian Trees
- Eight Foot (8') Wide Meandering Paseo Walk/Service Road on Both Sides of the Greenbelt/Drainage Corridor per the Fencing and Trail Plan
- Ground Water Recharge

The landscape concept features a turf channel bottom and sides with a meandering walkway/service road that occurs along both sides of the channel to encourage pedestrian use of the open space. When the channel is adjacent to the residential land uses a eight foot (8') minimum shrub and groundcover landscape buffer will be planted adjacent to the community theme walls. When the channel is adjacent to a park land use, the landscape buffer will be deleted to allow these uses to flow along the edge of the drainage corridor/greenbelt paseo.

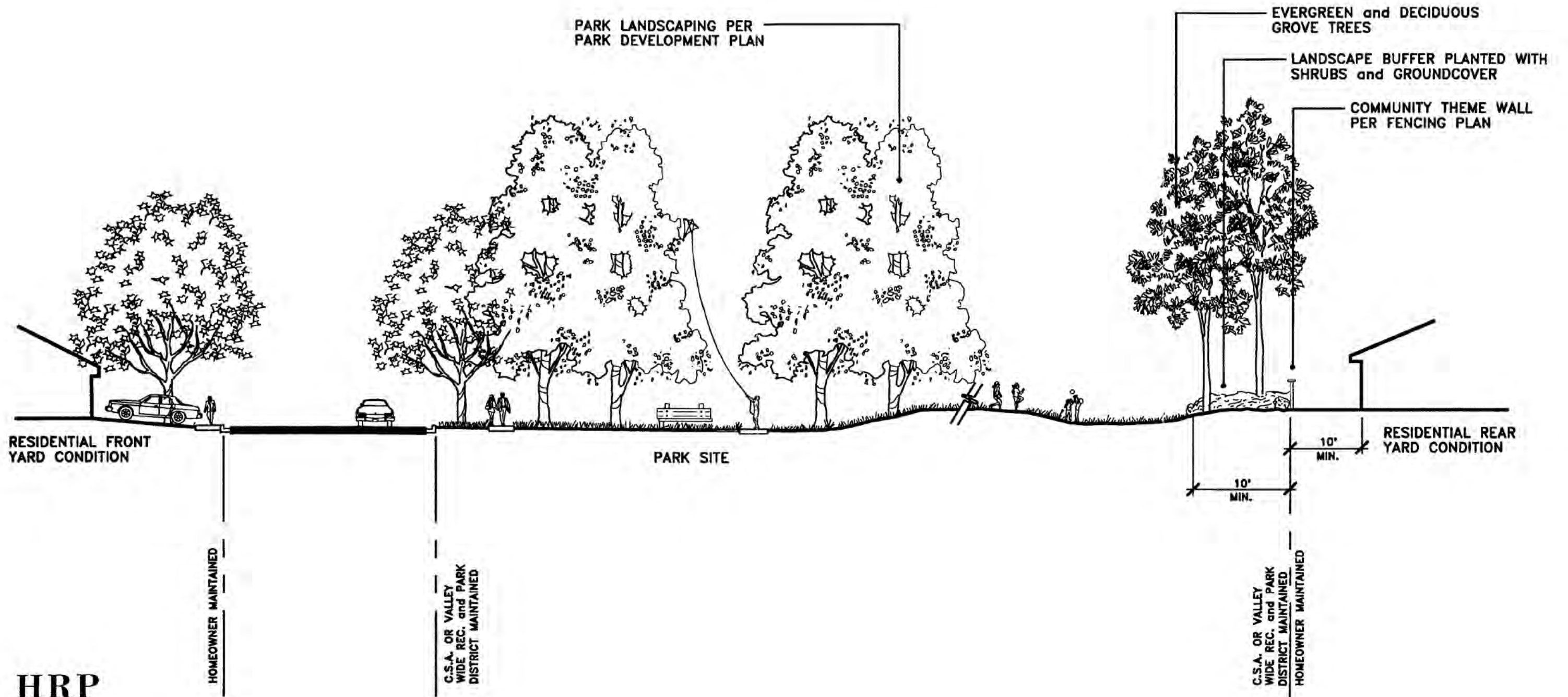


FIGURE IV-12

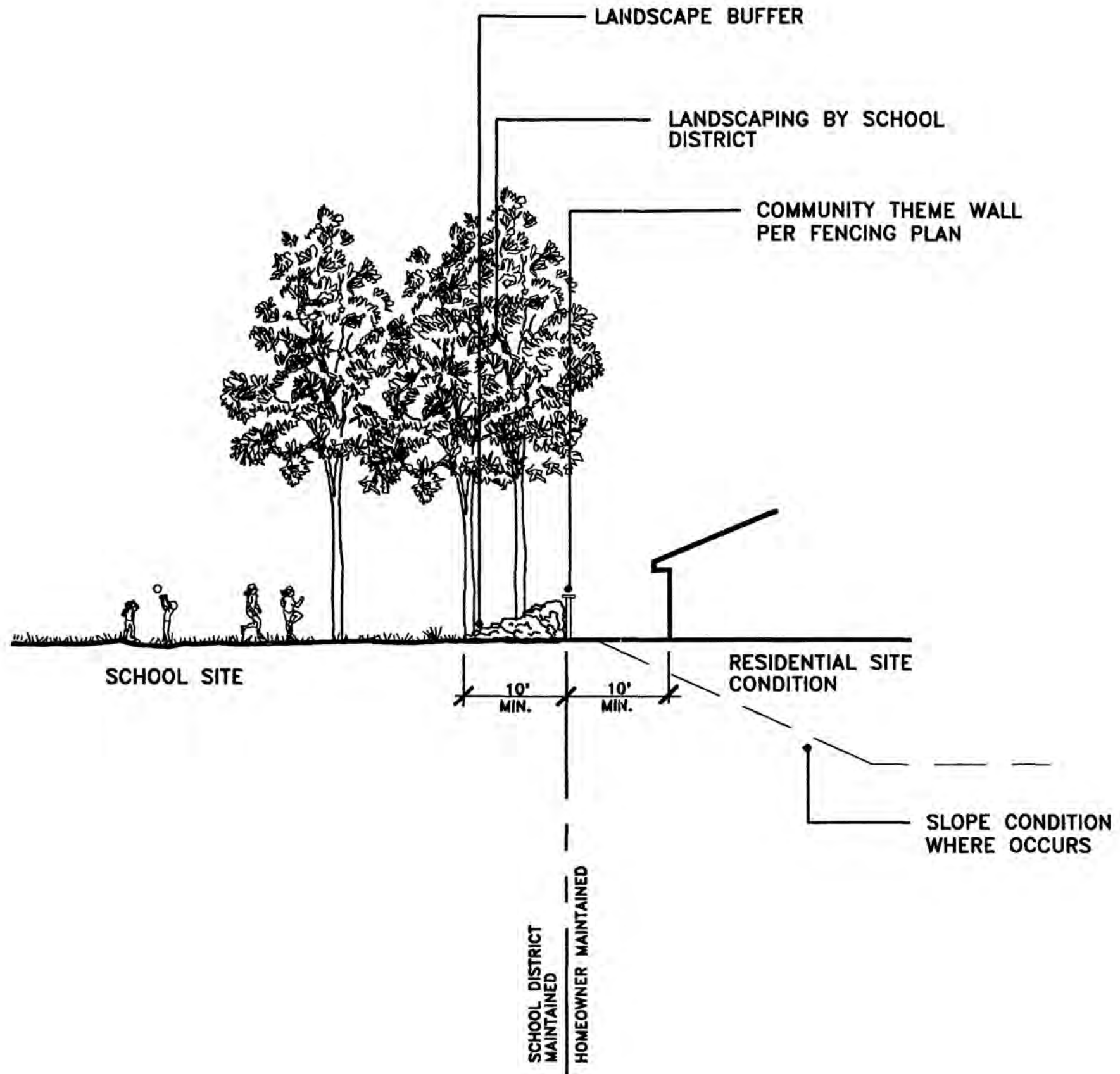


Park to Residential Land Use Edge

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IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 7

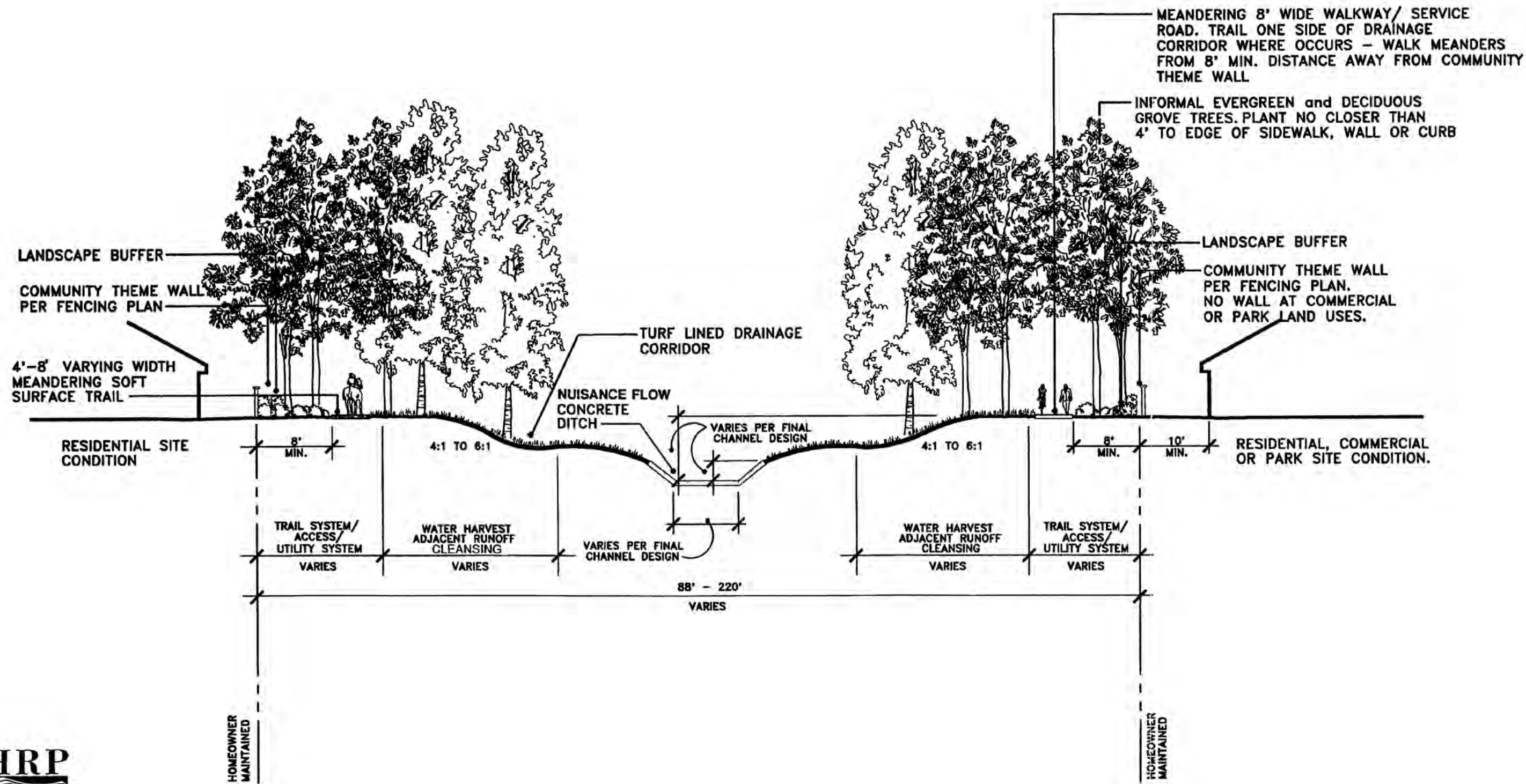


School to Residential Land Use Edge

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IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 7



Typical Greenbelt Drainage Corridor to Residential, Commercial, & Park Land Use Edges

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FIGURE IV-14



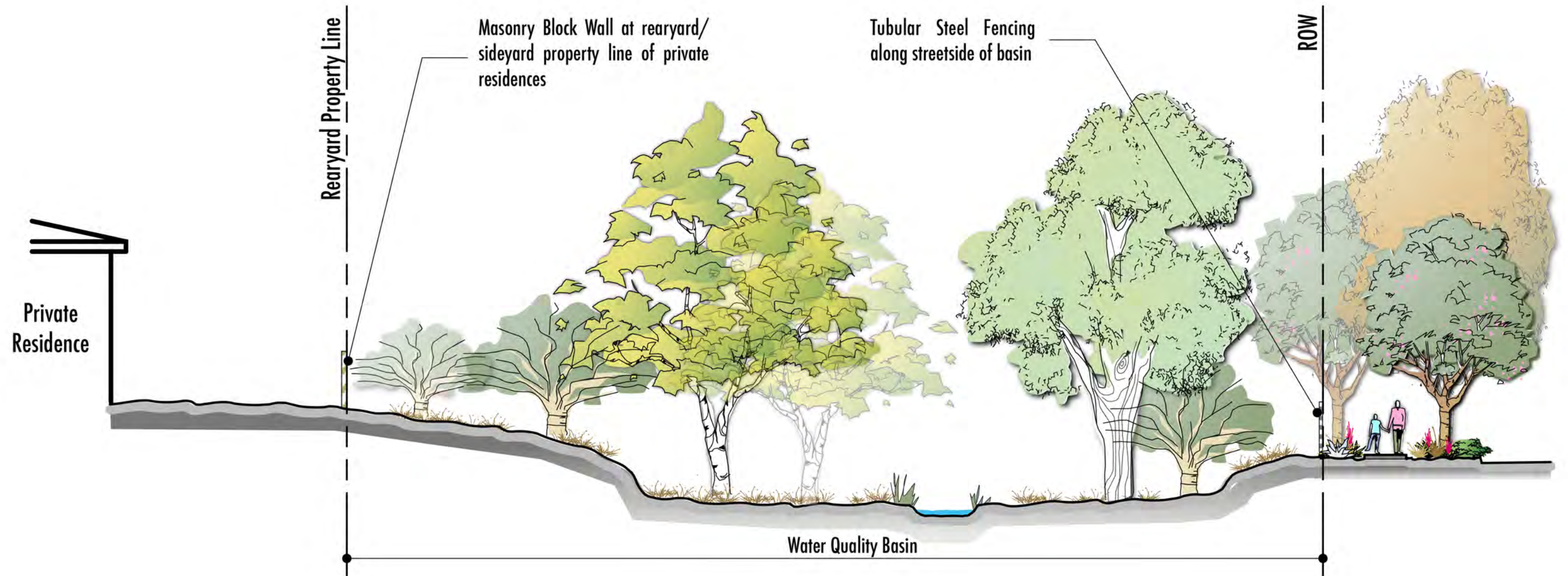
IV. DESIGN GUIDELINES

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7) Typical Water Quality Basin to Residential Land Use Edge - (See Figure IV-14A)

- Masonry Block Wall at rearyard/sideyard property line of private residences
- Tubular Steel Fencing along streetside of basin
- Informal Groves of Evergreen and Deciduous Riparian Trees

The Water Quality Basins in Planning Areas 52A and 52B are intended to address the storm water runoff generated by the surrounding residential planning areas. These two Water Quality Basins shall include graded slopes planted with evergreen and deciduous riparian trees and shrubs. The Water Quality Basins will be separated from neighboring private homes by a Masonry Block Wall and from neighboring roads by Tubular Steel Fencing.



Typical Water Quality Basin to Residential Land Use Edge

WINCHESTER 1800

FIGURE IV-14A

T&B PLANNING, INC.
 17421 East 17th Street, Suite 100, Tustin, CA 92780
 P: 714.505.6360 F: 714.505.6361
 www.tbplanning.com

IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 7

3. Plant Material Guidelines

a. Introduction

It is important for each participant in the development of WINCHESTER 1800 to understand the overall landscape development concept of the community. Proper selection and use of the plant materials while emphasizing individual project themes must also reinforce the overall community identity.

The selection of plant materials for WINCHESTER 1800 shall generally reinforce the “California Desert/Inland Valley” thematic image, as well as, the particular architectural style of each project. An emphasis shall be placed on the use of indigenous, naturalized and drought resistant species of plant materials.

b. Community Streetscene Landscape Development Zone Tree Palette

1) Deciduous Accent and Evergreen Background Grove Trees

The trees selected will be utilized as informal vertical backdrop trees to specified community streetscenes. These trees may be used to block views or frame views. Their use at the boundary of common streetscenes will permit easier transition to the variety of adjoining land uses. Wherever possible and logical, these grove trees should be extended from community streetscenes into adjoining developments as background trees in order to 'breakdown' the hard development edge between parcels and visually unify land uses.

a) Deciduous Accent Grove Tree Palette

Alnus cordata	Italian Alder
Alnus rhombifolia	White Alder
Gleditsia tricanthos	Thornless Honey
‘Inermis’	Locust
Koelreuteria bipinnata	Chinese Flame Tree
Liquidambar styraciflua	Liquidambar
Robinia ambigua ‘Idahoensis’	Idaho Locust

b) Evergreen Background Grove Tree Palette

Brachychiton populneum	Bottle Tree
Eucalyptus cladocalyx	Sugar Gum
Eucalyptus polyanthemosSilver	Dollar Gum
Eucalyptus rudis	Desert Gum
Eucalyptus sideroxylon ‘Rosea’	Red Iron Bark
Pinus canariensis	Canary Island Pine
Pinus halepensis	Aleppo Pine

Pinus eldarica

Mondell Pine

2) Formal and Informal Street Tree Palette

The County of Riverside requires that street trees be utilized within street right-of-ways and street median islands. These trees will serve as foreground elements providing summer shade, welcome winter sun and as wind modulators. In addition, trees selected will provide community direction and land use emphasis.

a) Winchester Road Tree Palette

These trees listed have been coordinated with the adjacent community.

Street Tree	Brachychiton populneum
Parkway Flowering	Lagerstroemia indica

b) Formal Street Tree Palette

Street trees for Streets ‘A’, ‘B’, ‘C’ and ‘D’ will be selected from the following list. Each street will have its own distinctive formal street tree.

Fraxinus oxycarpa ‘Raywood’	Raywood Ash
Koelreuteria bipannata	Chinese Flame Tree
Koelreuteria paniculata	Golden Rain Tree
Lirodendron tulipifera	Tulip Tree
Magnolia grandiflora	Southern Magnolia
Pinus halepensis	Aleppo Pine
Platanus acerifolia	London Plane Tree
Podocarpus gracilior	Fern Pine
Quercus ilex	Holly Oak

c) Informal Street Tree Palette

Street trees with an informal pattern along Keller Road, Pourroy Road, Thompson Road, Benton Road, Auld Road and Washington Road will be selected from the community plant palette.

c. Community Entry Accent Tree Palette

These trees should be repeated at all significant points of the individual project and community interest. Such applications logically include street intersections; knuckles or changes in street direction; park entries; trail heads; walkway or community trail intersections; plazas; courtyards; recreation features; vista points; greenbelts; commercial developments and other

such significant locations where a reinforcement of the community theme tree will be recognized and will serve a functional purpose.

The systematic use of these trees is encouraged in order to reinforce the continuity of the design theme of WINCHESTER 1800 in general.

1) Evergreen Canopy Theme Tree Palette

Brachychiton populneum	Bottle Tree
Pinus canariensis	Canary Island Pine
Pinus eldarica	Mondell Pine
Pinus halepensis	Aleppo Pine
Pittosporum phillyraeoides	Willow Pittosporum
Podocarpus gracilior	Fern Pine

2) Specimen Accent Tree Palette

Pinus pinea	Italian Stone Pine
Pistacia chinensis	Chinese Pistache
Platanus racemosa	California Sycamore
Quercus agrifolia	California Live Oak
Quercus kelloggii	California Black Oak
Schinus molle	California Pepper

3) Median Island Tree Palette

Median island trees may be selected from the Evergreen Canopy Theme Trees or Specimen Accent Trees.

4) Neighborhood Entry Accent and Neighborhood Streetscene Accent Tree Palette

At Neighborhood Entry Monument locations and as neighborhood streetscene accent trees, the following trees are categorized as accent trees:

Albizia julibrissin	Mimosa Tree
Alnus cordata	Italian Alder
Lagerstroemia indica	Crape Myrtle
Malus floribunda	Japanese Flowering Crabapple
Nyssa sylvatica	Sour Gum
Pinus pinea	Italian Stone Pine
Pistacia chinensis	Chinese Pistache
Prunus cerasifera	Purple Leaf Plum 'Atropurpurea'
Pyrus kawakami	Evergreen Pear

Robinia ambigua 'Idahoensis'
Sapium sebiferum
Schinus molle

Idaho Locust
Chinese Tallow Tree
California Pepper

d. Deciduous Riparian Tree Palette

At the Regional Recreational Trail paseo and the turf-ed drainage channel/open space paseos the following may be used:

Alnus cordata	Italian Alder
Alnus rhombifolia	White Alder
Betula alba	White Birch
Comus nuttallii	Western Dogwood
Comus stolonifera	Redtwig Dogwood
Liquidambar styraciflua	Sweet Gum
Platanus racemosa	California Sycamore
Robinia ambigua 'Idahoensis'	Idaho Locust

e. Evergreen Riparian Tree Palette

At the Regional Recreational Trail paseo and the turf-ed drainage channel/open space paseos the following may be used:

Brachychiton populneum	Bottle Tree
Eucalyptus Species	Eucalyptus
Quercus Species	Oak

f. Landscape Buffer Trees

Landscape Buffer Trees used at the concrete channel street crossing and the community edges where shown on the Landscape Plan, may be selected from the Evergreen Background Grove Trees and the Deciduous Accent Tree plant palettes.

g. Community Plant Palette

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to the community. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions and concern for maintenance.

A limited selection of materials utilized in simple, significant composition, complimentary to adjacent common landscape areas, while reinforcing the individual architectural and site setting is encouraged. Wherever possible, overall plant material selection for given project areas shall

have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting.

Limited plant material selection for common landscape areas associated with WINCHESTER 1800, as described in the text, is contained in the following palette. In addition, a wider variety of plant materials compatible with project theme and setting are listed for use by adjoining developments within WINCHESTER 1800. Other plants not listed in the Specific Plan’s Community Plant Palette List may be used, provided they are determined to be consistent with the plant and landscaping standards of the Riverside County Airport Land Use Commission, for the portions of the Specific Plan located within the French Valley Airport Compatibility Plan.

<u>Botanical Name</u>		<u>Common Name</u>
	TREES -EVERGREEN	
Arbutus unedo		Strawberry Tree
Brachychiton populneum		Bottle Tree
Cedrus deodara		Deodar Cedar
Ceratonia siliqua		Carob
Cinnamomum camphora		Camphor Tree
Cupressus glabra		Smooth Arizona Cypress
Eucalyptus cladocalyx		Sugar Gum
Eucalyptus polyanthemos		Silver Dollar Gum
Eucalyptus rudis		Desert Gum
Eucalyptus sideroxylon ‘Rosea’		Red Iron Bark
Eucalyptus viminalis		White Gum
Laurus nobilis		Sweet Bay
Magnolia grandiflora		Southern Magnolia
Olea europaea ‘Fruitless’		Fruitless Olive
Pinus canariensis		Canary Island Pine
Pinus halepensis and eldarica		Aleppo Pine
Pinus pinea		Italian Stone Pine
Pittosporum phillyraeoides		Willow Pittosporum
Podocarpus gracilior		Fern Pine
Quercus agrifolia		California Live Oak
Quercus ilex		Holly Oak
Quercus suber		Cork Oak
Schinus molle		California Pepper
Ulmus parvifolia ‘Drake’		Evergreen Elm
Umbellularia californica		California Bay
	TREES -DECIDUOUS	
Albizia julibrissin		Mimosa Tree
Alnus cordata		Italian Alder

Alnus rhombifolia
Betula nigra
Betula pendula

White Alder
Red Birch
European White Birch

Botanical Name

Cornus nuttallii
Cornus stolonifera
Fraxinus oxycarpa 'Raywood'
Fraxinus uhdei 'Tomlinson'
Ginkgo biloba Species
Koelreuteria bipannata
Koelreuteria panniculata
Lagerstroemia indica
Liquidambar styraciflua
Malus floribunda
Crabapple Nyssa sylvatica
Pistacia chinensis
Platanus acerifolia
Prunus racemosa
Prunus cerasifera
Pyrus kawakamii
Quercus kelloggii
Robinia ambigua 'Idahoensis'
Salix babylonica
Sapium sebiferum
Sophora japomca
Zelkova serrulata

Common Name

Western Dogwood
Redtwig Dogwood
Raywood Ash
Tomlinson Ash
Maidenhair Tree
Chinese Flame Tree
Golden Rain Tree
Crape Myrtle
Sweet Gum
Japanese Flowering
Sour Gum
Chinese Pistache
London Plane Tree
California Sycamore
Purple Leaf Plum
Evergreen Pear
California Black Oak
Idaho Locust
Weeping Willow
Chinese Tallow Tree
Japanese Pagoda Tree
Sawleaf Zelkova

PALMS

Brahea armata
Brahea edulis
Chamaerops humilis
Phoenix canariensis
Washington filifera
Washington robusta

Mexican Blue Palm
Guadalupe Palm
Mediterranean Fan Palm
Canary Island Date Palm
California Fan Palm
Mexican Fan Palm

SHRUBS

Abelia grandiflora (S)
'Edward Goucher' (S)
*Acacia ongerup (S)
*Acacia redolens (S)
Berberis species (SH)
Camellia species (SH)
Cocculus laurifolius (S)
Cotoneaster species (S)

Edward Goucher
Abelia
N.C.N.
N.C.N.
Barberry
Camellia
Snailseed
Cotoneaster

IV. DESIGN GUIDELINES

Elaeagnus pungens (S)	Silver Berry
Euonymus fortunei (S)	N.C.N.
Euonymus japonica (S)	Evergreen Euonymus
*Escallonia exoniensis 'Fradesii' (S)	Escallonia
<u>Botanical Name</u>	<u>Common Name</u>
Feijoa sellowiana (S)	Pineapple Guava
Hebe coed (S, SH)	Veronica
Ilex species (SH)	Holly
Leptosperum scoparium (S)	New Zealand Tea Tree
Ligustrum japonicum (S, SH)	Japanese Privet
Nandina domestica and 'Compacta' (S, SH)	Heavenly Bamboo
Nerium oleander (S)	Oleander
Osmanthus fragrans (S, SH)	Sweet Olive
Photinia frazeri (S)	Photinia
Pittosporum tobira and 'Wheeler's Dwarf' (S, SH)	Mock Orange
Podocarpus macrophyllus (S, SH)	Yew Pine
Prunus caroliniana (S)	Carolina Laurel Cherry
Prunus ilicifolia (S)	Hollyleaf Cherry
Psidium littorale (S)	Guava
Pyracantha species (S, SH)	Firethorn
Raphiolepis indica species (S, SH)	Pink Indian Hawthorn
Ternstroemia gymnanthera (SH)	N.C.N.
Viburnum tinus species (S, SH)	Viburnum
Xylosma congestum (S)	Xylosma

SUB-SHRUBS

* Agapanthus africanus (S, SH)	Lily of the Nile
Arctostaphylos species (S)	Manzanita
Erica darleyensis 'Darley Dale' (SH)	Heath
*Escallonia compacta (S)	Compact Escallonia
Hemerocallis species (S)	Day Lily
Juniperus species (S)	Juniper
Lonicera japonica 'Halliana' (S)	Fortnight Lily
Trachelosperum jasminoides (S, SH)	Star Jasmine

VINES

Ampelopsis veitchi (SH)	Boston Ivy
Bigonia chere (S)	Blood Red Trumpet Vine
Doxantha unguis-cati (S)	Cat's Claw Vine
Gelsemium sempervirens (S)	Carolina Jasmine
Grewia caffra (S)	Lavendar Star Flower
Jasminum mesnyi (S)	Primrose Jasmine
Jasminum polyanthum (S)	N.C.N.
Wisteria floribunda (S)	Wisteria

GROUNDCOVERS

Baccharis pilularis ‘Twin Peaks’ (S)	Coyote Brush
Duchesnea indica (S, SH)	Indian Mock Strawberry
Hedera helix (SH)	English Ivy
Hypericum calycinum (S)	Aaron's Beard
<u>Botanical Name</u>	<u>Common Name</u>
Lonicera japonica (S)	Honeysuckle
Myoporum parvifolium (S)	Myoporum
Potentilla verna (S, SH)	Cinquefoil
Rosemarinus officinalis (S)	Rosemary

* Will freeze in unprotected exposure area but will generally rejuvenate from undamaged parts. Use with caution.

(S) - Tolerates sun in this planting zone.
(SH) - Tolerates shade in this planting zone.

TURF GRASS-SEED

- Year-round Turf Grass Mix:
 - 90% Festuca arunidinacaea -Alta Fescue
 - 10% Kentucky Bluegrass
- Suitable Seasonal Mixes:
 - Common Bermuda -Cynodon dactylon
 - Hybrid Bermuda

The planting time will vary for these types as Bermuda grass should not be planted during its dormant season.

h. Planting Time

Due to the climate extremes of the WINCHESTER 1800 area, the installation of plant materials during the coldest winter months (December through March) and the hottest summer/fall months (July through September) can be difficult. Container plant materials not acclimated to the area can easily suffer from damage or sun/heat exposure resulting in partial or entire foliage loss even though such materials are perfectly suited to the temperature ranges once established. If planting must be done during these difficult periods, plant establishment may be difficult and require a prolonged period of time.

i. General Landscape Requirements

All areas required to be landscaped shall be planted with turf, groundcover, shrub or tree materials selected from the plant palette contained in these guidelines.

Planting shall commence as soon as slopes are completed on any portion of the site and shall provide for rapid short-term coverage of the slope, as well as, long-term establishment cover per County standards. The developer shall provide a landscape bond to the County at the time that the landscape plan is approved. The bond is to guarantee the installation of interim erosion control planting in the event that the grading operation is performed and building construction does not commence within ninety (90) days.

The owners of parcels which require landscape development shall assess any existing common landscape areas adjoining their property. Where feasible, landscape development shall reinforce or be compatible with such existing common area setting.

Cut slopes equal to or greater than three feet (3') in vertical height and fill slopes equal to or greater than three feet (3') in vertical height shall be planted with a groundcover to protect the slope from erosion and instability. Slopes exceeding fifteen feet (15') in vertical height shall be planted with shrubs, spaced not more than ten feet (10') on center or trees spaced not to exceed twenty feet (20') on center or a combination of shrubs and trees at equivalent spacings, in addition to the groundcover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.

Reference should be made to the County of Riverside Ordinance 457.73 for additional erosion control methods and requirements for slopes and other landscaped areas.

j. Climate Constraints

Plant material palettes for WINCHESTER 1800 contained herein are compatible with the climatic setting of the area. The utilization of some materials, depending upon their site location, exposure and relationship to other influential factors may not be appropriate.

k. Horticultural Soils Test Requirements

Soil characteristics within the WINCHESTER 1800 project may be variable. The owners of parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. Such a soils test shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-planting and post-planting recommendations.

l. Irrigation

All landscaped areas shall be watered with a permanent underground irrigation system or slopes may be watered with a permanent above ground irrigation system.

Irrigation systems which adjoin a separate maintenance responsibility area shall be designed in a manner to insure complete water coverage between the areas.

Proper consideration of irrigation system design and installation in the climate extremes of the WINCHESTER 1800 area is critical to the success of the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.

Irrigation systems shall be designed with head to head 100 percent double coverage at a minimum. In addition, irrigation controllers should have a minimum time setting of one (1) minute and be capable of providing multiple repeat start times.

m. Landscape Maintenance Standards

Other than County Service Area or Valley-Wide Recreation and Park District maintained areas, all landscaped portions of each parcel shall be maintained by the Owner or Sub- Homeowner Association (as numbered and designated at time each tract is submitted) of each parcel in accordance with the best industry standards for professional landscape maintenance. Such maintenance shall include watering, fertilization, mowing, edging, pruning, trimming, herbicide programming, pesticide programming, clean-up and other on-going seasonal programmed maintenance functions. Replacement of dead or diseased plant materials originally approved shall be accomplished on a routine basis. Automatic irrigation systems shall be routinely inspected, repaired and maintained in an operating condition at all times. All exterior portions of each parcel including walks, parking areas and service areas shall be kept routinely free of litter and debris.

4. Community Elements

a. Entry Monumentation

Careful consideration has been given to the design of the WINCHESTER 1800 community entries. The design intent is the creation of gateways into the project, a feeling of a “sense of arrival”, as well as, to provide an aesthetically pleasing entry statement within the community thematic framework. Furthermore, the entry monument program contains a hierarchy composed of major community entries, minor community entries and neighbor-hood entries.

Each entry monument setting is comprised of a harmonious blend of construction features, graphic signage, specialty lighting, and thematic landscape. A rolling turf grass area extends from each entry, thus creating a park-like setting and bringing attention to the enfolding streetscene beyond.

Please refer to the Conceptual Landscape Plan (Figure IV-1) for specific locations.

1) Major Community Entry Monument - (See Figures IV-15A and IV-15B)

WINCHESTER 1800's major community entry monuments occur along Winchester Road at the intersection of Street ‘A’ and Pourroy Road, along Washington Road at the intersections of Street ‘A’ and Benton Road, and at the southwest community boundary along Benton Road. There are a total of five (5) entry monument intersections. The overall sense of entry is created by a harmonious blend of thematic features occurring in a formal symmetrical configuration on both sides of the roadway including:

- a) Sixty Foot (60') Radius Corner Cut-Off Landscape Threshold
- b) Curvilinear Community Theme Wall Backdrop at Residential Land Uses
- c) Freestanding Curvilinear Community Identification Sign Wall
- d) Grouping of Specimen Accent Trees
- e) Formal Curvilinear Backdrop of Evergreen Canopy Theme Trees
- f) Formal Curvilinear Shrub Hedge-Row Backdrop Treatment
- g) Foreground Flowering Blend of Vines, Shrubs, Groundcover and Annual Color
- h) Rolling Turf Grass Foreground Introducing the Streetscene and Creating a Visual Park-Like Threshold
- i) Shrub and Groundcover Median with Median Island Accent Tree -Where Occurs

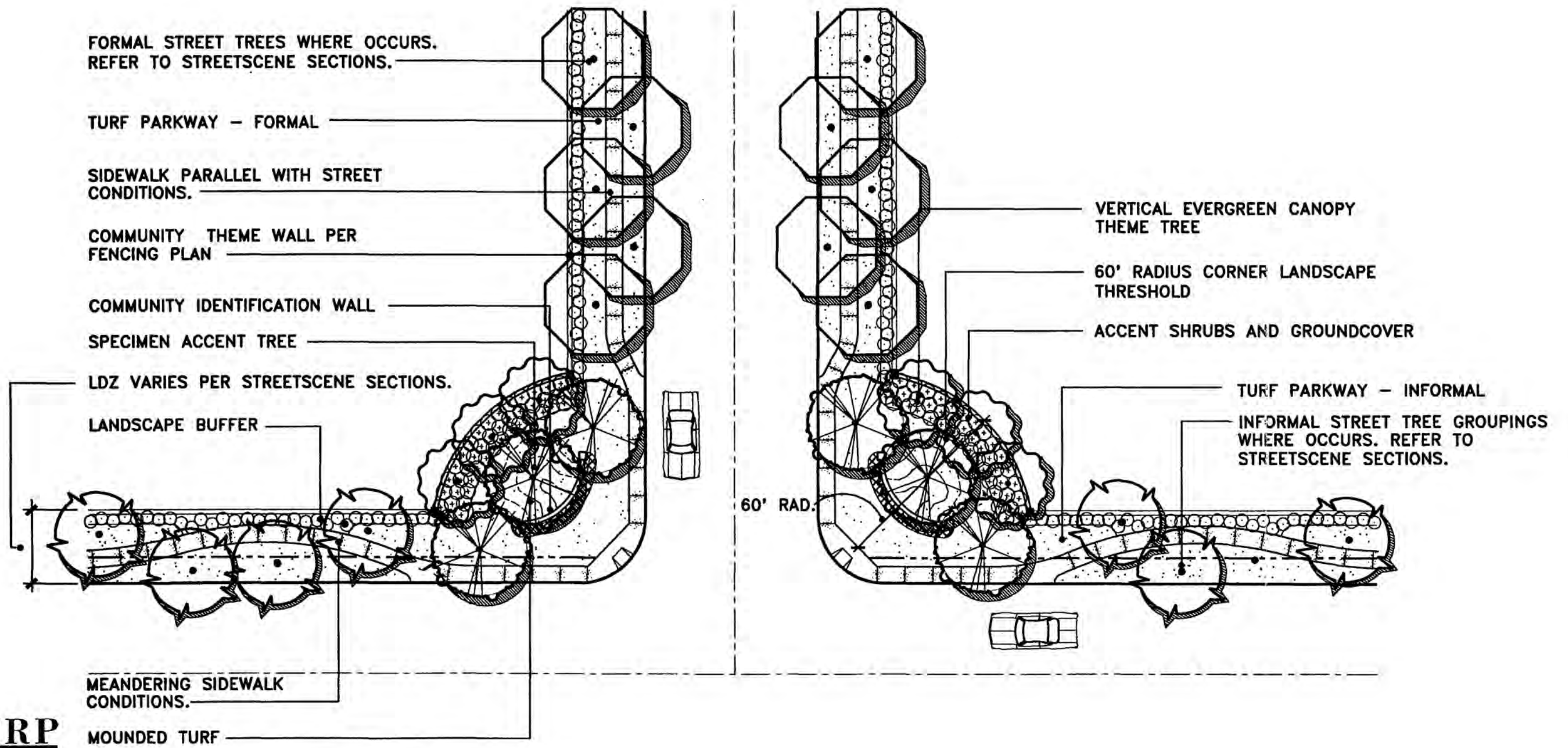
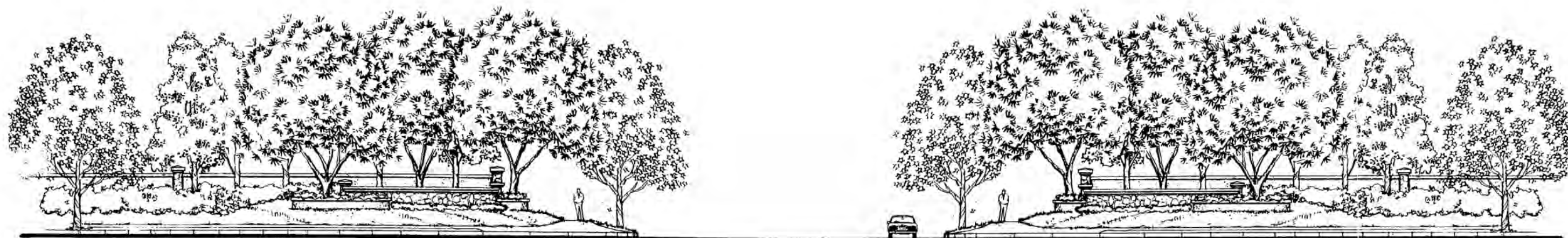


FIGURE IV-15A





Major Entry Monument Elevation

WINCHESTER 1800

FIGURE IV-15B



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2) Minor Community Entry Monument - (See Figure IV-16)

WINCHESTER 1800's minor community entries occur at the secondary entrances to the community as well as key interior community intersections. Specifically these entries occur at the intersections of Keller Road and Winchester Road, Street 'E' and Pourroy Road, Street 'E' and Street 'A', Thompson Road and Washington Road, Thompson and the westerly community boundary, Thompson Road and Pourroy Road, Benton Road and Street 'D' and Street 'D' and Auld Road. There are a total of nineteen (19) minor community entries planned for the community. These entries convey the unique project identity by repetition of significant major entry monument features. The minor entries occur in an informal curvilinear configuration and feature the following:

- a) Curvilinear Community Theme Wall Backdrop (Six Foot (6') High Maximum) at Residential Land Uses
- b) Optional Community Identification Graphics on the Community Theme Wall
- c) Specimen Accent Tree Groupings
- d) Low Foreground Thematic Planter Walls
- e) Formal Shrub Hedge-Row Backdrop Treatment
- f) Foreground Flowering Blend of Vines, Shrubs, Groundcover and Annual Color
- g) Rolling Turf Grass Foreground Introducing Streetscene Treatment Beyond and Creating a Visual Park-Like Threshold

2A) Minor Community Entry Monument (at Benton Road & Pourroy Road) – (See Figure IV-16A)

This minor community entry is located at the northwestern corner at the intersection of Benton Road and Pourroy Road and features the following:

- a) Community Theme Wall Backdrop (Six Foot (6') High Maximum) at Residential Land Uses (PA 40)
- b) Entry Monument Sign
- c) Specimen Accent Tree Groupings
- d) Informal Street Tree and/or Grove Groupings (Evergreen or Deciduous)
- e) Groundcover Parkway

3) Neighborhood Entry Monumentation

Residential Neighborhood Entry Monumentation occurs at neighborhood entry intersections. Neighborhood entries occur at two (2) conditions: side yards and rear yards. The exact location and which neighborhood entry condition to be used will be determined when final residential unit plotting has been completed for each parcel within the WINCHESTER 1800 Community.

- a) Neighborhood Entry -Sideyard Condition - (See Figure IV-17)

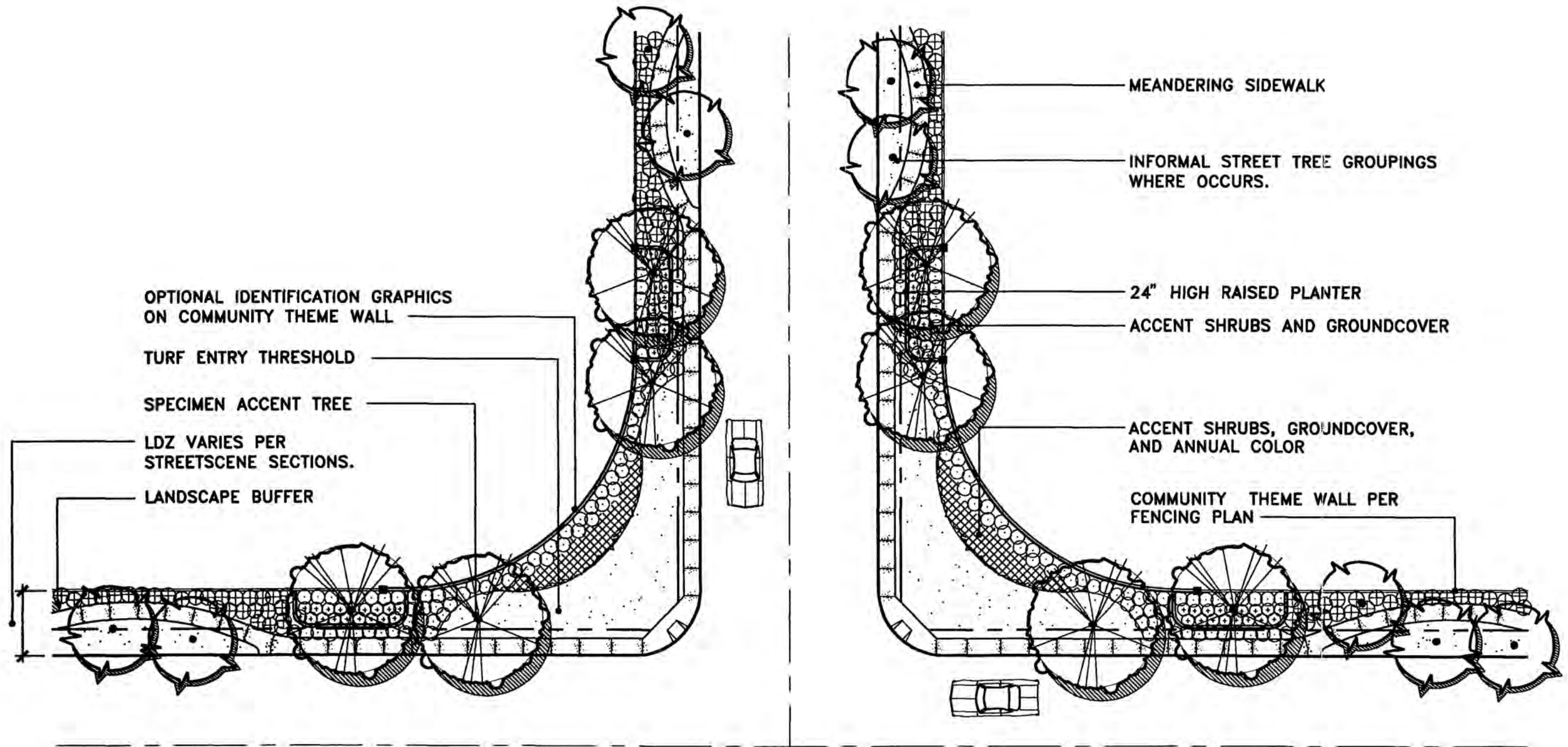
These Neighborhood Entries continue the overall community thematic features as follows:

- (1) Informal Planting of Neighborhood Accent Trees
- (2) Turf Parkway
- (3) Optional Individual Neighborhood Identification Graphics Consistent with the Overall Community Thematic Identity
- (4) Low Curvilinear Community Theme Planter Wall Thirty Inch (30") High Maximum with Flowering Groundcover and Shrub Accents

b) Neighborhood Entry -Rearyard Condition - (See Figure IV-17)

These Neighborhood Entries continue the overall community thematic features as follows:

- (1) Uniform Curving Community Theme Wall Six Foot (6') High Maximum
- (2) Optional Individual Neighborhood Identification Graphics Consistent with the Overall Thematic Identity
- (3) Formal Planting of Neighborhood Accent Trees
- (4) Flowering Groundcover and Shrub Accents between Side Walk and Community Theme Wall



Minor Entry Monument Plan

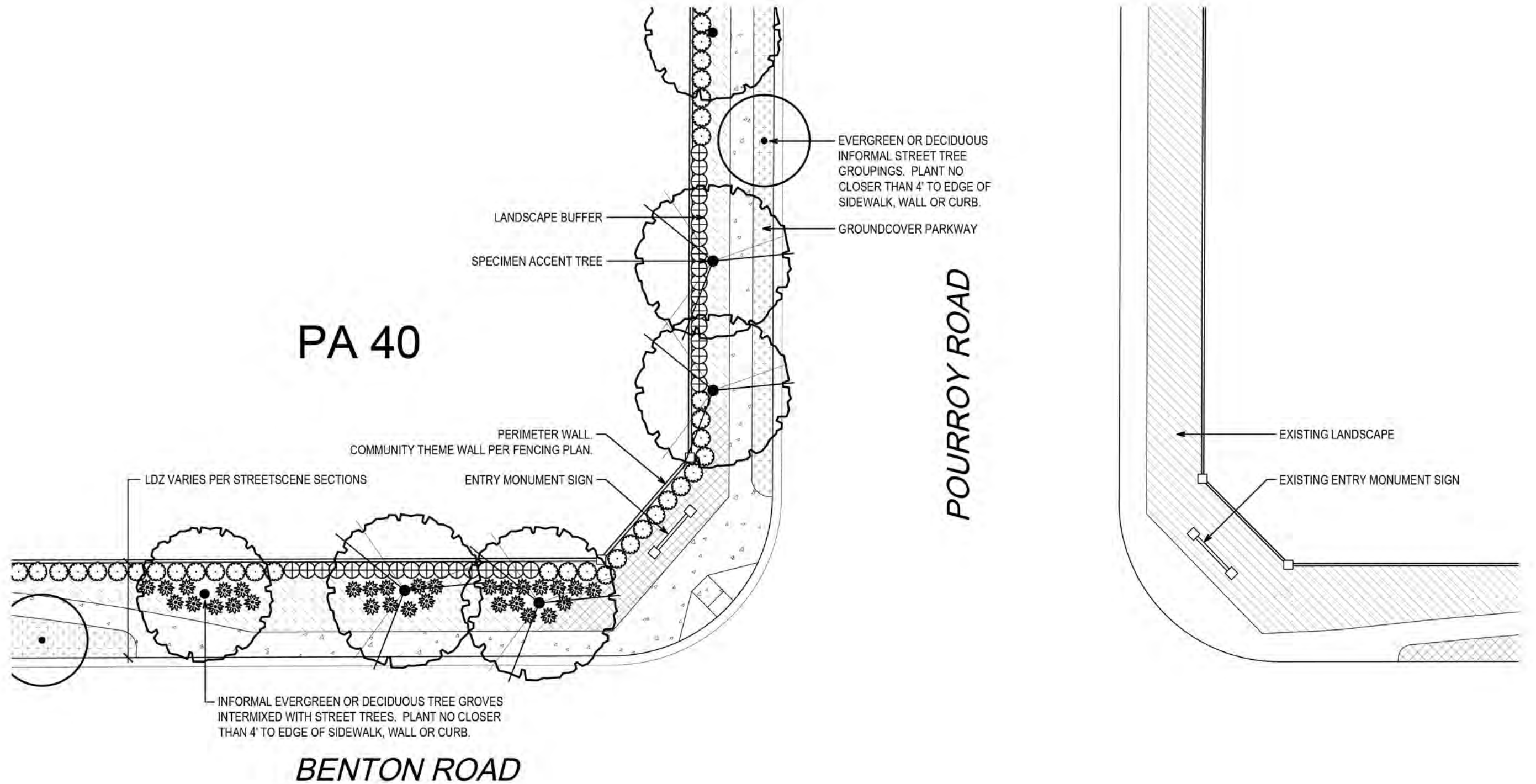
WINCHESTER 1800

FIGURE IV-16



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Minor Entry Monument Plan (Benton Road/Pourroy Road)

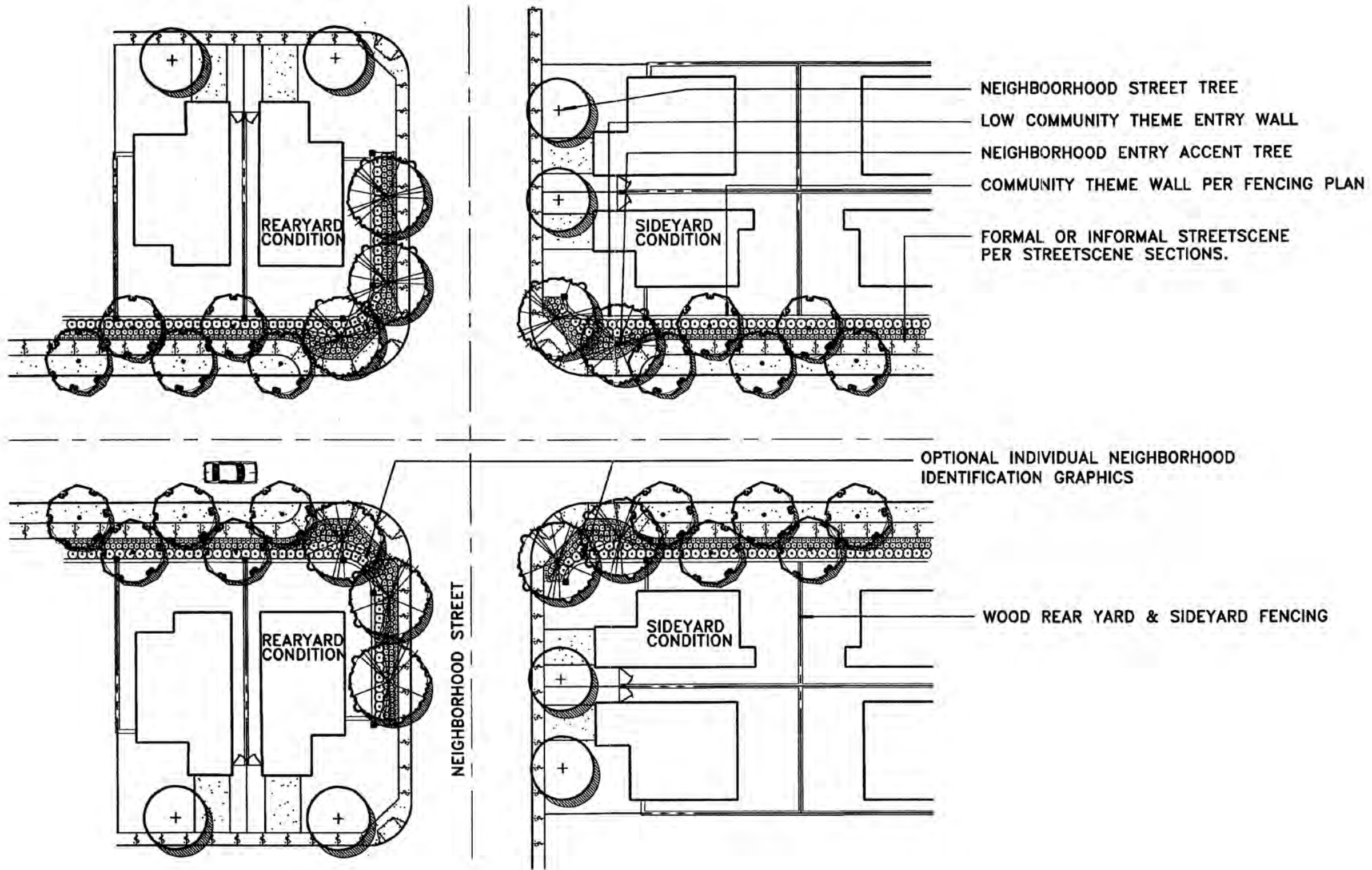
WINCHESTER 1800

FIGURE IV-16A



IV. DESIGN GUIDELINES

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Neighborhood Entries at Sideyard & Rearyard Conditions

WINCHESTER 1800

FIGURE IV-17



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b. Walls and Fences

1) Introduction

Walls are a major component in achieving an overall community theme at WINCHESTER 1800. A strong cohesive appearance is achieved through the use of “Community Walls” and general overall wall guidelines.

2) Community Fencing and Wall Plan - (See Figure IV-18)





All walls which adjoin community streetscenes shall be located entirely within the streetscene parcel allowing for common maintenance by either the CSA or Valley-Wide Recreation and Park District. Such walls shall be termed “Community Walls” and shall be designed and installed in accordance with the Community Wall elevations.

Specifically excluded are residential rear yard and side yard situations not adjoining a public street or common use area; single family front yard enclosure fencing; and perimeter fencing for multi-family product areas not adjoining a common maintenance area. Wall applications in these areas will be evaluated for appropriateness with the architectural setting.

a) Solid Wall Requirement - (See Figure IV-19 and Figure IV-19A)

Where privacy or protection of common area views dictate, a solid masonry wall with pilasters shall be used. This can include a community theme solid wall of stucco, masonry block, or split face. Pilaster construction of sixteen inch (16") square column block shall occur at all property lines, changes in vertical and horizontal direction and at other intervals appropriate to the length of wall run. When designated to be installed on the property line between two (2) residential properties, the center line of pilaster should be positioned on the property line with a one inch (1") square permanent marker denoting the property line location for home-owner fence alignment purposes.

LEGEND:

-  COMMUNITY THEME SOLID WALL (FIGURE IV-19)
-  HIGH COMMUNITY THEME OPEN FENCE, SOLID WALL, 6' HIGH TUBULAR STEEL VIEW FENCE OR COMBINATION WALL AND TUBULAR STEEL VIEW FENCE (FIGURE IV-19)
-  OPTIONAL COMMUNITY FIRE FUEL BARRIER WALL (FIGURE IV-19)
-  6' HIGH SPLIT FACE BLOCK WALL WITH CAP AT HOUSE RETURNS AND INTERIOR STREET FONTAGES (FIGURE IV-19)

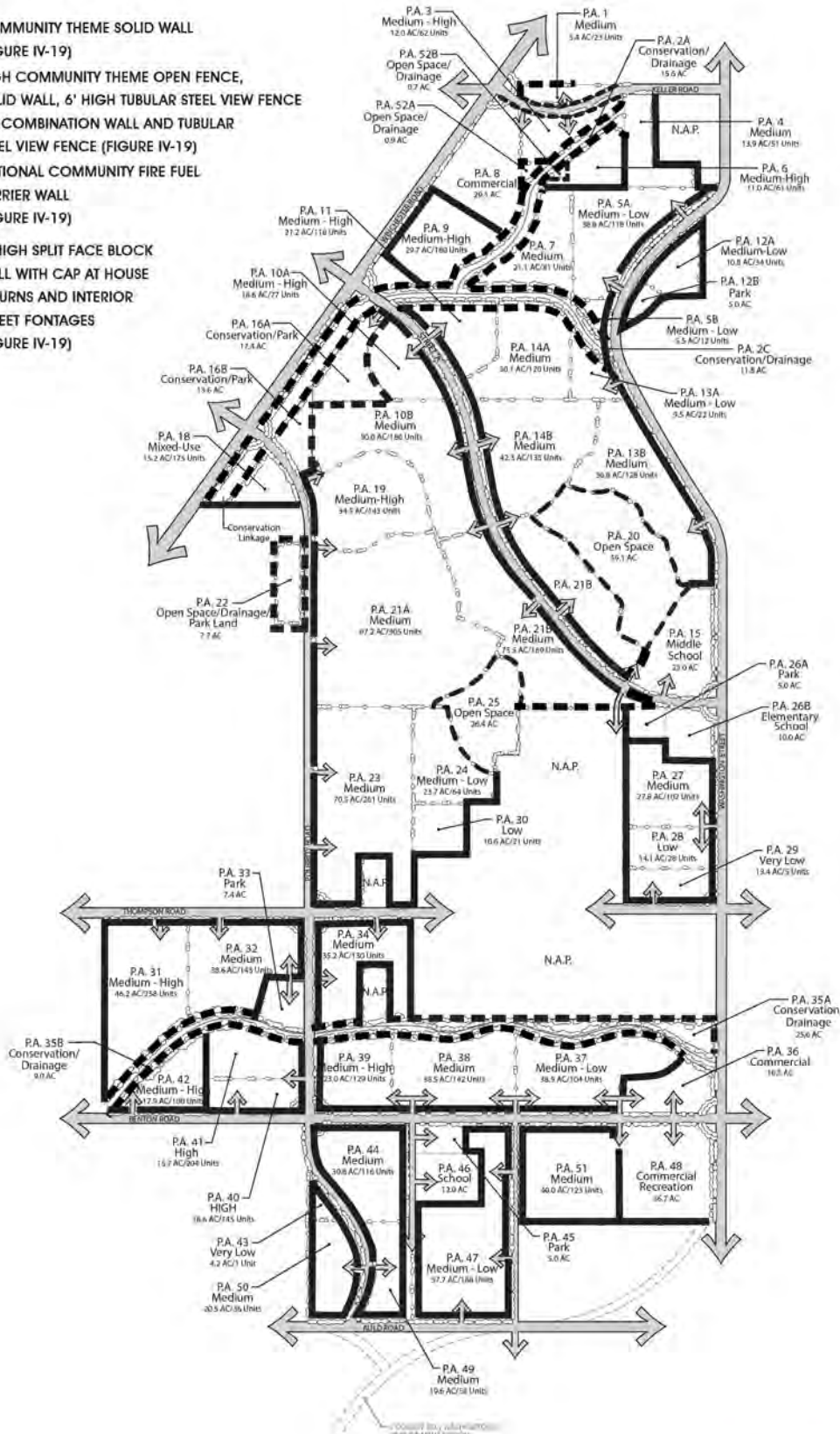
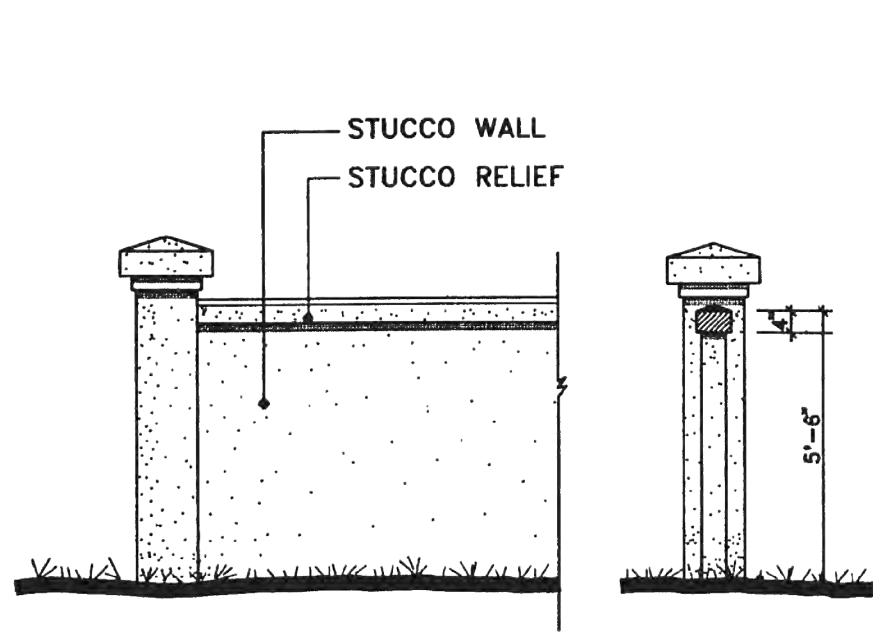


FIGURE IV-18

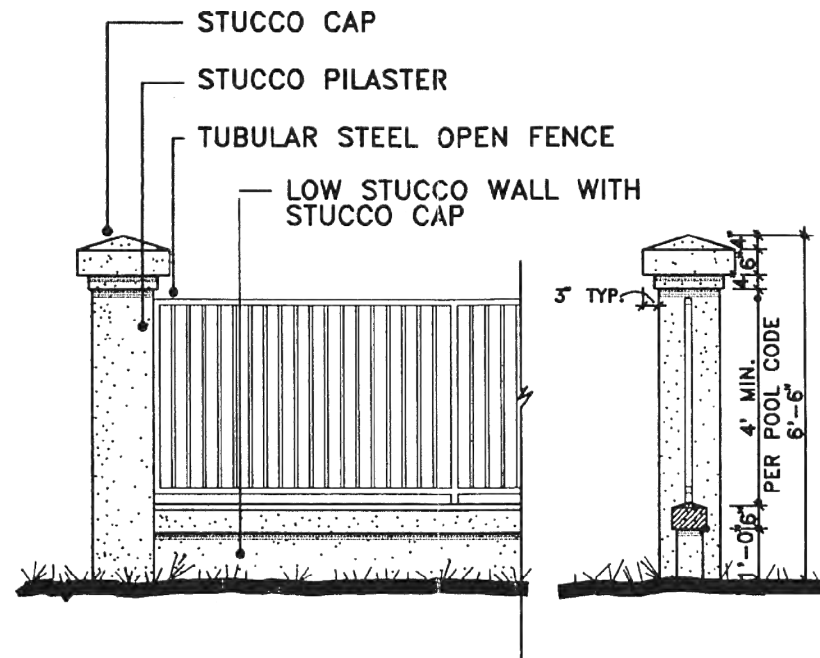


Community Fencing & Wall Plan
WINCHESTER 1800

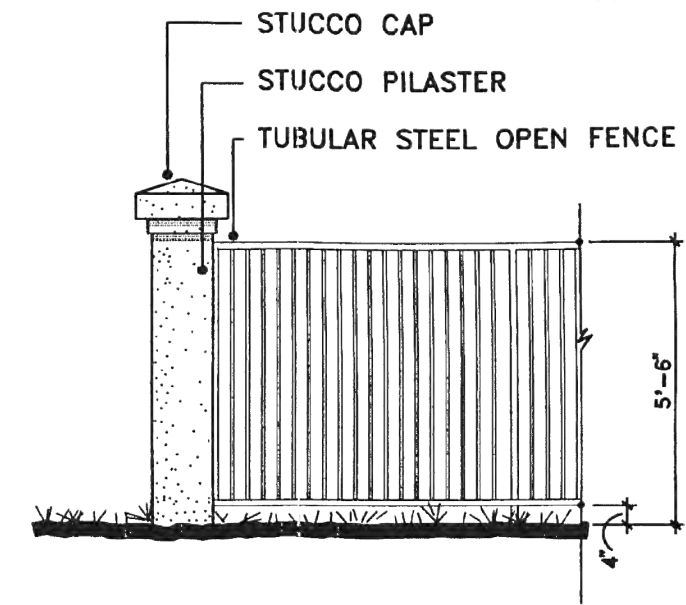
IV. DESIGN GUIDELINES
 Specific Plan No. 286, Amendment No. 7



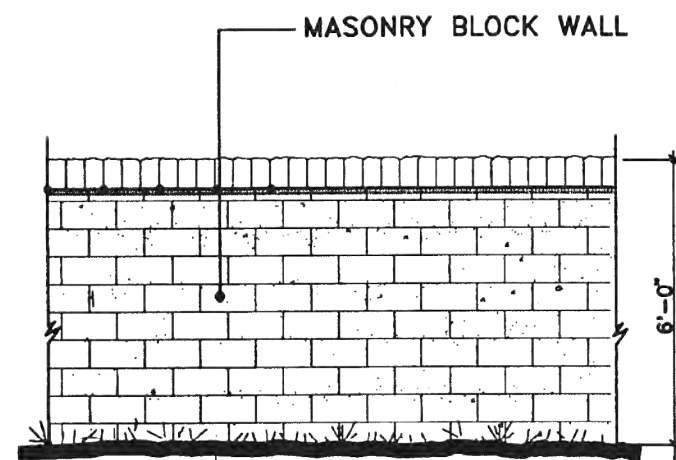
COMMUNITY THEME SOLID WALL
ELEVATION - TYPICAL



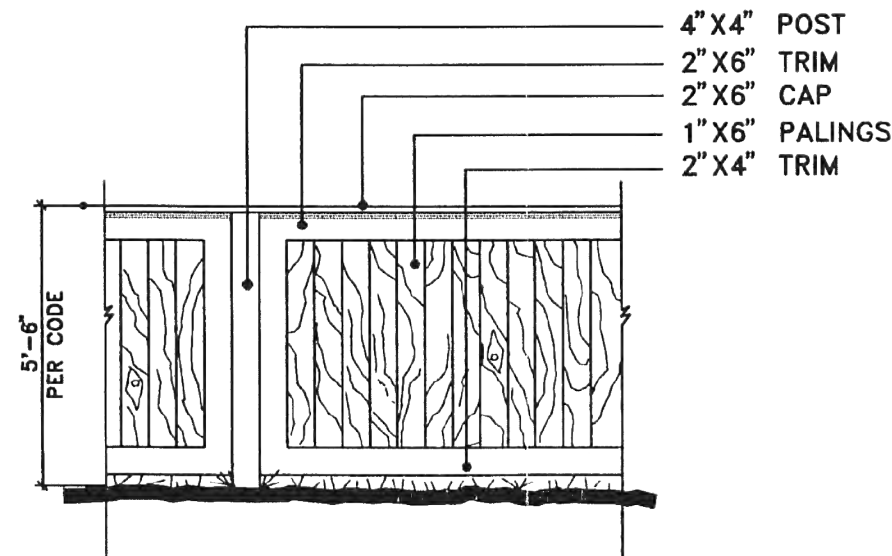
COMMUNITY THEME SOLID WALL AND
OPEN TUBULAR STEEL FENCE
ELEVATION-TYPICAL



COMMUNITY THEME TUBULAR STEEL OPEN FENCE
ELEVATION-TYPICAL



COMMUNITY THEME SOLID WALL/
COMMUNITY FIRE FUEL BARRIER WALL
ELEVATION - TYPICAL



COMMUNITY THEME WOOD FENCE
ELEVATION - TYPICAL

Community Theme Walls & Fencing Elevations (1 of 2)

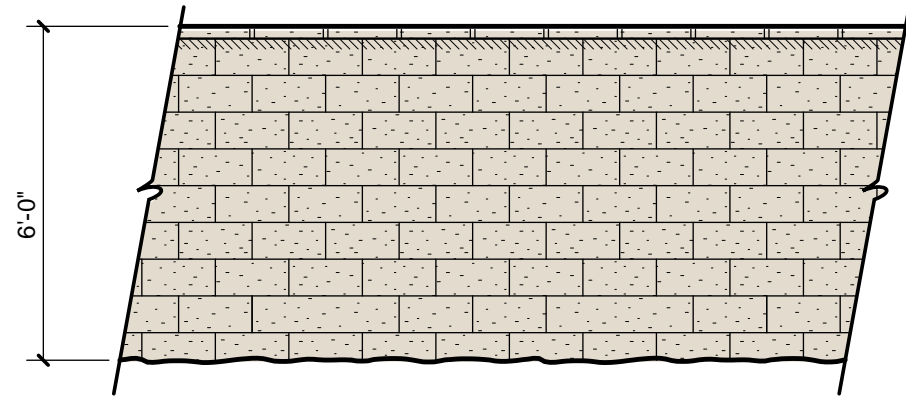
WINCHESTER 1800

FIGURE IV-19

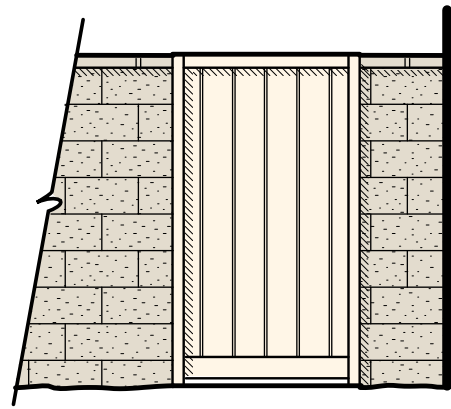


IV. DESIGN GUIDELINES

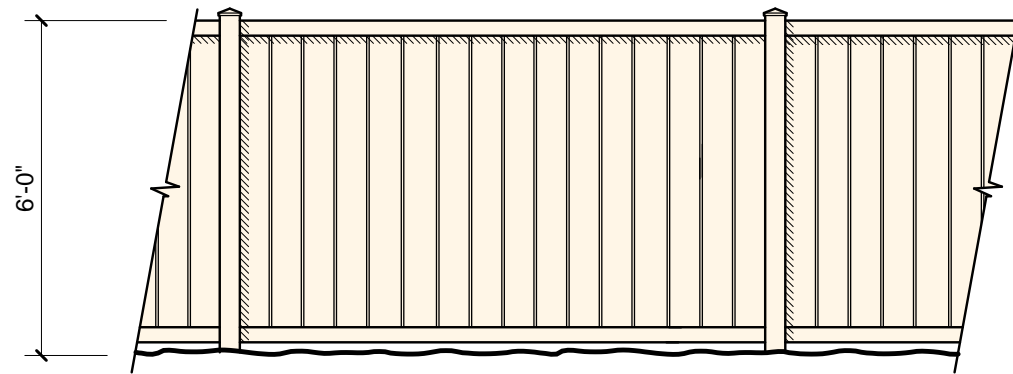
Specific Plan No. 286, Amendment No. 7



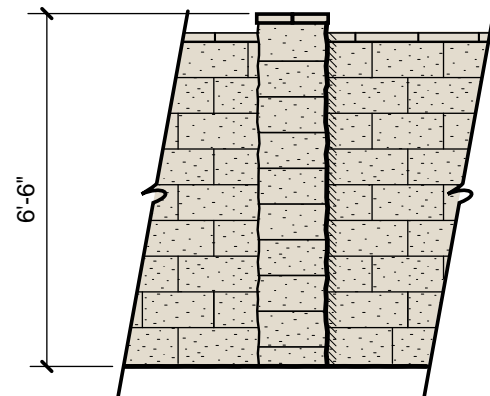
A 6' High Split Face Block Wall with Cap
Scale: 3/8"=1'-0"



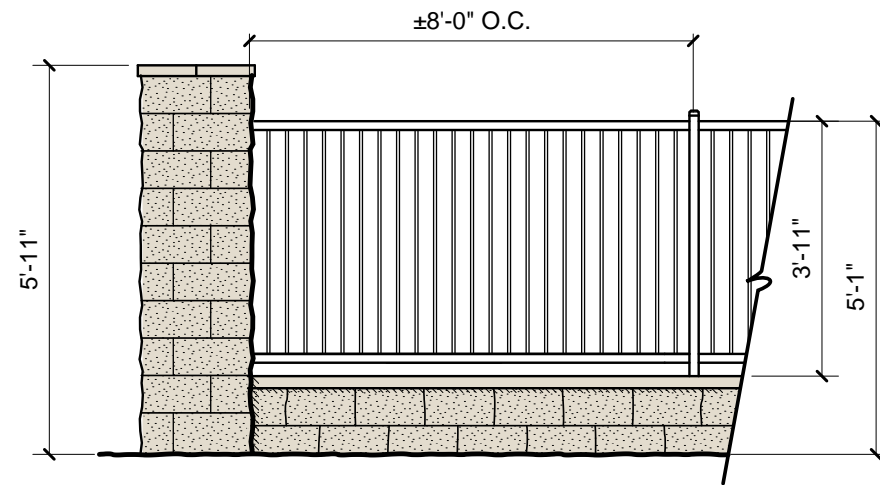
B 3' Wide P.V.C. Sideyard Gate
Scale: 3/8"=1'-0"



C 6' High Neighborhood P.V.C. Fence
Scale: 3/8"=1'-0"



D 6'-6" High Split Face Pilaster
Scale: 3/8"=1'-0"



E 6' High Combo Wall with 7' High Split Face Pilaster
Scale: 3/8"=1'-0"

Community Theme Walls & Fencing Elevations (2 of 2)

WINCHESTER 1800

FIGURE IV-19A



IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 7

b) Combination Wall Requirement - (See Figure IV-19 and Figure IV-19A)

This community wall occurs above eight foot (8') vertical high slopes where partial privacy is necessary and where some view opportunities are desired. Combination walls of low stucco, masonry, or split face and tubular steel fence panels between pilasters shall be used. The pilasters shall match those described herein for the base requirement solid wall treatment inclusive of size, design configuration and locations.

c) Open/View Wall Requirement - (See Figure IV-19 and Figure IV-19A)

Where view opportunity exists and where the visual protection from common maintenance areas is assured, an open or view wall may be used. In order to maintain the design integrity of the community theme wall, the open/view wall should not be used along the community streetscenes on Winchester Road, Pourroy Road, Thompson Road, Benton Road, Auld Road, Washington Road, Street 'A', 'B', 'C' and 'D'

3) Neighborhood Walls

a) Introduction

Neighborhood fences and walls shall be designed as an integral component and extension of the building design and surrounding landscape. Periphery walls may be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Walls and fences shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture. Particular importance shall be given to railing and cap details.

b) Wall and Fence Locations

Fences or walls may be constructed in the following areas provided that no wall or fence shall be constructed within the street right-of-way.

(1) Interior Neighborhood Streetscene Walls

(a) Patio homes, cluster homes, courtyard homes or housing walls adjoining any interior neighborhood streetscene shall have a perimeter streetscene solid wall treatment or six foot (6') high split face block wall with cap.

(b) Perimeter Streetscene Solid Wall Requirement

A uniform solid wall designed to reinforce the architectural setting while remaining compatible with the previously described “Community Wall” Program should be utilized at all residential corner lot side yards which parallel or are viewed from public streets. The visual integrity of the overall community, city and neighborhood streetscene will, therefore, be protected. This includes a six foot (6’) high split face block wall with cap.

(c) Open View Wall Application

Where interior lot view opportunities exist without a privacy conflict, an open view fence or combination wall of stucco, masonry, or split face with tubular steel may be appropriate. Such a view fence shall be compatible with the architectural setting.

(d) Wood fencing and vinyl/PVC fencing is permitted within the individual neighborhood provided the fencing is not readily visible from the community streetscenes, except as located behind the front yard setback.

(2) Residential and Institutional Uses

Fences and walls are permitted in any rear yard, side yard or in the front yard. Exception: Fences and walls may not be erected within the street right-of-way.

(3) Commercial and Other Uses

Screen and security fences and walls are encouraged only in rear or sideyards. Trash deposit areas shall be enclosed within a six foot (6’) high gated trash enclosures.

c) Wall and Fence Heights

(1) Residential and Institutional Uses

The following wall heights are permitted provided that no fence or wall shall exceed six foot (6’) in height. Privacy walls should be a minimum of five foot (5’) in height.

(a) Front: No six foot (6’) high wood fences should be located at the front property line.

- (b) Two-sided fencing shall be used whenever visible from a public or private street.
- (2) Commercial Uses
 - (a) Front and Streetside: Fences and walls in the front setback and streetside setback areas shall be no higher than three and one-half feet (3-1/2') above grade. However, security fencing may be approved if there is a demonstrated need for security. The maximum height of this fencing shall be six feet (6') above grade.
 - (b) Side and Rear: No fences or walls shall exceed a height of six feet (6'-0").
- (3) Pool Code

All fencing shall conform to the applicable State of California or County of Riverside pool code fencing requirement, whichever is more stringent.

d) Wall and Fence Materials and Colors

All fences and walls shall be designed and constructed as part of the overall architectural and site design. All materials shall be durable and finished in textures and colors complimentary of the overall architectural design.

- (1) Neighborhood Streetscene

Permitted Wall Materials: Stone veneer, stucco (including stucco covered block), masonry, brick, slump block, split face block wall, block and wrought iron combination, and wood cap trim are acceptable.
- (2) Permitted Wood Fence Materials

Wood fence materials must be of sufficient quality to accent semi-transparent stains.
- (3) Permitted Vinyl/PVC Fence Materials

A vinyl/PVC privacy fence—up to six feet (6') in height—is permitted on side and rear property lines of adjacent residential units.
- (4) Conditionally Acceptable Wall and Fence Materials

Glass and/or heavy break-resistant plastic are acceptable for use in fences and walls when necessary to preserve views while providing protection against winds, etc.

(5) Prohibited Wall and Fence Materials

Barbed wire, wire, electrically charged fences, plain exposed precision concrete block, plastic materials, corrugated metal, chain link and grapestake fencing are prohibited.

(6) Color and Special Wall and Fence Treatments

Walls may be left natural or covered with stucco, except plain precision concrete block must be covered with stucco. Brick, split face, or slump block walls may be painted or covered with stucco, if desired. Stone surfaces shall remain natural and unpainted.

All wooden fences shall be treated with stain to help prevent rotting and weathering. Transparent stains are acceptable.

Material, colors, texture, and alignment of wall and fences shall be varied to relieve visual monotony. High contrast materials should be used only in select areas as accents.

e) Special Wall and Fence Regulations

- (1) A six foot (6') high masonry wall shall be constructed on each property line prior to development of any commercial, industrial, or business related use that adjoins any parcel specifically zoned for residential use or designated for open space or as a school site.
- (2) A six foot (6') high masonry wall or split face block wall with cap shall be constructed on any project boundary line where the adjacent property is zoned for a lower residential density than that zoned in which the project is located.
- (3) All fences and walls dividing two (2) separate residential dwelling units shall be constructed of the same color and material and shall be compatible with the color and material of the architecture. A vinyl/PVC privacy fence—up to six feet (6') in height—is permitted on side and rear property lines of adjacent residential units.
- (4) Long walls should be broken up with landscaping -particularly vines and espaliered trees. When possible, an eighteen inch (18") mini- mum space

should be left between paved areas and walls and fences to allow for landscaping.

- (5) All fencing in commercial areas shall be planted with vines or landscaped as specified per these design guidelines.

c. Landscape Requirements

1) Residential Neighborhood Streetscene

Single family residential lots form a large portion of the WINCHESTER 1800 Community character. As such, a residential landscape program is designed which encourages landscape development within the overall community theme while maximizing the individual neighborhood setting. This program features a tree scheme, frontyard turf and shrubs, and front yard automatic irrigation system.

a) Residential Lot Street Trees

Per County of Riverside Ordinance, each residential lot shall receive a minimum of one (1), fifteen (15) gallon size street tree planted in the right- of-way. Corner lots shall receive a minimum of two (2), fifteen (15) gallon size trees also planted in the right-of-way. Tree variety shall be chosen from the WINCHESTER 1800 Plant Palette contained herein. Trees should be clustered near property lines periodically to maximize their growing effect and streetscene impact. One (1) species of tree shall be selected and approved for each residential street to maximize visual neighborhood identity. Deciduous, or flowering or evergreen accent trees which contrast with the chosen street tree are encouraged at cul-de-sacs, knuckles and intersections to provide seasonal emphasis and interest.

b) Residential Front Yard Requirements

Seeded or sodded turf, shrubs and an automatic irrigation system shall be installed by the builder/developer in the front yard of each residential lot. The turf and irrigation shall be installed to a logical stopping point from the curb face to the front of house and sideyards. Slopes over 3:1 surface gradient and three feet (3') in height should be planted with groundcover. Low slopes may be graded out to a less than 3: 1 surface gradient and planted with turf.

A minimum of one (1), five (5) gallon size tree shall be planted in the front yards of each residential lot. The trees may match the street trees planted in the right-of-way. Front yard trees may be located in proximity to said street trees in order to create a grove effect. The front yard trees may also contrast with the street tree and form background tree clusters. Overall, the front yard scheme shall create a

streetscene appearance of tree grove clusters meandering through the project and across streets.

c) Interior Slope Landscape

All interior slopes occurring within the community theme wall envelope shall be landscaped and irrigated per the County of Riverside Landscape Standards Ordinance 457.73. The builder/developer shall install all required slopes not designated as common area. Each builder should confirm the erosion control standards with the County.

2) Commercial Land Use Landscape Requirements

a) General Landscape Requirements

- (1) Builder/Developer shall refer to the Riverside County Land Use Ordinance No. 348 for the percentage of the gross commercial site acreage required to be landscaped.
- (2) All areas of the site not occupied by buildings or otherwise utilized shall be landscaped with groundcover, turf or tree materials from the community plant palette.
- (3) Sideyard and rear service yard use areas should be screened with a combination of a six foot (6') wall and dense landscape buffer.
- (4) The Specimen Accent Tree or Evergreen Canopy Accent Tree entry planting should be incorporated at the commercial site vehicular access points.
- (5) Builder/Developer is encouraged to evaluate adjacent streetscene landscape development and select on-site landscape that complements in the following manner:
 - (a) Reinforces the streetscene landscape theme.
 - (b) Or provides an evergreen landscape backdrop.
- (6) Builder/Developer is encouraged to integrate landscaping within the building architecture. Climbing, flowering vines, planters, pot-ted/container plant material, and hanging vines shall be incorporated into the building design where possible.

- (7) Distinctive or special function areas such as courtyards, building entries and people gathering places should be highlighted with colorful accent trees, shrubs and groundcovers.
- b) Parking Area Landscape Requirements
 - (1) Builder/Developer shall refer to Riverside County Land Use Ordinance No. 348 for parking lot shading requirements.
 - (2) Parking area landscaping is required for the screening of large parking areas to limit their visual impact.
 - (3) Landscaped islands shall be provided at the ends of interior stall rows to break up parking areas. These islands are to provide a minimum ten foot (10') landscaped width to allow planting and mounding. Creation of large planting islands with tree groves is encouraged as opposed to small pockets of individual trees.
 - (4) The use of islands to create a series of smaller parking pockets with the total parking area is required.
 - (5) When parking is located adjacent to a public street, a combination of landscaped berms, walls, and/or planting totaling three feet (3') high is to be used to screen views of parked cars per Riverside County Standards.
 - (6) Concrete tree well and planting edge curbs should be used in lieu of wheel stops.
 - (7) Wherever possible, pedestrian traffic should be separated from vehicular traffic by additional sidewalks. The parking lot should have pedestrian crosswalks highlighted with decorative or varied texture paving.
- 3) Low Density and Estate Density Residential Landscape Requirements
 - a) All applicable general residential landscape requirements of the Riverside County Land Use Ordinance No. 348 shall apply.
 - b) Plant material should form a smooth transition between neighborhood and streetscene landscaping.
 - c) Pedestrian and vehicular circulation should be clearly defined by a landscape treatment with accent trees and street trees.

- d) When parking is located adjacent to a public street, combination of landscaped berms, walls, and/or planting totaling three feet (3') high should be used to screen cars.

4) High Density, Medium High Density, and Medium Density Residential Landscape Requirements

Landscaping is a critical element in achieving an overall quality of life in multi-family density housing. The following criteria shall apply:

- a) Pedestrian and vehicular circulation shall be clearly defined with a landscape treatment.
- b) Carports and parking stalls shall be screened and softened with landscape planters.
- c) Project entry drives should be designed to provide an overview of the landscape and recreational facilities.
- d) Trash bins should be fully enclosed with six foot (6') walls, conforming to the architectural materials and the theme of the project. Walls shall be screened with landscape buffers.
- e) Trash bin locations should be conveniently located for ease of maintenance and trash location. Recommended locations include inside parking courts or at the end of parking bays.
- f) Community streetscene criteria shall be implemented along all major or minor community streetscenes.
- g) Comply with County of Riverside Land Use Ordinance No. 348 landscape standards.
- h) All applicable general residential neighborhood streetscene requirements shall apply.
- i) When parking is located adjacent to a public street, a combination of landscaped berm walls, and/or planting three feet (3') in height should be used to screen cars.
- j) Wherever possible, canopy trees should be utilized to shade and mitigate the summer heat.
- k) Meandering of jogging sidewalks are encouraged.

- 1) All street frontages containing row garages should have a minimum five foot (5') planting pocket located along the streetside and sides of the garages. Allowance should be made for tree clearance of building overhangs.

d. Parks and Recreation Amenities

- 1) Introduction

Parks and recreation perform an important role in establishing a high quality community. A variety of recreational opportunities and experiences have been afforded within the six (6) parks planned for WINCHESTER 1800. These parks are distributed evenly and have been integrated into the WINCHESTER 1800 community fabric. In addition, each park has been located either in conjunction with a school site, providing complementary recreation activities, or adjacent to an open space greenbelt/paseo drainage corridor with direct access to the Regional Recreational Trail and Paseos network.

It is anticipated by designing parks adjacent to a school or open space/drainage corridor, that both sites' recreation facilities will complement each other, and the amount of open space will be maximized, and an optimum recreation experience will be provided.

- 2) Planning Area 12B - Neighborhood Park

Planning Area 12B Neighborhood Park totals five (5) acres and is located in the eastern portion of the community along Washington Street adjacent to residential uses in Planning Area 12A. Recreational elements for Planning Area 12B shall be determined by the final site design and shall be subject to approval by Riverside County.

Figure IV-20: (Omitted)

3) Planning Areas 16A and 16B – Community Parks - (See Figure IV-21)

Planning Areas 16A and 16B will be developed as Community Parks totaling 17.4 acres and 13.6 acres, respectively. Combined, these sites will be the largest park in WINCHESTER 1800. These parks also have the benefit of being located opposite to Planning Area 2C conservation/drainage corridor greenbelt/paseo and adjacent to residential land uses within Planning Areas 10A and 10B. Recreation activities planned include:

- a) Three (3) Softball Fields with Three (3) Soccer Field Overlays
- b) Sand Volleyball Courts -Three (3)
- c) Basketball Courts -One (1) Full Court and Six (6) Half Court
- d) Multi-Purpose Building
- e) Group Picnic/Shade Structures
- f) Tot Lot
- g) Adventure Playground
- h) Family Picnic
- j) Open Play Area
- k) Natural Creek Area with Regional Recreational Trail
- l) Off-Street Parking Along Internal Circulation Roads

These Community Parks function as a major destination point for the community's organized sports/active recreation needs.

4) Planning Area 26A - Neighborhood Park - (See Figure IV-22)

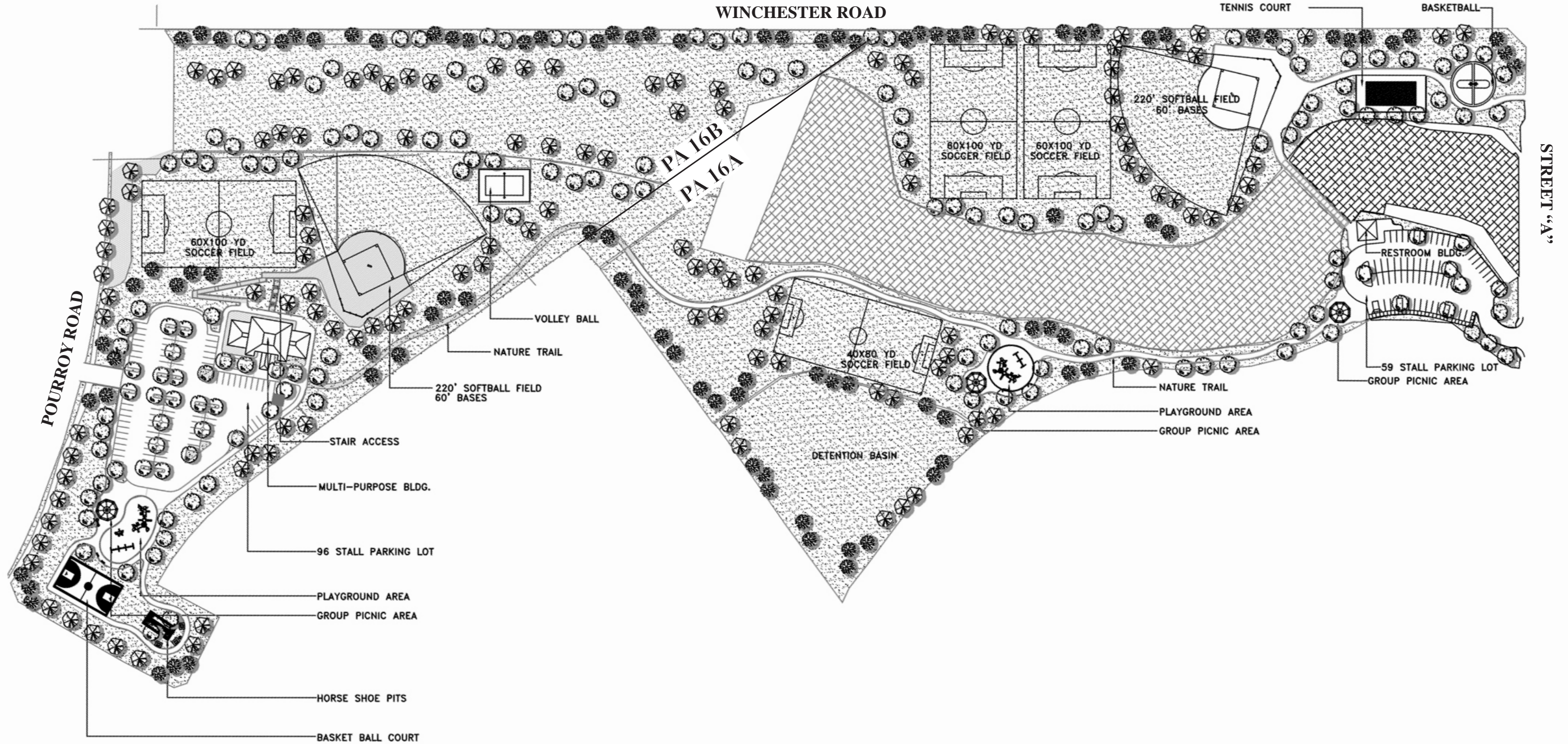
Planning Area 26A Neighborhood Park totals five (5) acres and is located in the eastern portion of the community along Street 'A' and near Washington Street adjacent to residential. Recreation program elements may include:

- a) Tennis Courts -Three (3)
- b) Tot Lot
- c) Restroom Building
- d) Basketball Courts -Two (2)
- e) Family Picnic
- f) Open Play Area
- g) Park Walkway
- h) Off-Street Parking
- i) Group Picnic/Shade Structure

5) Planning Area 33 - Neighborhood Park - (See Figure IV-23)

Planning Area 33 Neighborhood Park totals 7.4 acres and located adjacent to Pourroy Road and residential land uses. Recreation elements programmed are:

- a) Restroom Building
- b) Tot Lot



Planning Areas 16A & 16B Conservation/Community Park

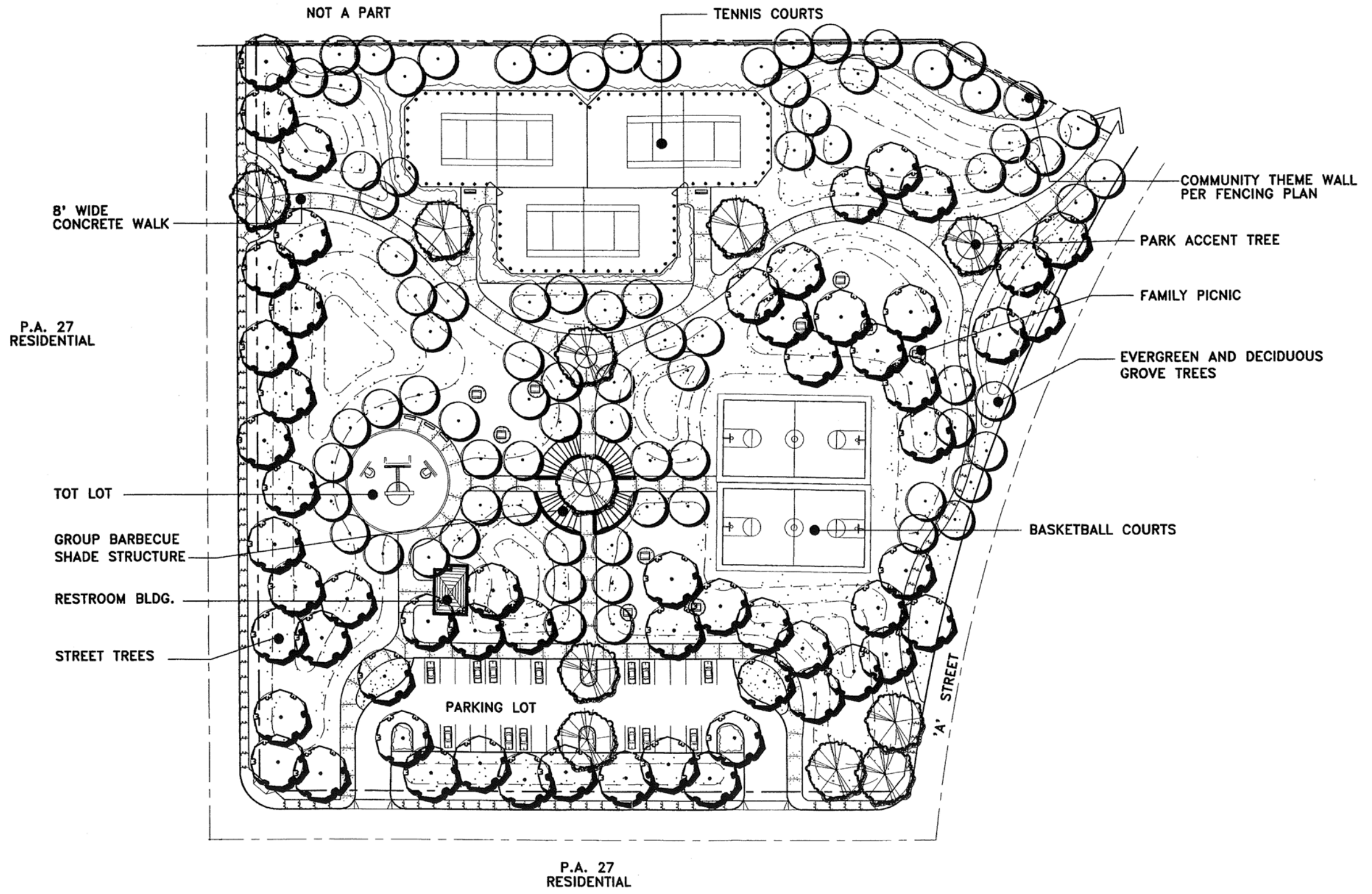
WINCHESTER 1800

FIGURE IV-21



IV. DESIGN GUIDELINES

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Planning Area 26A Neighborhood Park

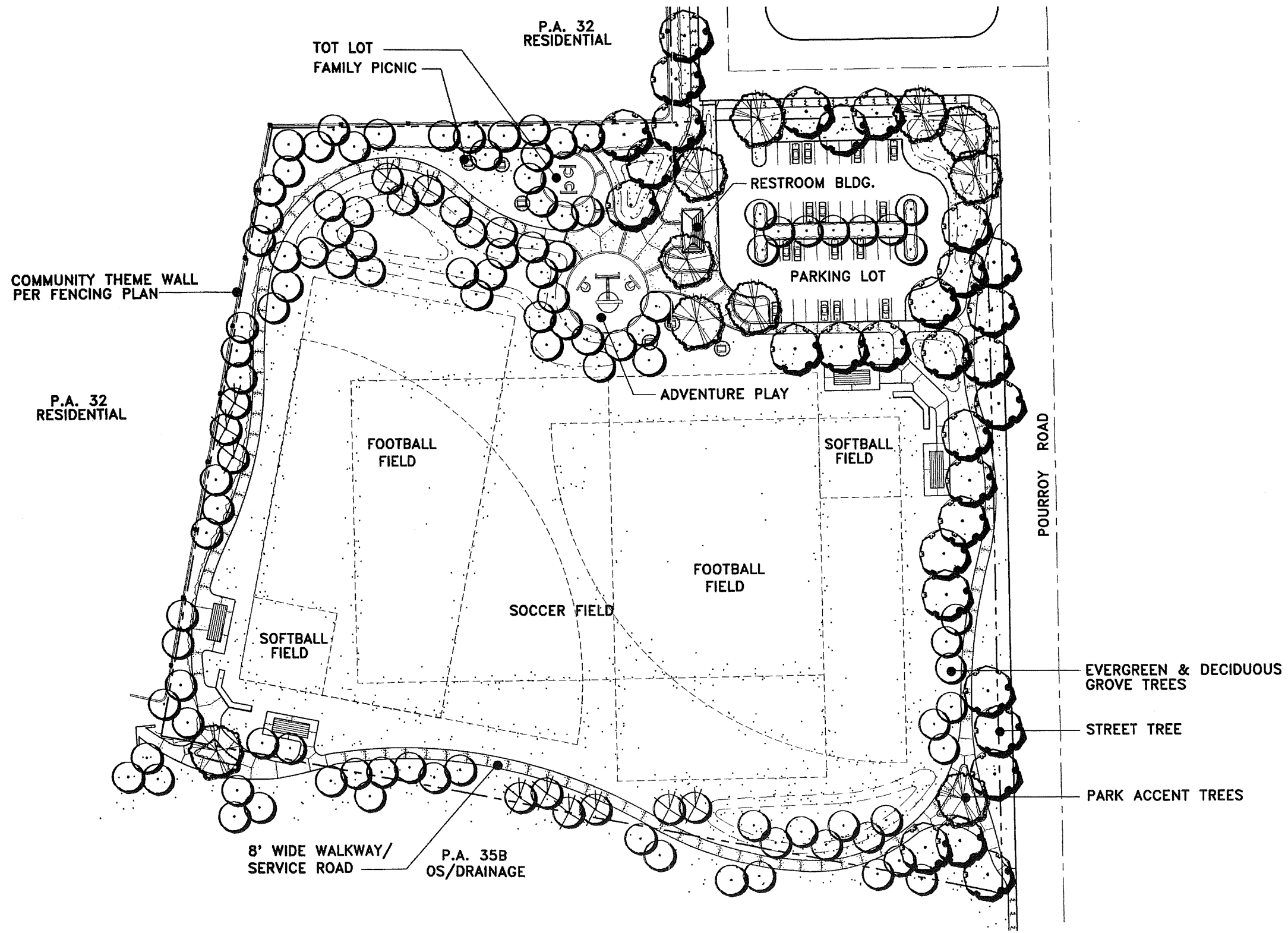
WINCHESTER 1800

FIGURE IV-22



IV. DESIGN GUIDELINES

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Planning Area 33 Neighborhood Park

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FIGURE IV-23



IV. DESIGN GUIDELINES

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- c) Adventure Play
- d) Family Picnic
- e) Off-Street Parking
- f) Open Play Area
- g) Eight Foot (8') Wide Walkway/Service Road
- h) Softball Fields with Two (2) Soccer Field Overlays

6) Planning Area 45 - Combination School and Neighborhood Park - (See Figure IV-24)

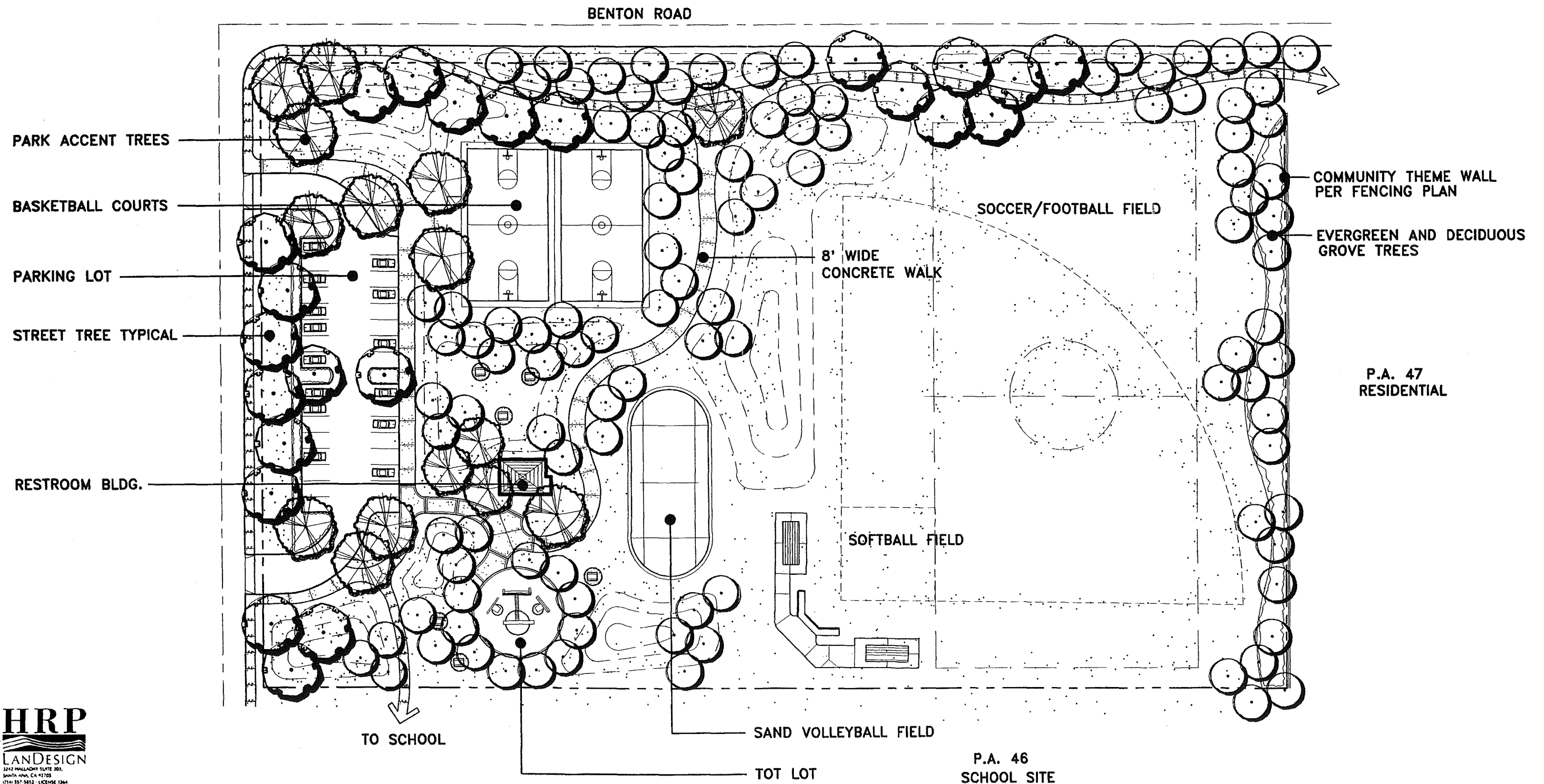
This 5.0 acre Neighborhood Park is located off Benton Road adjacent to an elementary school in Planning Area 46. Recreation activities have been planned which supplement the school activities and include:

- a) Restroom Building
- b) Tot Lot
- c) Basketball Courts -Two (2)
- d) Family Picnic
- e) Off-Street Parking
- f) Open Play Area
- g) Eight Foot (8') Wide Concrete Walk
- h) Softball Field with Soccer Field Overlay
- i) Sand Volleyball Court

7) Greenbelt/Paseo Network - (See Figure IV-14)

Greenbelts have been planned along the open space/ drainage corridors located throughout the community. These greenbelts have been utilized to provide passive open space or function as pedestrian and bicycle circulation elements via a paseo or Regional Recreational Trail.

Paseos are planned with an eight-foot (8') wide concrete trail per Figure IV-14. These paths will provide over eight (8) miles of pedestrian safe passage from individual neighborhoods to community parks, schools and commercial centers. Neighborhood access to the greenbelts/paseos and Regional Recreational Trail will occur at cul-de-sacs abutting the paseo.



Planning Area 45 Combination School & Neighborhood Park

WINCHESTER 1800

FIGURE IV-24



IV. DESIGN GUIDELINES

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e. Maintenance Responsibility

Maintenance of common areas and streetscenes within WINCHESTER 1800 may be provided by either a County Service Area (CSA) or by Valley-Wide Recreation and Park District.

Areas proposed to be maintained by CSA or Valley-Wide Recreation and Park District are the community streetscenes, greenbelts/paseos, open space/drainage corridors and park systems. The streetscene maintenance areas are designated as all areas from back of curb to the Community Theme Wall or back edge of Landscape Development Zone (LDZ).

All residential street trees planted in the right-of-way will be maintained by the individual homeowners.

f. Outdoor Lighting

All streets and commercial developments in WINCHESTER 1800 shall have uniform lighting standards with regard to style, materials, and colors in order to ensure consistent design. Each residential development may develop its own lighting standards, provided that the selected lighting fixture style is used consistently throughout the project. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme. All lighting fixtures in the WINCHESTER 1800 project area shall comply with the following regulations and provisions.

- 1) All outdoor lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare and illumination on streets or adjoining property; low intensity, energy conserving nightlighting shall be required.
- 2) Lights shall be unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandalproof, yet should not look institutional.
- 3) Neon and similar types of lighting are prohibited in all areas of WINCHESTER 1800 except in retail commercial developments.
- 4) All exterior lighting designs should develop a sense of hierarchy by varying fixtures and illumination levels. Proper lighting helps to define the organization of streets and plazas; and also distinguishes vehicular and pedestrian circulation patterns. Entry areas (both pedestrian and vehicular), public plazas, community facilities, and highly used recreation areas shall be creatively lit to develop a sense of place and arrival.
- 5) All exterior lighting designs shall address the issue of security. Parking lots, pedestrian walkways, and building entrances shall be well lighted for security reasons.

- 6) All exterior lights should be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties.
- 7) No freestanding lighting fixtures shall exceed twenty-five feet (25') in height. In no case shall overwash occur beyond the property lines.
- 8) Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover should occur outside the service area. The light source is not to be visible from the street.
- 9) The lighting concept of the entry monumentation features is to illuminate the sign graphics and to gently wash the walls and pilasters with light. Trees and other landscape features will be illuminated by ambient light bounding off the entrance walls.
- 10) All electrical meter pedestals and light switch/control equipment shall be located with minimum public visibility or shall be screened with appropriate plant materials.
- 11) The level of on-site lighting, as well as lighting fixtures, shall comply with any and all applicable requirements and policies of the County of Riverside and Mount Palomar Observatory. Energy conservation, safety, and security should be emphasized when designating any lighting system.

B. Residential Architectural Design Criteria

1. Architectural Theme

The concept for the Winchester 1800 architectural theme is derived from the timeless California desert traditions and history. Two styles in particular which have long influenced California architecture are the Spanish Colonial and the Monterey styles. Implementation of this project will draw upon these styles to achieve a cohesive sense of place and identity for Winchester 1800.

The choice of an appropriate architectural style, together with its implementation, will ensure the creation of a high-quality community. To achieve this goal, these design standards have been established, setting parameters without restricting creativity. The architectural style in the Winchester 1800 community will utilize:

- Traditional building materials that are still used today for their stability against the elements.
- Use of materials consistent with traditional methods.
- Building elements that create comfort through scale, and mitigate effects of the natural elements.
- Use of different, yet compatible, architectural elements to create variety.
- Integration of building structures and the environment to reflect the cultural and climatic influences of the area.

The following are examples of authentic design imagery and will serve as a guide for developing authentic interpretations for the Winchester 1800 community.

2. Planning Area 40 Architecture

The architectural styles of the residential homes within the Planning Area 40 neighborhood reinforces Winchester 1800's community's theme and reflect the architectural themes and styles prevalent in historically agricultural areas of Southern California. The selected architectural styles for Planning Area 40 within the Winchester 1800 Specific Plan include Spanish, Santa Barbara, and Farmhouse. These complementary architectural styles provide a range of architectural variation, appealing to a variety of potential homeowners and creating visually interesting street scenes. Each architectural style can be applied to the three different housing types offered within the community. The design goal of Planning Area 40 is to achieve contemporary interpretations of historical styles, rather than exact replications. As such, these Design Guidelines are intended to present images of key features and details representative of the selected architectural styles that should be incorporated into the homes within Planning Area 40.

a) Spanish

The first instance of Spanish architecture in the states occurred in California in the early 1900's. Due to the regions ideal "Mediterranean" climate the style is very well adapted to the Southern California lifestyle. Roof forms are low pitched hips or gables. As shown on Figure IV-25, elements indicative of the style are large stucco walls with windows and doors with headers. Stucco porch columns and multiple panes are synonymous with the style.

b) Santa Barbara

Santa Barbara style architecture refers to the Mediterranean and Spanish Revival Styles built in the 1920s and 1930s. Two main factors that influenced the creation of Santa Barbara style were its resort setting and the city adopting the Hispanic style as its official style. As shown on Figure IV-26, elements indicative of the style are roof forms that may be a combination of hip and gable. Windows may be flanked with shutters and include multiple panes. Arched details are often added to complete the style.

c) Farmhouse

The Farmhouse architectural style is derived from rural settings based on agricultural farm lands throughout America. Each geographic region has its own subtle nuances based on what part of Europe the settlers migrated from. As shown on Figure IV-27, elements indicative of the style includes simple pitched gable roof forms, set on a simple "salt box" massing. Board and batten siding at the gable ends, "barn type" shutters along with use of front porches.

2. Architectural Design Elements

These Design Guidelines are intended to be flexible and are, therefore, illustrative in nature. It is not the intent of these Design Guidelines to require that all of the identified design components and elements be incorporated into the final building designs. Rather, these guidelines serve as a "palette" of character defining elements that can be used in home designs. Builders, and their architects and planners, are encouraged to utilize creativity and imagination when developing exciting designs for Planning Area 40

3. Plotting Diagram - Planning Area 40 (High Density Residential)

Development criteria, development standards, and conceptual lotting illustrations for detached single-family homes within Planning Area 40 are provided on Figure IV-28 and Table IV-1.

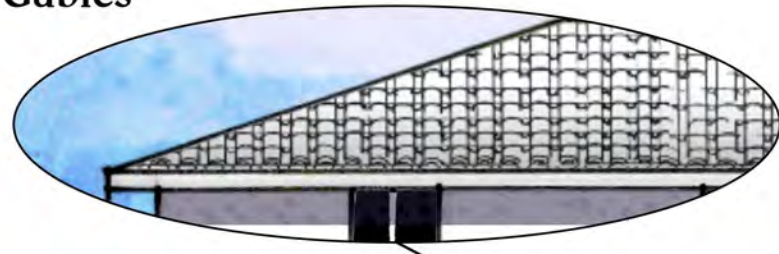
Table IV-1 Plotting Diagram – Planning Area 40 (High Density Residential)⁹

Typical Lot	
Minimum Lot Size	2,700 s.f.
Minimum Lot Depth	68'
Minimum Lot Width	40'
Frontage on Flag Lots, Knuckles, or Cul-de-sacs ^{1,2,3}	20'
Lot Coverage (Maximum)	80%
Front Setbacks	
Minimum Living Area ⁴	8'
Minimum Front-Entry Garage ⁵	18'
Minimum Porch/Balcony ⁶	8'
Side Setbacks	
Minimum Interior Side ⁸	3'
Minimum Corner Side	10'
Rear Setbacks	
Minimum Living Area	10'
Building Height (Maximum)	40'
Parking Requirement	2 Garage Spaces (9' x 20' each)
Yard Encroachments (unhabitable architectural features that extend beyond the building face including eaves, chimneys, bay windows, or stairways)	2'
Notes: 1. "No Parking" curb striping shall be provided at knuckle and corner conditions. 2. Zero-inch/mountable/rolled curbs shall be provided at knuckle and corner conditions to allow for fire truck turning. 3. The minimum frontage of each abutting lot utilizing shared private driveways shall be fifteen (15') feet, provided that the combined frontage of these abutting lots have a minimum combined frontage of thirty-five feet (35'). 4. As measured from the main structure to the back of sidewalk. 5. As measured from the garage face to the back of sidewalk. 6. As measured from the front porch/balcony to the back of sidewalk. 7. Shared private driveways are allowed from a public street or private road to serve a maximum of two (2) dwelling units, provided that the shared driveway is no less than twenty (20') feet wide for its entire length. 8. As measured from the foundation to the property line. 9. Table IV-1 is for information purposes only: all Development Standards shall be implemented pursuant to the Specific Plan Zoning Ordinance.	

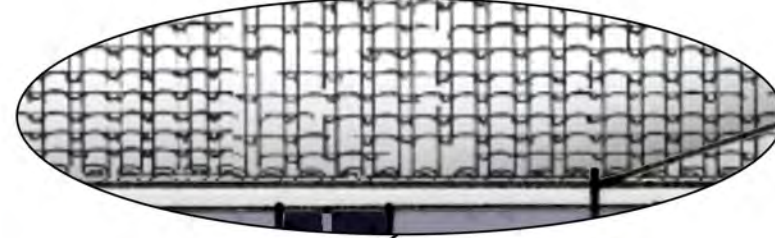
a. Plan Mix and Variation (Planning Area 40)

1. Within Planning Area 40, each floor plan and architectural style shall have at least three distinct elevations, or as approved by the Planning Director.
2. Planning Area 40 shall provide a minimum of three different floor plans and three different architectural styles.
3. One elevation shall not be repeated more than each fourth house.
4. No plan should be plotted side by side from each other with the same elevation.
5. Ten percent (10%) of all homes shall incorporate single-story design elements. Acceptable single-story design elements shall include architectural projections, bay windows, bedrooms, porches, one-story living spaces, one-story garage element, and other similar architectural features. Where shared driveways are utilized, there shall be a clear view from the street to the home. Shared driveways shall be kept clear for access to those units utilizing the driveway and for any drainage that may be accommodated by the driveway.
6. Sufficient color schemes must be provided within the neighborhoods to encourage diversity among the homes on a single local street.

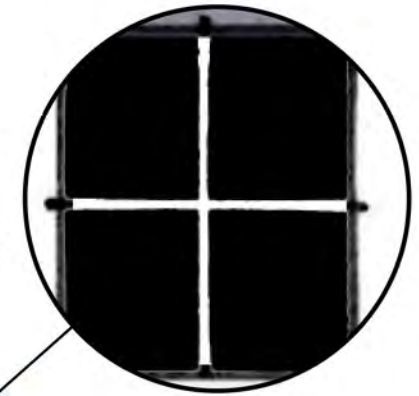
Low Pitched Roofs with Hips or Gables



Flat Tile or S-Tile Roof



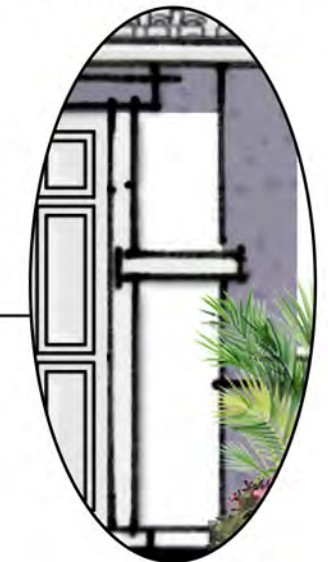
Multiple Paned Windows



Window and Door Headers



Stucco Columns



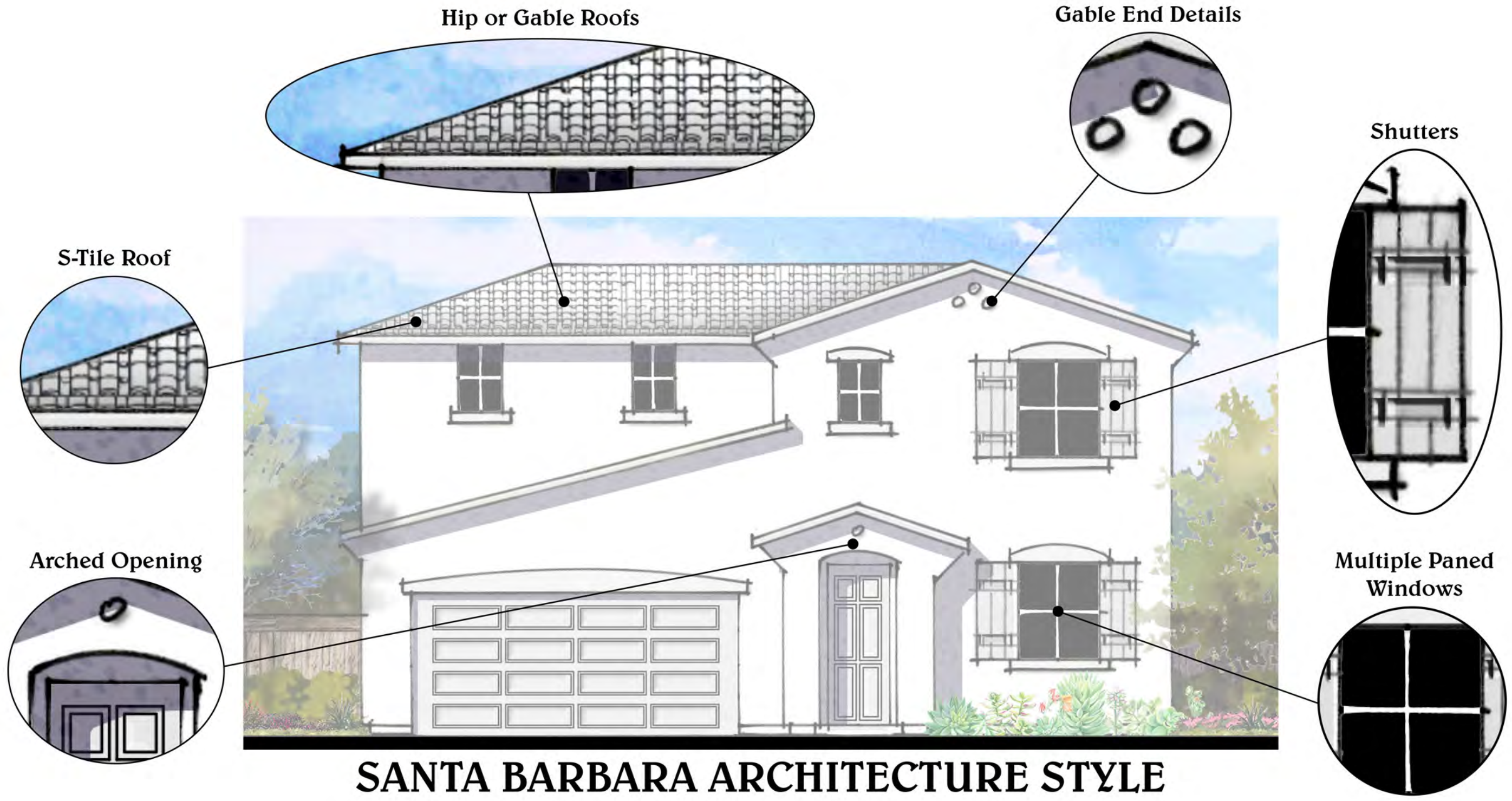
Stucco Walls



SPANISH ARCHITECTURE STYLE

FIGURE IV-25

T&B PLANNING, INC.
17242 East 17th Street, Suite 100, Tustin, CA 92780
P: 714.505.4360 E: 714.505.4361
www.tbplanning.com

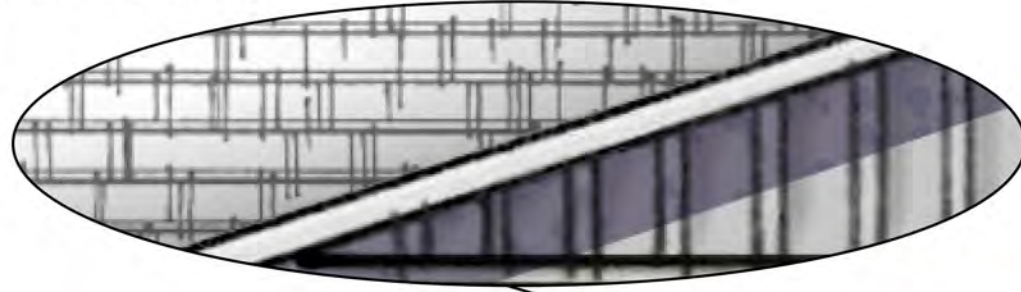


SANTA BARBARA ARCHITECTURE STYLE

FIGURE IV-26

T&B PLANNING, INC.
 17421 East 17th Street, Suite 100, Tustin, CA 92780
 P: 714.505.4360 E: 714.505.4361
 www.tbplanning.com

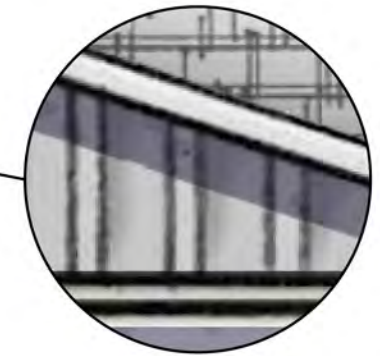
Simple Pitched Gable
Roof



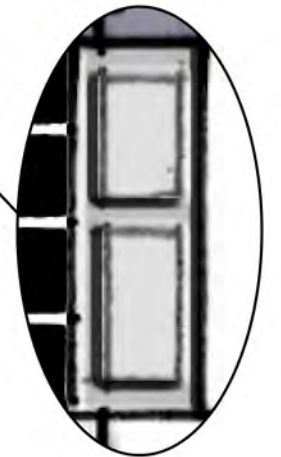
Asymmetrical Massing with Front Gable



Board and Batten
at Gable End



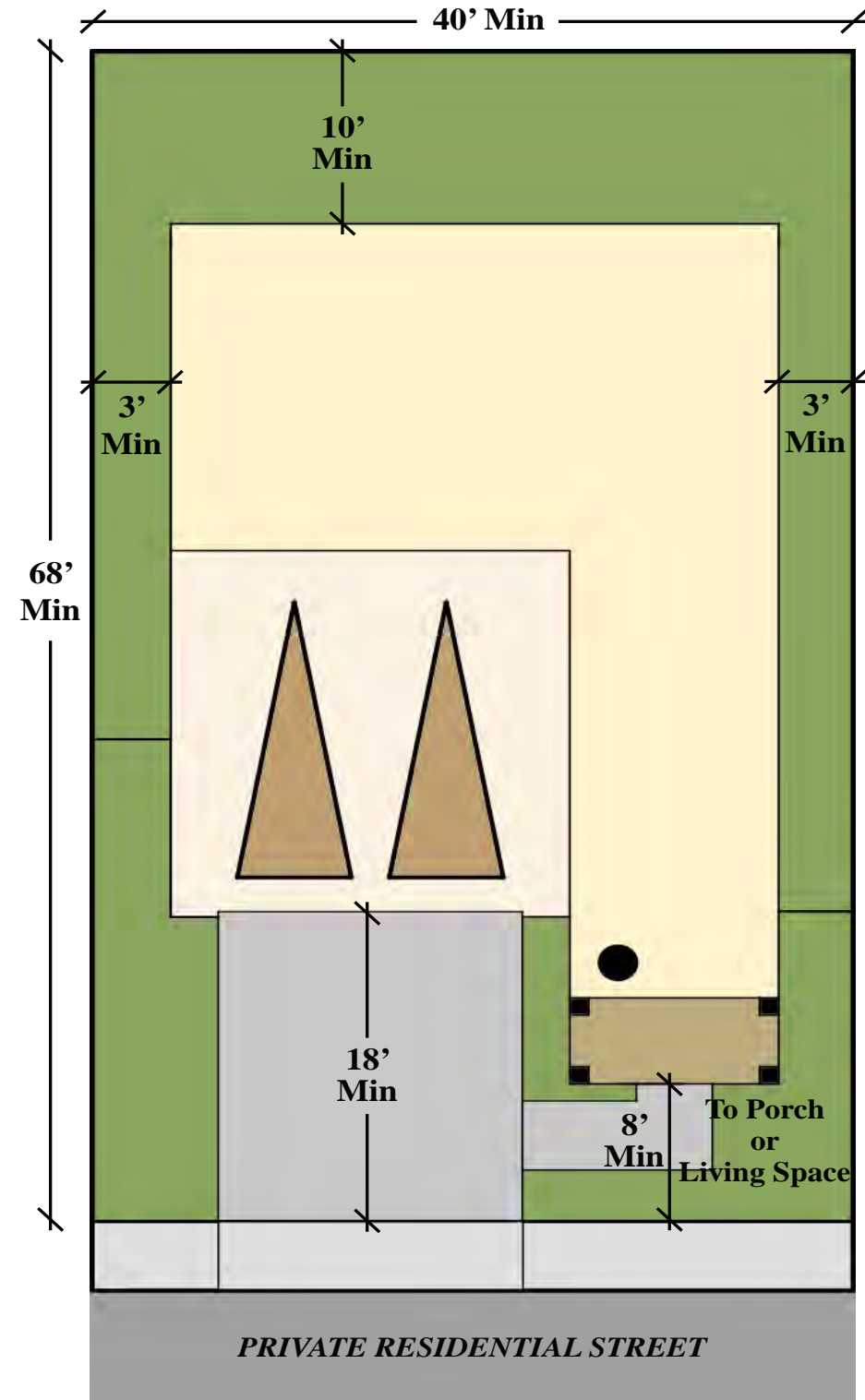
“Barn Type”
Shutters



FARMHOUSE ARCHITECTURE STYLE

FIGURE IV-27

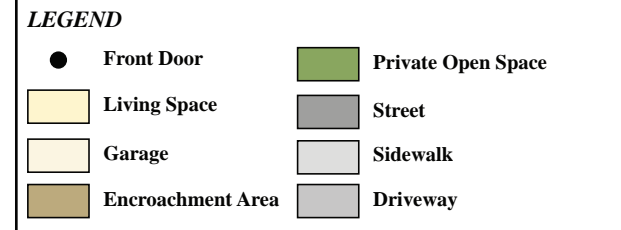
T&B PLANNING, INC.
17421 East 17th Street, Suite 100, Tustin, CA 92780
P. 714.305.4360 E. 714.305.4361
www.tbplanning.com



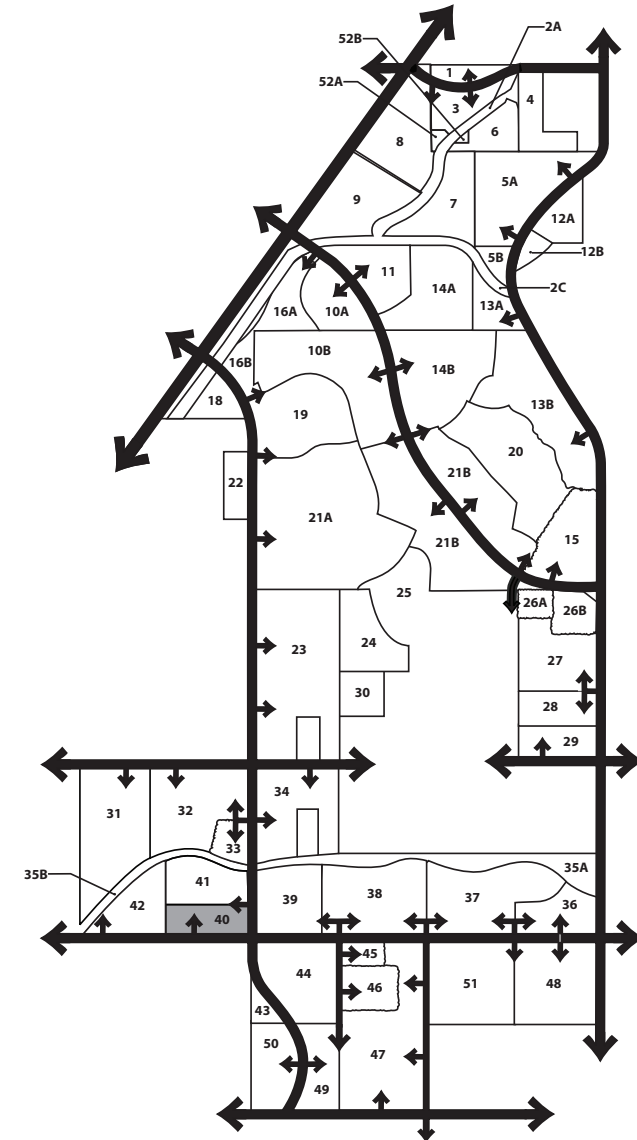
DEVELOPMENT STANDARDS - PA 40 (HDR)

Typical Lot	
Minimum Lot Size	2,700 s.f.
Minimum Lot Depth	68'
Minimum Lot Width	40'
Frontage on Flag Lots, Knuckles, or Cul-de-sacs ^{1,2,3}	20'
Lot Coverage (Maximum)	80%
Front Setbacks	
Minimum Living Area ⁴	8'
Minimum Front-Entry Garage ⁵	18'
Minimum Porch/Balcony ⁶	8'
Side Setbacks	
Minimum Interior Side ⁸	3'
Minimum Corner Side	10'
Rear Setbacks	
Minimum Living Area	10'
Building Height (Maximum)	40'
Parking Requirement	2 Garage Spaces (9' x 20' each)
Yard Encroachments (unhabitable architectural features that extend beyond the building face including eaves, chimneys, bay windows, or stairways)	2'

- Notes:
1. "No Parking" curb striping shall be provided at knuckle and corner conditions.
 2. Zero-inch/mountable/rolled curbs shall be provided at knuckle and corner conditions to allow for fire truck turning.
 3. The minimum frontage of each abutting lot utilizing shared private driveways shall be fifteen (15') feet, provided that the combined frontage of these abutting lots have a minimum combined frontage of thirty-five feet (35').
 4. As measured from the main structure to the back of sidewalk.
 5. As measured from the garage face to the back of sidewalk.
 6. As measured from the front porch/balcony to the back of sidewalk.
 7. Shared private driveways are allowed from a public street or private road to serve a maximum of two (2) dwelling units, provided that the shared driveway is no less than twenty (20') feet wide for its entire length.
 8. As measured from the foundation to the property line.



Note: This exhibit is provided for illustrative purposes only. In cases where the zoning ordinance and Specific Plan 286 conflict, the zoning ordinance shall prevail.



Plotting Diagram - Planning Area 40 (HDR)

WINCHESTER 1800

FIGURE IV-28



IV. DESIGN GUIDELINES

Specific Plan No. 286, Amendment No. 7