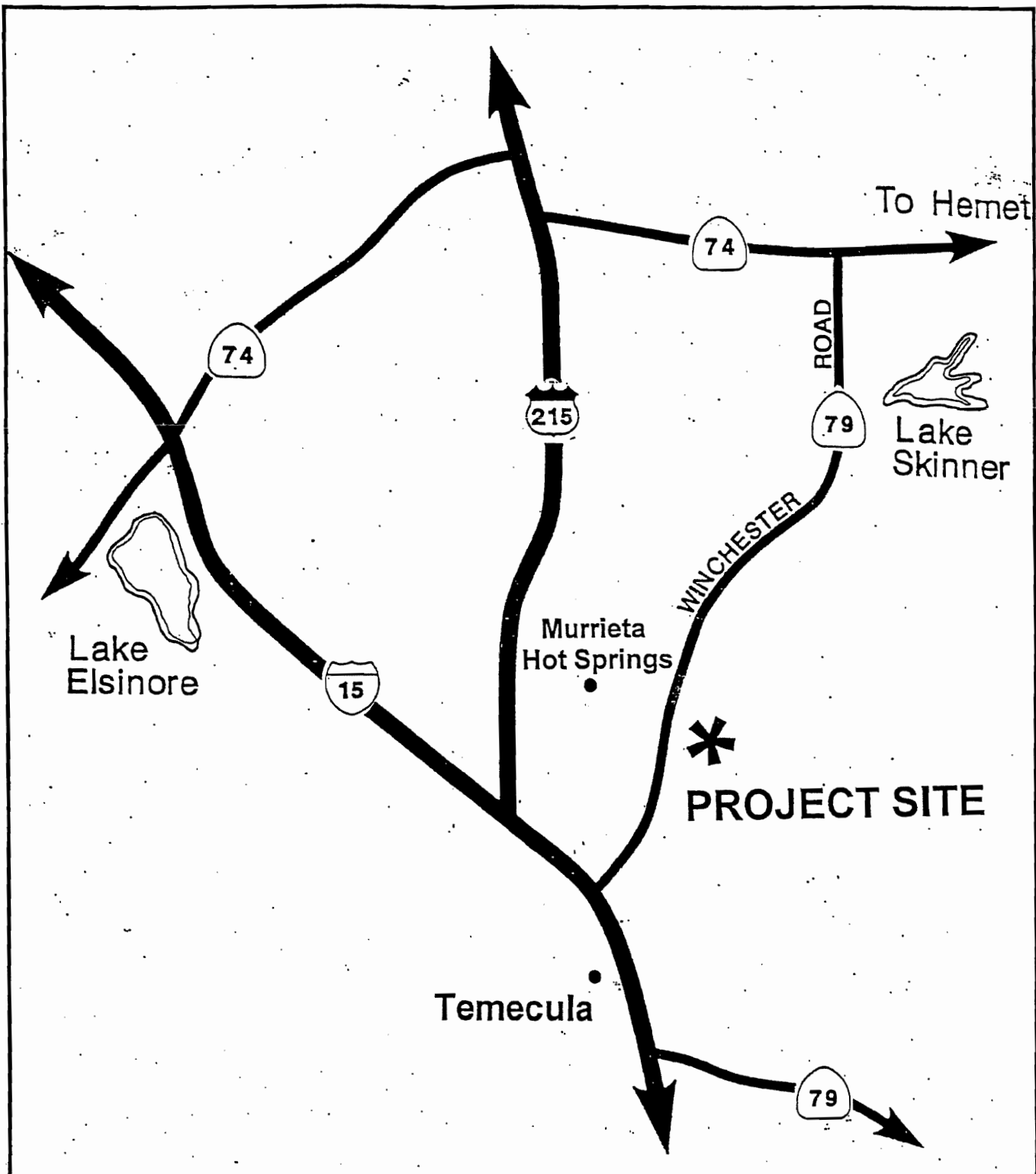


area. A total of approximately 73-acres will be devoted to roads.

Amendment No. 3 amended the adopted Specific Plan in Planning Area 6, 7, and 8 from business park to medium density residential and a neighborhood park. The amendment increased the Specific Plan dwelling unit total to 2,744 throughout the site.

EIR No. 227 was prepared to analyze the impacts and mitigation measures associated with the original Specific Plan when it was approved in 1986. The County issued Negative Declarations when Amendment No. 1 was approved in 1988 and when Amendment No. 2 was approved in 1999. EIR No. 404 was prepared in conjunction with Amendment No. 3 to evaluate the impacts and mitigation measures associated with Amendment No. 3. With regard to physical impacts in areas of the Specific Plan not affected by Amendment No. 3, this EIR relies on the analysis contained in the original EIR. If appropriate, new technical studies have been conducted to analyze the physical impacts that affect the area subject to change by Amendment No. 3. When impacts are assessed based on total numbers of dwelling units and the land use mix (such as for traffic, air quality, noise, sewer, water, schools and parks), new analyses have been conducted to assess the impacts of the overall project.



Regional Map  
**WINCHESTER PROPERTY**

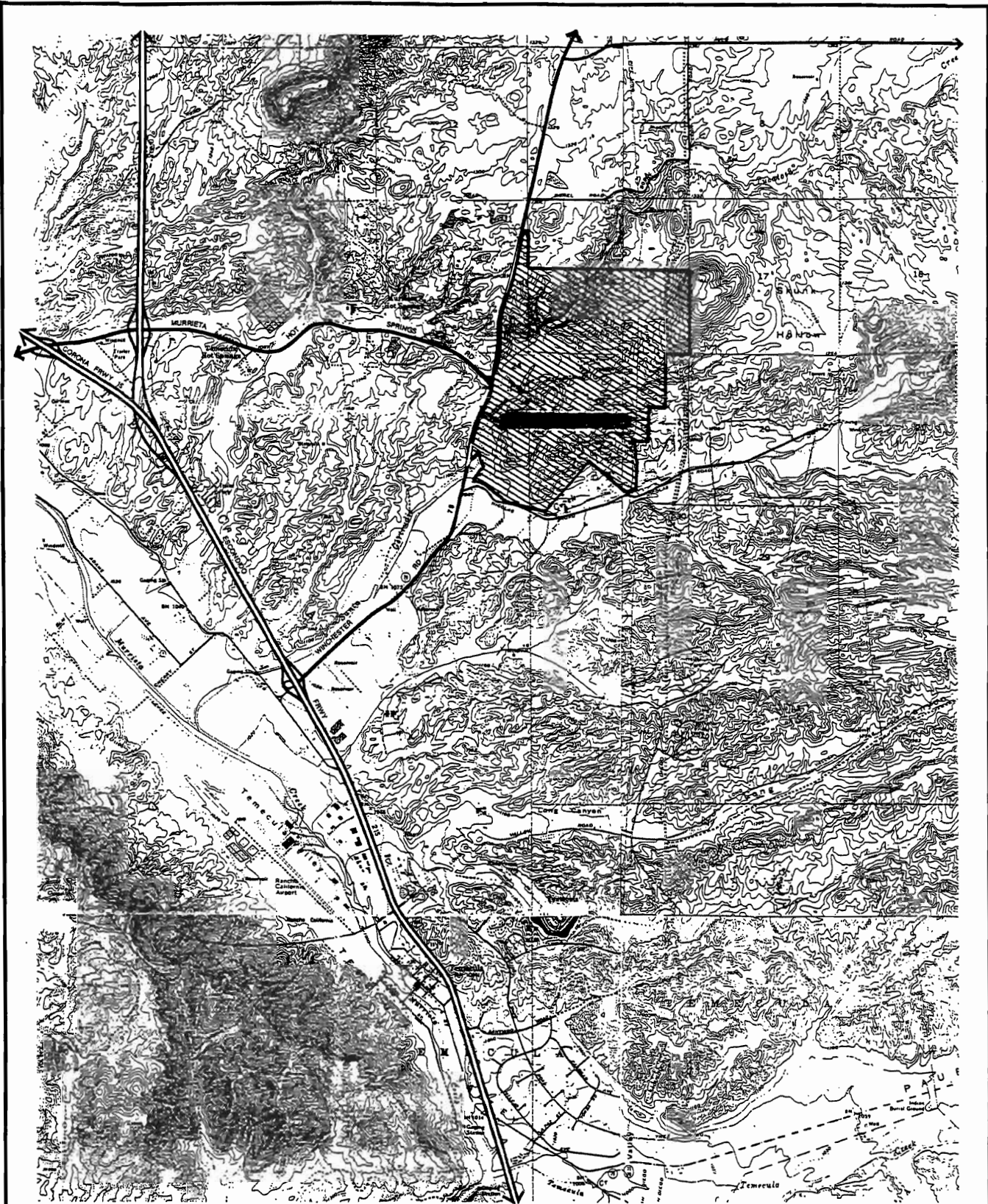
Prepared For:  
 Pulte Home Corp/Tan/Tekunoff/Johnson/Costa

Figure 1

J.N. 219-002  
 DATE: 9-15-86



SOURCE: Southwest Area Community Plan  
 Riverside County Planning Department



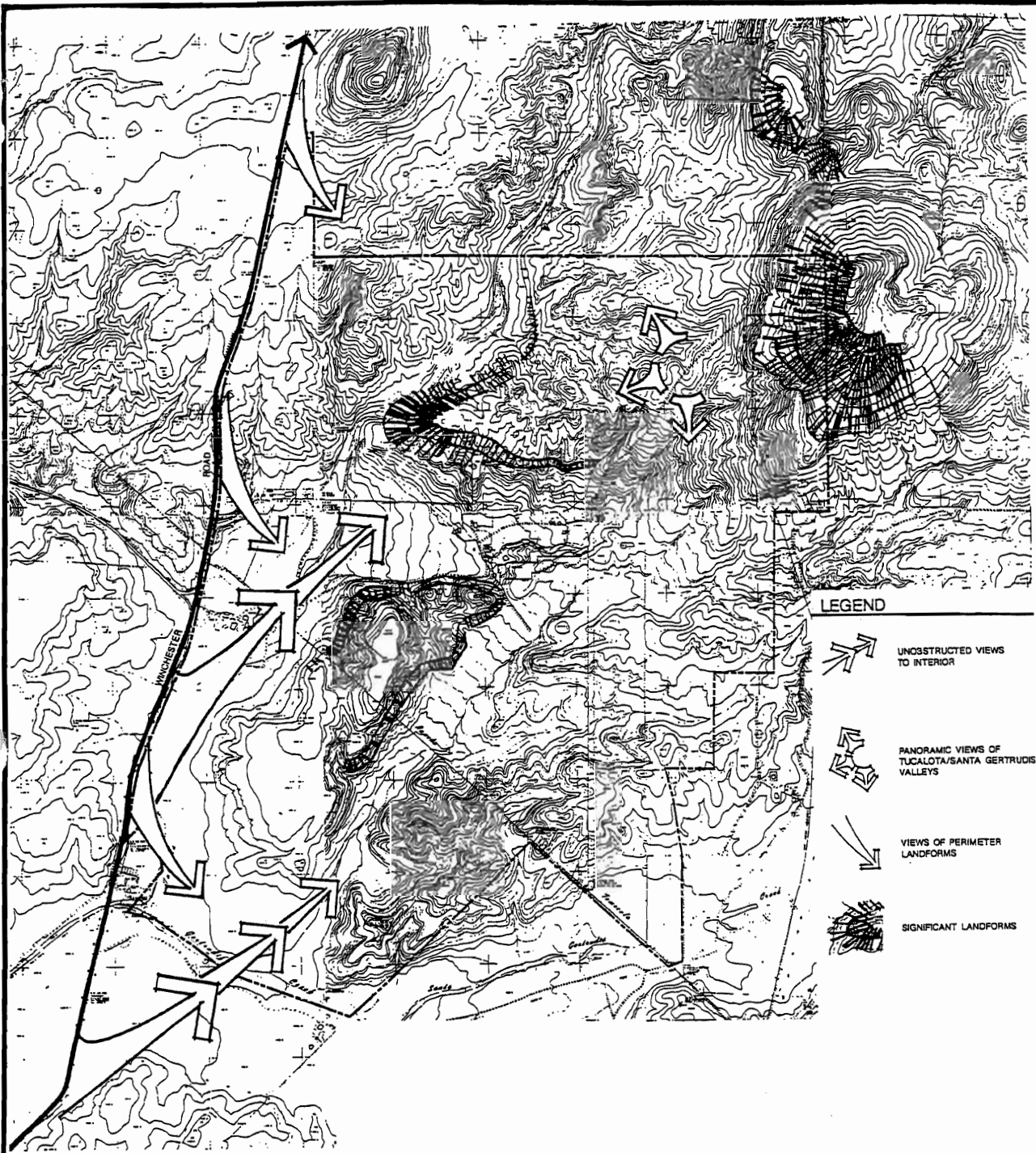
Vicinity Map  
**WINCHESTER PROPERTY**





Prepared For:  
 Pulte Home Corp/Tan/Tekunoff/Johnson/Costa

Figure 2

J.N. 219-002  
 DATE: 9-15-86

 A scale bar showing 0, 500, and 1000 feet. To the right is the logo for 'itb' (Inter-Terrace Builders), consisting of the letters 'itb' in a stylized font next to a vertical bar.



- LEGEND**
-  UNOBSTRUCTED VIEWS TO INTERIOR
  -  PANORAMIC VIEWS OF TUCALOTA/SANTA GERTRUDIS VALLEYS
  -  VIEWS OF PERIMETER LANDFORMS
  -  SIGNIFICANT LANDFORMS

# Visual/Landform Analysis WINCHESTER PROPERTY

Prepared For:  
Pulte Home Corp./Tan/Tekunoff/Johnson/Costa

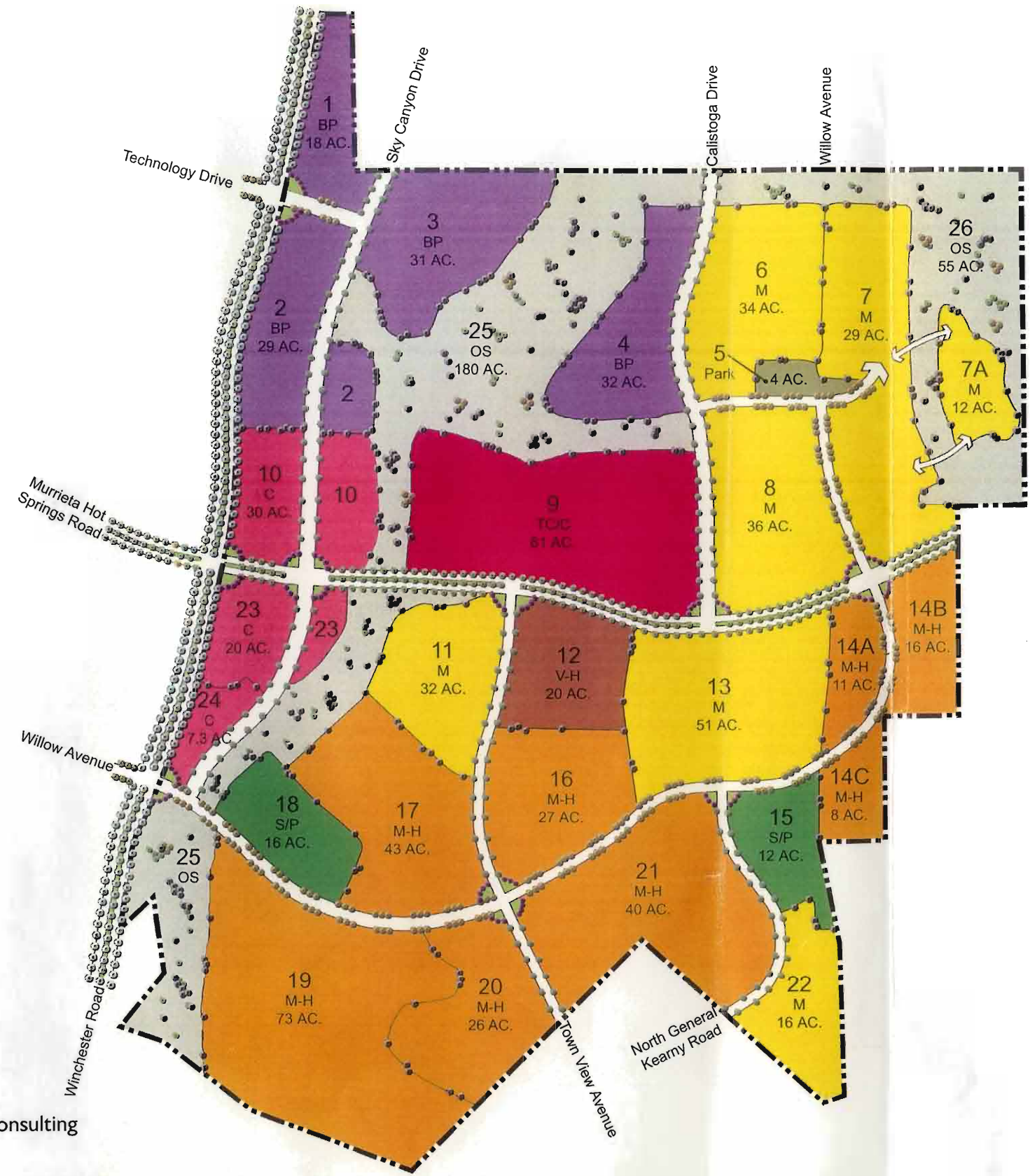
Figure 3

J.N. 219-002  
 DATE: 8-8-86  
 REVISED: 10-28-86  
 250' 100' 500'



REVISED: 11-14-86





LAND USE	ACREAGE	TARGET DENSITY	DENSITY RANGE	UNITS
Medium Residential	210	4.4 du/ac	2-5 du/ac	929
Medium High Residential	244	5.7 du/ac	5-8 du/ac	1,393
Very High Residential	20	17.4 du/ac	14-20 du/ac	347
<i>Residential Subtotal</i>	<i>474</i>	<i>5.6 du/ac</i>		<i>2,669</i>
Commercial	57.3			
Town Center Commercial	61			
Business Park	110			
Open Space	205			
Riparian / Flood Control	30			
Roads	73			
School / Park	32			
<i>Non-Residential Subtotal</i>	<i>568</i>			
<b>PROJECT TOTAL</b>	<b>1042</b>	<b>2.6 du/ac</b>		<b>2,669</b>



AEI-CASC Consulting

Figure 4

Illustrated Land Use Plan  
WINCHESTER PROPERTY

**TABLE I**  
**LAND USE SUMMARY**

LAND USE	ACREAGE	TARGET DENSITY	DENSITY RANGE	UNITS
Medium Residential	210	4.4 du/ac	2-5 du/ac	929
Medium High Residential	244	5.7 du/ac	5-8 du/ac	1,393
Very High Residential	20	17.4 du/ac	14-20 du/ac	347
<b><i>Residential Subtotal</i></b>	<b>474</b>	<b>5.6 du/ac</b>		<b>2,669</b>
Commercial	57.3			
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Riparian / Flood Control	30			
Roads	73			
School / Park	32			
<b><i>Non-Residential Subtotal</i></b>	<b>568</b>			
<b>PROJECT TOTAL</b>	<b>1042</b>	<b>2.6 du/ac</b>		<b>2,669</b>

**TABLE II**  
**DETAILED LAND USE SUMMARY**

PLANNING AREA	LAND USE	ACREAGE	TARGET DENSITY	DENSITY RANGE	UNITS
1	Business Park	18			
2	Business Park	29			
3	Business Park	31			
4	Business Park	32			
5	Park	4			
6	Medium Residential	34	5.0 du/ac	2-5 du/ac	170
7	Medium Residential	29	3.4 du/ac	2-5 du/ac	109
7A	Medium Residential	12	3.4 du/ac	2-5 du/ac	30
8	Medium Residential	36	5.0 du/ac	2-5 du/ac	180
9	Town Center Commercial	61			
10	Commercial	30			
11	Medium Residential	32	4.6 du/ac	2-5 du/ac	146
12	Very High Residential	20	17.0 du/ac	14-20 du/ac	347
13	Medium Residential	51	4.6 du/ac	5-8 du/ac	234
14A	Medium High Residential	11	5.5 du/ac	5-8 du/ac	60
14B	Medium High Residential	16	6.3 du/ac	5-8 du/ac	100
14C	Medium High Residential	8	5.5 du/ac	5-8 du/ac	44
15	School / Park	12			
16	Medium High Residential	27	7.0 du/ac	5-8 du/ac	189
17	Medium High Residential	43	5.5 du/ac	5-8 du/ac	236
18	School / Park	16			
19	Medium High Residential	73	5.5 du/ac	5-8 du/ac	401
20	Medium High Residential	26	5.5 du/ac	5-8 du/ac	143
21	Medium High Residential	40	5.5 du/ac	5-8 du/ac	220
22	Medium Residential	16	3.8 du/ac	2-5 du/ac	60
23	Commercial	20			
24	Commercial	7.3			
25	Open Space	180			
26	Open Space	55			
<b>TOTAL</b>		<b>1,042</b>	<b>2.6 du/ac</b>		<b>2,669</b>

## 3. Project Objectives

It is the intent of the WINCHESTER PROPERTIES (SILVERHAWK) Specific Plan to be unified in overall theme but varied in individual character, to provide complementary land uses. Specific market objectives are:

- \* To provide land uses that extend and are consistent with ongoing development along Highway 79 and in the urban core developing in the Murrieta Hot Springs-Rancho California area.
- \* To provide uses that are consistent with the anticipated future operations of the French Valley Airport according to the adopted Airport Land Use Plan.
- \* To reinforce 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, and through an extensive, viable circulation network.
- \* To reflect anticipated marketing needs and public demand by providing a diversity of housing types and locations which will be marketable within the region.
- \* To provide detached and attached, high-quality housing to serve a spectrum of buyers.
- \* To provide "move-up" opportunities for present residents in the vicinity and in the surrounding Riverside and San Diego Counties.
- \* To attract commercial uses that will be oriented to serve community needs, those of persons employed on-site, and off-site users accessing the site from Highway 79.
- \* To cluster community facilities in a highly visible town center setting supplemented by three parks, an existing elementary school and a second proposed elementary school site.
- \* To attract business park (office/corporate) and light industrial users that will provide employment opportunities for residents in the area.
- \* To provide appropriate adequate flood control measures designed to contain flows in the two major on-site streambeds.
- \* To provide an aesthetic and functional open space system that responds to site conditions in its configuration and provides an extensive scenic amenity for future residents.
- \* To preserve riparian and surrounding slope areas as environmental and aesthetic amenities complementing urban uses.
- \* To provide land uses compatible with safety constraints from the French Valley Airport.