

Planning Area Development Standards Development standards for The Crossroads in Winchester Specific Plan are designated for planning use through a tiered level of detail; the most general level of standards is communicated through *Section IV.A., Development Plans and Standards*, a more specific look at the uses and configurations within this *Section IV.B., Planning Area Development Standards*, and a very detailed listing of development criteria in *Sections IV.C. and IV.D., Design Guidelines and Architectural Guidelines*, respectively. Additionally, project monitoring programs are set in place by the EIR Mitigation Monitoring Program, where such accounting or proper recordation of development is necessitated.

A Specific Plan Zoning Ordinance is prepared separately but combined with 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.

**Planning Standards** – All standards and limitations which apply site-wide from *Section IV.A. Development Plans and Standards* are applicable to each and every Planning Area as well. These subjects are:

- IV.A.1.** Planning Objectives
- IV.A.2.** Specific Land Use Plan
- IV.A.3.** Circulation Plan
- IV.A.4.** Drainage Plan
- IV.A.5.** Water and Sewer Plan
- IV.A.6.** Phasing Plan and Public Facility Sites
- IV.A.7.** Grading Plan
- IV.A.8.** Open Space and Recreation Plan
- IV.A.9.** Landscaping Plan
- IV.A.10** Comprehensive Maintenance Plan



**a. Descriptive Summary**

Planning Area 1, as shown in **Figure B-1-1 – Planning Area 1**, provides for the development of 12.8 acres devoted to high density residential land uses. This Planning Area will contain a maximum of 106 units at an average density of 8.2 du/ac.

**Figure B-1-1 – Planning Area 1**, shows the Planning Area and its roadways, points of access, monumentation, etc.

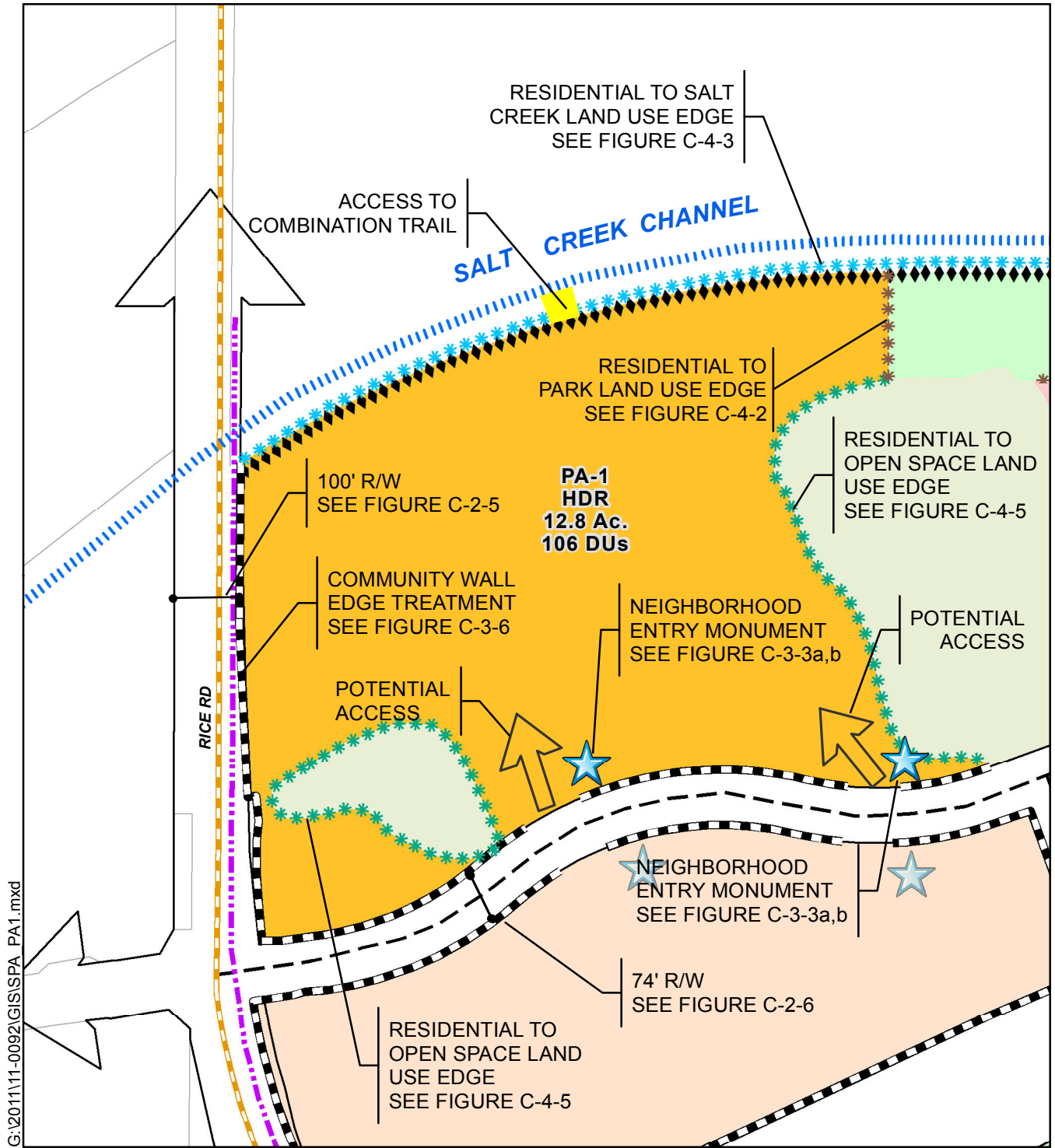
**b. Land Use and Development Standards**

The uses permitted in Planning Area 1, shall be residential, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348\_\_\_**), included as *Section III, Zoning Ordinance*, of this Specific Plan.

**c. Planning Standards**








- 1) Primary access to Planning Area 1 shall be provided from the extension of Western Hills Drive. Secondary access will occur within minimum distances from the adjacent intersections, per County of Riverside Transportation Department standards.
- 2) A community wall edge treatment shall be located along the borders of the Planning Area, as shown in **Figure C-3-5 – Community Wall Conceptual Plan**, and depicted in **Figures C-3-6 through Figure C-3-8**. The community wall edge treatment shall serve as a buffer between the residential uses of this Planning Area and the adjacent roadway or land uses.
- 3) Neighborhood community entry monumentation shall be located at both access points to Planning Area 1 along Western Hills Drive, as depicted in **Figure B-1-1 – Planning Area 1**. The monumentation design is illustrated in **Figure C-3-3a – Neighborhood Entry Monumentation** and **Figure C-3-3b – Neighborhood Entry Monumentation Plan**.
- 4) Roadway landscaping shall be located along Rice Road, as depicted in **Figure C-2-5 – Rice Road – Secondary Road**, and along a Western Hills Drive, as depicted in **Figure C-2-6 – Seta Road and Western Hills Drive – Collector Street**.
- 5) Pedestrian access openings from internal streets and cul-de-sacs to the park in Planning Area 2 are encouraged to promote alternatives to automobile use for transportation within the community when compliance with applicable building and safety, fire, transportation, and other codes are attainable for such access openings.

- 6) Pedestrian access openings to the Salt Creek Channel Combination Trail (Regional/Class I Bike Path) shall be provided via a pedestrian paseo, as depicted in **Figure C-4-6 – Pedestrian Paseo**.
- 7) All building pads for development shall be raised out of the 100-year flood plain prior to construction of dwellings.
- 8) A residential to Salt Creek land use edge, as illustrated in **Figure C-4-3 – Residential/ Park/Commercial to Salt Creek Land Use Edge**, a residential to open space land use edge, as illustrated in **Figure C-4-5** and a residential-to-park land use edge, as illustrated in **Figure C-4-2.a – Residential/Commercial to Park Land Use Edge** and **C-4-2.b Residential to Park Land Use Edge** shall be developed to establish a transition between single-family units in Planning Area 1 and recreational uses in Salt Creek, Planning Area 5 and Planning Area 2, respectively.
- 9) All standards and limitations which apply site-wide from *Section IV.A., Development Plans and Standards*, are applicable to Planning Area 1, as well:
  - IV.A.1** Planning Objectives
  - IV.A.2.** Specific Land Use Plan
  - IV.A.3.** Circulation Plan
  - IV.A.4.** Drainage Plan
  - IV.A.5.** Water and Sewer Plan
  - IV.A.6.** Phasing Plan and Public Facility Sites
  - IV.A.7.** Grading Plan
  - IV.A.8.** Open Space and Recreation Plan
  - IV.A.9.** Landscaping Plan
  - IV.A.10.** Comprehensive Maintenance Plan



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**LEGEND**

-  Neighborhood Entry Monument
-  Community Wall
-  Class I Bike/Regional Trail
-  View Fence
-  Community Trail
-  Secondary Highway
-  Collector Street

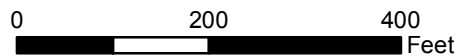


Figure B-1-1. Planning Area 1



**a. Descriptive Summary**

Planning Area 2, as depicted in **Figure B-2-1 – Planning Area 2**, is proposed as Open Space-Recreation. The size of Planning Area 2 is 1.8 acres. Planning Area 2 is intended to be used as a drainage basin. The basin will be designed in a way to maximize recreational opportunities and serve as a passive recreational amenity when not needed for drainage purposes. The entire Planning Area is intended to provide an area which is landscaped and may include such amenities as picnic facilities and walkways.

**b. Land Use and Development Standards**

The uses permitted in Planning Area 2 shall be Open Space-Recreation, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348** \_\_\_), included as *Section III Zoning Ordinance*, of this Specific Plan.

**c. Planning Standards**

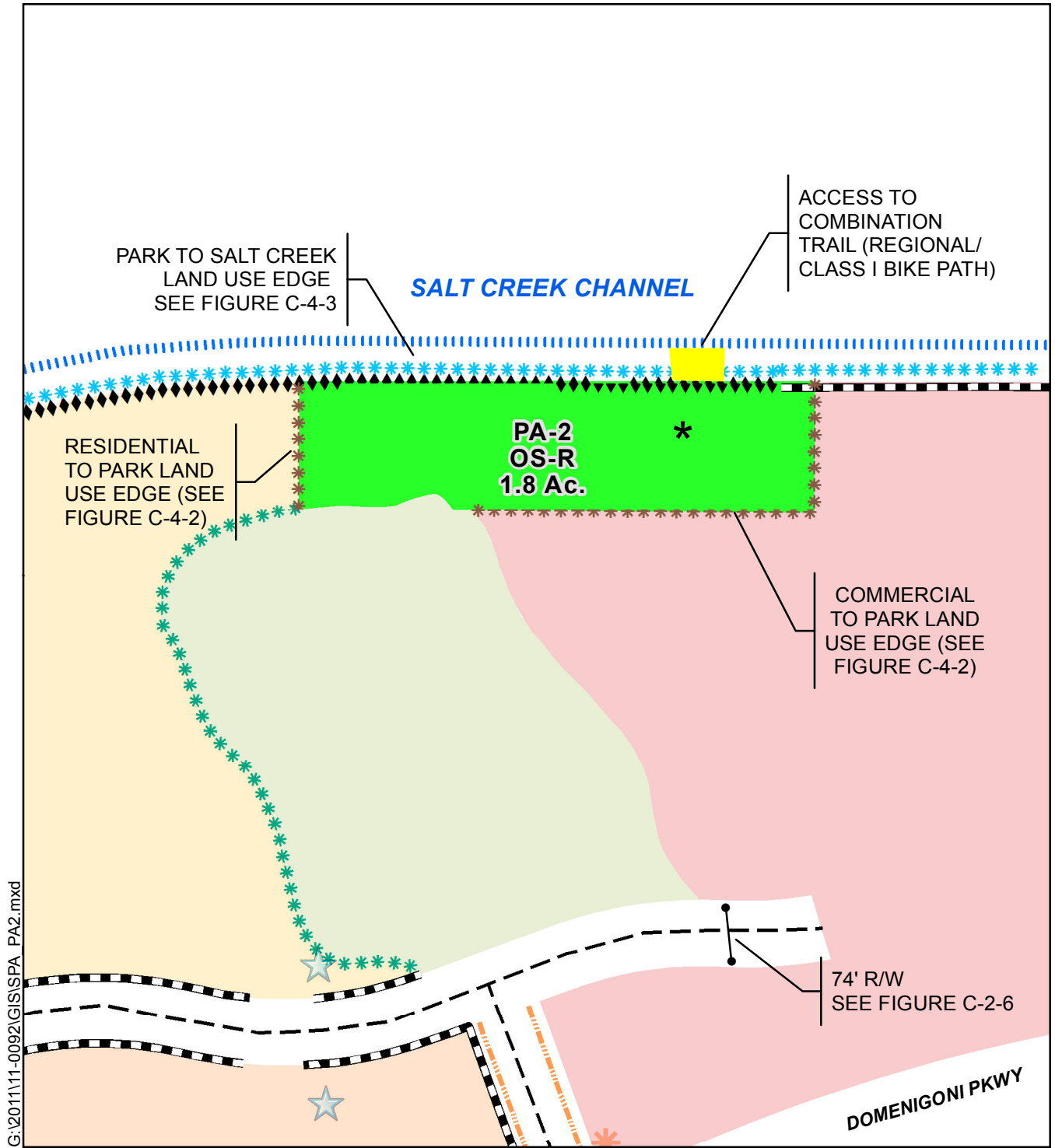
- 1) Primary access to Planning Area 2 shall be provided by local streets that will be determined during the tentative tract map process.
- 2) A residential-to-park land use edge, and a commercial-to-park land use edge, as illustrated in **Figure C-4-2.a – Residential/Commercial to Park Land Use Edge** and **C-4-2.b Residential to Park Land Use Edge** shall be developed to establish a transition between the residential units in Planning Area 1.
- 3) An open view fence shall be located along the borders of the Planning Area, as shown in **Figure C-3-5 – Community Wall Conceptual Plan**, and depicted in **Figure C-3-8 – Open View Fence**.
- 4) Pedestrian access openings to the Salt Creek Channel Combination Trail (Regional/Class I Bike Path) bordering the Planning Area shall be provided at the interface between the Channel and this park, via a pedestrian paseo system, as depicted in **Figure C-4-6 – Pedestrian Paseo**.
- 5) Development of this park and drainage basin shall occur at or before the milestone and according to the timeframe as indicated in **Table IV-A-4 – Public Facilities Phasing** of *Section IV.A.6*, of this Specific Plan.
- 6) Development of passive recreational opportunities within Planning Area 2 may include the following:
  - Play areas
  - Walkways
  - Open turf areas

- Picnic Area
- On-site parking
- Trails
- Shade tree plantings and rolling turf areas

7) All standards and limitations which apply site-wide from *Section IV.A., Development Plans and Standards*, are applicable to Planning Area 2, as well:

- IV.A.1** Planning Objectives
- IV.A.2.** Specific Land Use Plan
- IV.A.3.** Circulation Plan
- IV.A.4.** Drainage Plan
- IV.A.5.** Water and Sewer Plan
- IV.A.6.** Phasing Plan and Public Facility Sites
- IV.A.7.** Grading Plan
- IV.A.8.** Open Space and Recreation Plan
- IV.A.9.** Landscaping Plan
- IV.A.10.** Comprehensive Maintenance Plan





**LEGEND**

- Combination Trail (Regional/Class I Bike Path)
- Class II Bike Trail
- Community Wall
- View Fence
- Collector Street
- Basin Location

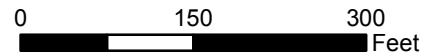


Figure B-2-1. Planning Area 2



#### a. Descriptive Summary

Planning Area 3, as shown in **Figure B-3-1 – Planning Area 3**, is designated for commercial retail use on approximately 22.0 acres. The designation is intended to provide for the development of commercial and retail uses that could include a grocery store, smaller retail services, and potentially, a restaurant. As per the *Harvest Valley/Winchester Area Plan*, the permitted floor area ratio (FAR) for commercial/retail is 0.20-0.35.

**Figure B-3-1 – Planning Area 3**, shows Planning Area 3 and its roadways, points of access, monumentation, etc.

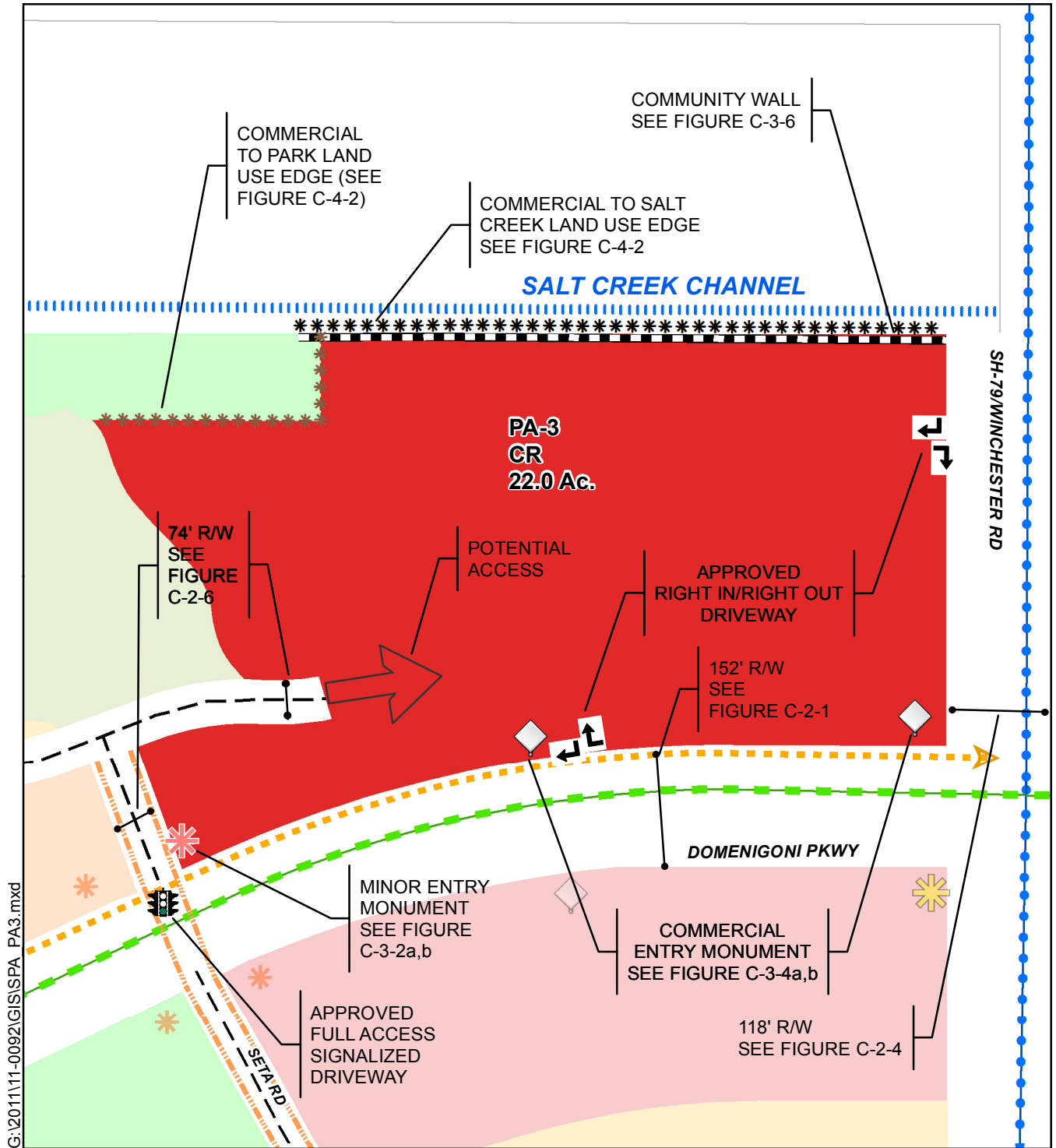
#### b. Land Use and Development Standards

The uses permitted in Planning Area 3 shall be commercial uses, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348\_\_\_**), included as *Section III, Zoning Ordinance*, of this Specific Plan document.

#### c. Planning Standards

- 1) Primary access to Planning Area 3 shall be provided from right-in and right-out access on State Route 79, north of Domenigoni Parkway. This access has been approved by the County of Riverside and Caltrans. Primary access shall also be provided by right-in and right-out access between full signalized access at Seta Road and State Route 79/Domenigoni Parkway intersection which has also been approved by the County of Riverside. Lastly, access will also be provided by the extension of Western Hills Drive.
- 2) Commercial entry monumentation shall be located on the north side of Domenigoni Parkway as shown in **Figure B-3-1**. The monumentation design is illustrated in **Figure C-3-4a – Commercial Entry Monumentation** and **C-3-4b – Commercial Entry Monumentation Plan**.
- 3) Roadway landscaping shall be located along Domenigoni Parkway as depicted in **Figure C-2-1 – Domenigoni Parkway – Urban Arterial Highway**; roadway landscaping shall also be located along State Route 79 (north of Domenigoni Parkway) as depicted in **Figure C-2-3 – State Highway 79/Winchester Road – Expressway**; and roadway landscaping shall be located along Seta Road and the extension of Western Hills Drive, as depicted in **Figure C-2-6 – Seta Road and Western Hills Drive – Collector Street**.
- 4) A commercial-to-park land use edge, as illustrated in **Figure C-4-2.a – Residential/ Commercial to Park Land Use Edge** and **C-4-2.b Residential to Park Land Use Edge** shall be developed to establish a transition between park uses in Planning Area 2.

- 5) Pedestrian access openings shall be provided to the Salt Creek Channel Combination Trail (Regional/Class I Bike Path) bordering the Planning Area, as shown in **Figure C-4-6 – Pedestrian Paseo**. The exact locations shall be planned for an interconnected non-vehicular network that will promote alternatives to automobile use for transportation within the community, when compliance with applicable building and safety, fire, transportation, and other codes are attainable for such access openings.
- 6) A community wall edge treatment shall be located along the borders of the Planning Area, as shown in **Figure C-3-5 – Community Wall Conceptual Plan**, and depicted in **Figure C-3-6 –Community Fence**. This treatment shall serve as a buffer between the residential uses of this Planning Area and the adjacent combination trail.
- 7) All standards and limitations which apply site-wide from *Section IV.A., Development Plans and Standards*, are applicable to Planning Area 3, as well:
  - IV.A.1 Planning Objectives
  - IV.A.2. Specific Land Use Plan
  - IV.A.3. Circulation Plan
  - IV.A.4. Drainage Plan
  - IV.A.5. Water and Sewer Plan
  - IV.A.6. Phasing Plan and Public Facility Sites
  - IV.A.7. Grading Plan
  - IV.A.8. Open Space and Recreation Plan
  - IV.A.9. Landscaping Plan
  - IV.A.10. Comprehensive Maintenance Plan



**LEGEND**

- Minor Entry Monument
- Commercial Entry Monument
- Urban Arterial
- Major Highway
- Collector Street
- Regional Trail
- Combination Trail (Regional Class I Bike Path)
- Class II Bike Trail
- Community Wall

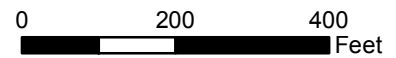


Figure B-3-1. Planning Area 3



### a. Descriptive Summary

Planning Area 4, depicted in **Figure B-4-1**, is proposed as Open Space-Conservation. This designation is intended to provide an area for the preservation of natural habitat. Passive recreational facilities, including an open space hiking trail may be included in this Planning Area. Planning Area 4 is comprised of 0.6 acres.

### b. Land Use and Development Standards

The uses permitted in Planning Area 4 shall be Open Space-Conservation, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348**\_\_\_), included as *Section III, Zoning Ordinance*, of this Specific Plan.

### c. Planning Standards

- 1) Access to Planning Area 4 shall be limited. No motor vehicles shall access to this Planning Area, except for emergency vehicles or personnel, as required.
- 2) An Open Space Trail may be integrated in the development to provide recreational uses and connect the open space located in this Planning Area to residential uses, including those in Planning Area 1.
- 3) A residential to open space land use edge as illustrated in **Figure C-4-5 - Residential to Open Space**, shall be developed to establish a transition between residential units in Planning Area 1 and open space in this Planning Area.
- 4) A deed transfer of the parcel(s) planned for open space within this Planning Area shall be conveyed to a Master Maintenance Authority or other entity, as agreed to by the property owners/developers.
- 5) All standards and limitations which apply site-wide from *Section IV.A., Development Plans and Standards*, are applicable to Planning Area 4, as well:

- IV.A.1** Planning Objectives
- IV.A.2.** Specific Land Use Plan
- IV.A.3.** Circulation Plan
- IV.A.4.** Drainage Plan
- IV.A.5.** Water and Sewer Plan
- IV.A.6.** Phasing Plan and Public Facility Sites
- IV.A.7.** Grading Plan
- IV.A.8.** Open Space and Recreation Plan

**THE CROSSROADS IN WINCHESTER**

**4. PLANNING AREA 4-  
OPEN SPACE CONSERVATION**

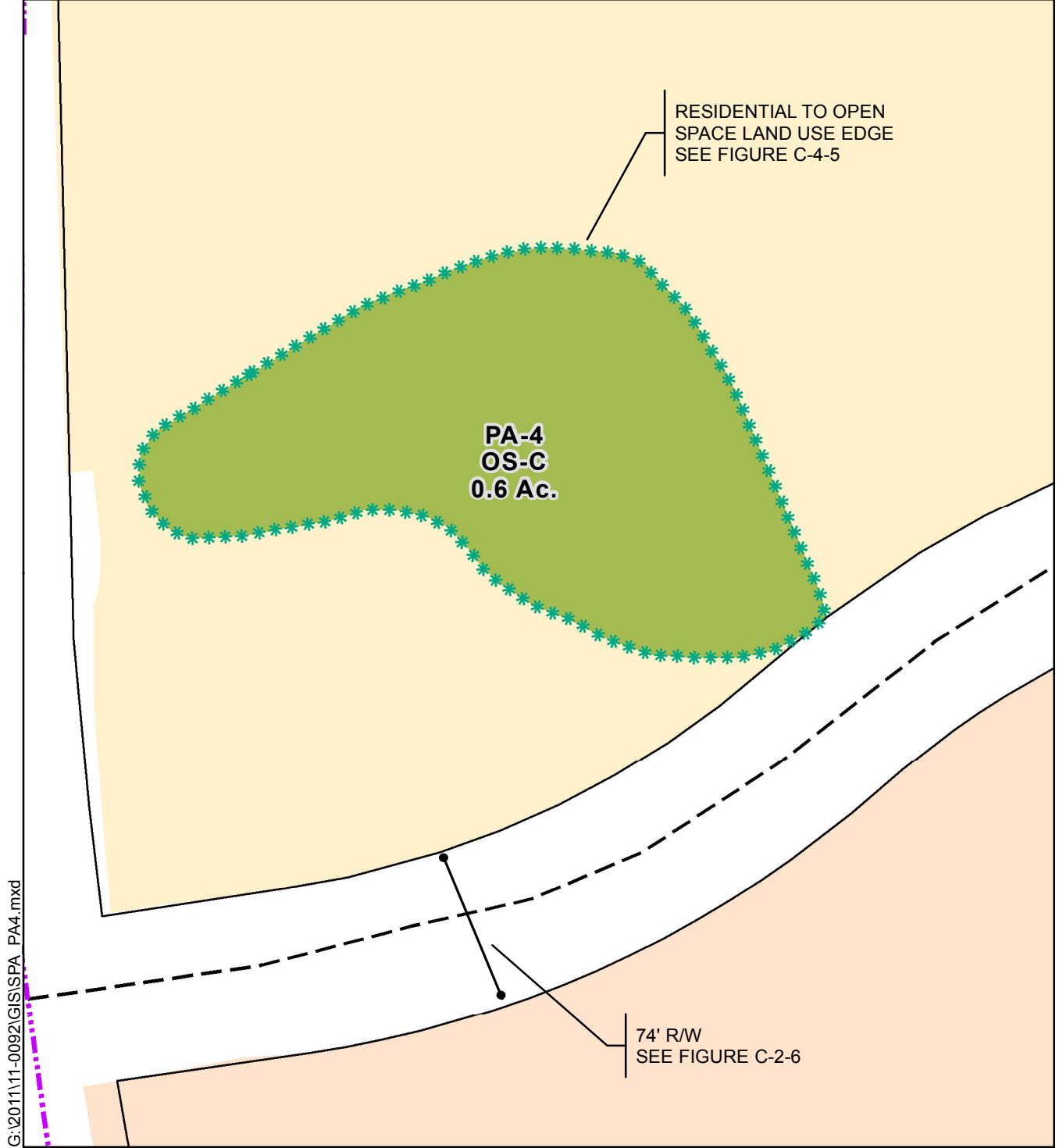
**IV.A.9.** Landscaping Plan

**IV.A.10.** Comprehensive Maintenance Plan







RICE RD



**LEGEND**

-  Community Trail
-  Collector Street

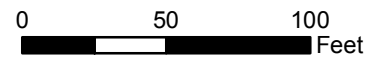


Figure B-4-1. Planning Area 4



### a. Descriptive Summary

Planning Area 5, depicted in **Figure B-5-1**, is proposed as Open Space-Conservation. This designation is intended to provide an area for the preservation of natural habitat. Passive recreational facilities, including an open space hiking trail may be included in this Planning Area. Planning Area 5 is comprised of 4.5 acres.

### b. Land Use and Development Standards

The uses permitted in Planning Area 5 shall be Open Space-Conservation, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348**\_\_\_), included as *Section III, Zoning Ordinance*, of this Specific Plan.

### c. Planning Standards

- 1) Access to Planning Area 5 shall be limited. No motor vehicles shall access to this Planning Area, except for emergency vehicles or personnel, as required.
- 2) An Open Space Trail may be integrated in the development to provide recreational uses and connect the open space located in this Planning Area to residential uses, including those in Planning Area 1.
- 3) A residential to open space land use edge as illustrated in **Figure C-4-5 - Residential to Open Space**, shall be developed to establish a transition between residential units in Planning Area 1 and open space in this Planning Area.
- 4) A deed transfer of the parcel(s) planned for open space within this Planning Area shall be conveyed to a Master Maintenance Authority or other entity, as agreed to by the property owner/developers.
- 5) All standards and limitations which apply site-wide from *Section IV.A., Development Plans and Standards*, are applicable to Planning Area 5, as well:

- IV.A.1** Planning Objectives
- IV.A.2.** Specific Land Use Plan
- IV.A.3.** Circulation Plan
- IV.A.4.** Drainage Plan
- IV.A.5.** Water and Sewer Plan
- IV.A.6.** Phasing Plan and Public Facility Sites
- IV.A.7.** Grading Plan
- IV.A.8.** Open Space and Recreation Plan

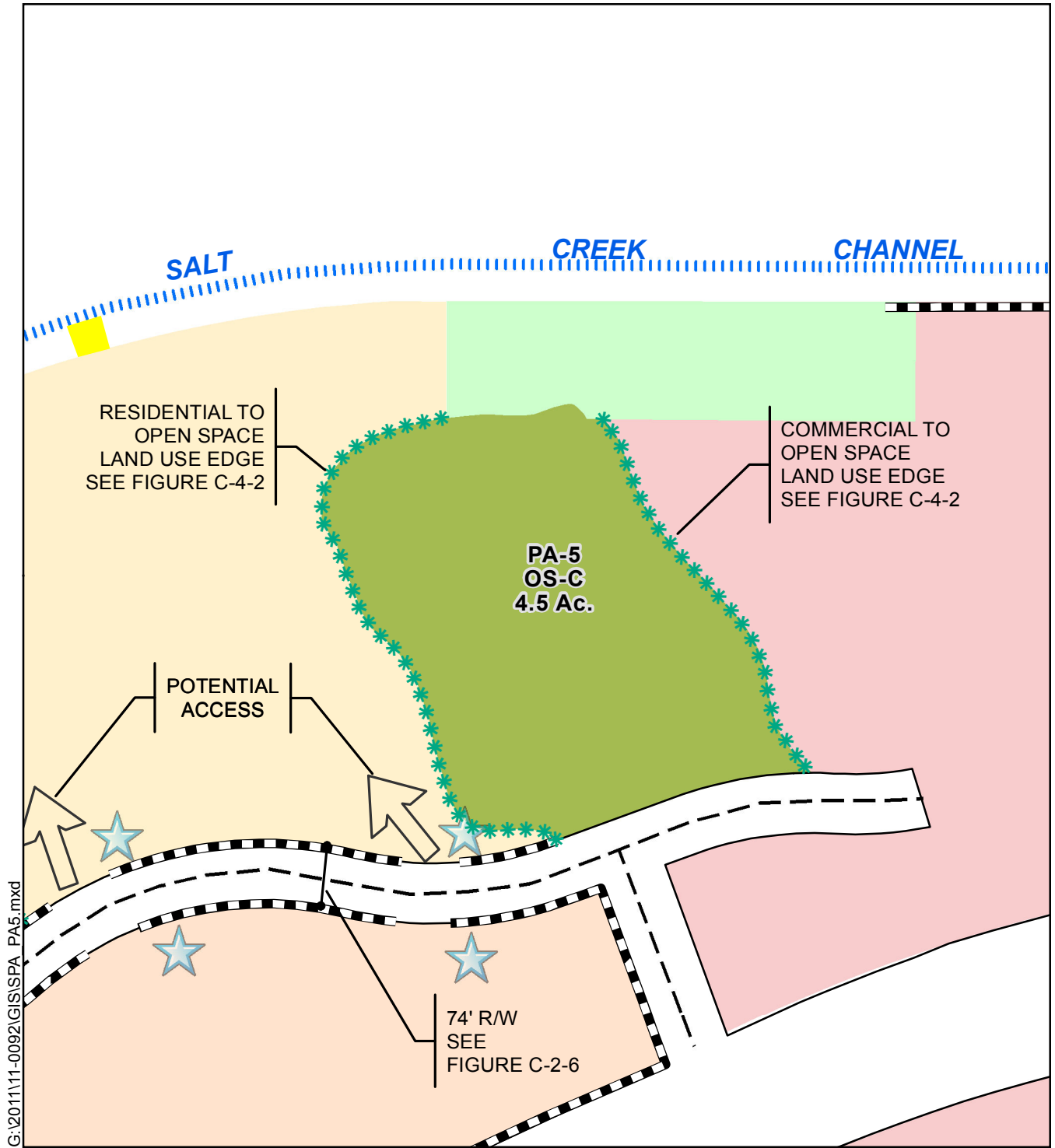
**THE CROSSROADS IN WINCHESTER**

**5. PLANNING AREA 5-  
OPEN SPACE CONSERVATION**

**IV.A.9.** Landscaping Plan





**IV.A.10.** Comprehensive Maintenance Plan





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**LEGEND**

-  Neighborhood Entry Monument
-  Community Wall
-  Collector Street
-  Combination Trail (Regional/Class I Bike Path)

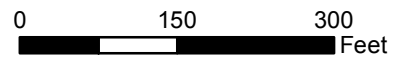


Figure B-5-1. Planning Area 5



**a. Descriptive Summary**

Planning Area 6, as shown in **Figure B-6-1 – Planning Area 6**, provides for the development of 8.9 acres devoted to very high density residential land uses. This Planning Area will contain a maximum of 154 units at an average density of 17.3 du/ac.

**Figure B-6-1 – Planning Area 6**, shows the Planning Area and its roadways, points of access, monumentation, etc.

**b. Land Use and Development Standards**

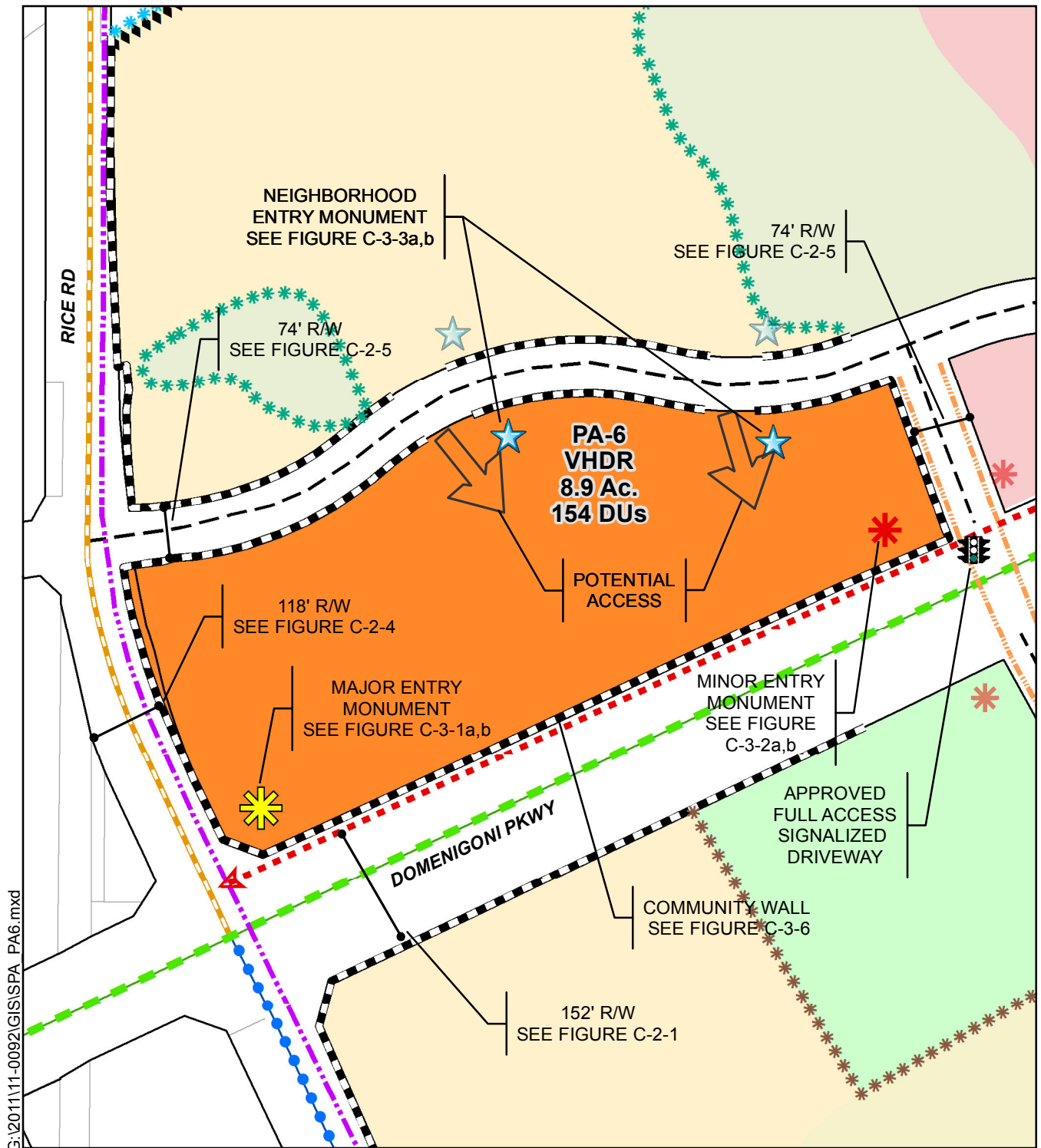
The uses permitted in Planning Area 6, shall be residential, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348**), included as *Section III, Zoning Ordinance*, of this Specific Plan.

**c. Planning Standards**

- 1) Primary access to Planning Area 6 shall be provided from the extension of Western Hills Drive. Secondary access will occur within minimum distances from the adjacent intersections, per County of Riverside Transportation Department standards.
- 2) Major Community entry monumentation shall be located at the north-east corner of Rice Road and Domenigoni Parkway, as depicted **Figure B-6-1**. The Monumentation design is illustrated in **Figure C-3-1a – Major Community Entry Monumentation** and **Figure C-3-1b – Major Community Entry Monumentation Plan**.
- 3) Neighborhood entry monumentation is permissible at the access points to Planning Area 6 from Western Hills Drive, as shown in **Figure B-6-1**. The monumentation design is illustrated in **Figure C-3-3a – Neighborhood Entry Monumentation** and **C-3-3b – Neighborhood Entry Monumentation Plan**.
- 4) Roadway landscaping shall be located along Domenigoni Parkway as depicted in **Figure C-2-1 – Domenigoni Parkway – Urban Arterial Highway**; Rice Road as depicted in **Figure C-2-5 – Rice Road – Secondary Road**; and along Seta Road and the extension of Western Hills Drive, as depicted in **Figure C-2-6 – Seta Road and Western Hills Drive – Collector Street**.
- 5) Pedestrian access openings from internal streets and cul-de-sacs shall provide access to the regional trail along Domenigoni Parkway to encourage alternatives to automobile use for transportation within the community, when compliance with applicable building and safety, fire, transportation, and other codes are attainable for such access openings.

- 6) A community wall edge treatment shall be located along the borders of the Planning Area, as shown in **Figure C-3-5 – Community Wall Conceptual Plan**, serving as a buffer between the residential uses of this Planning Area and the adjacent roadway or land uses. If a slope condition occurs between land uses or next to a roadway, a view fence, as depicted in **Figure C-3-6 – Community Fence**, is encouraged to be used where the slope transition to the adjacent use is greater than half the height of the wall.
- 7) All standards and limitations which apply site-wide from *Section IV.A., Development Plans and Standards*, are applicable to Planning Area 6, as well:
- IV.A.1** Planning Objectives
  - IV.A.2.** Specific Land Use Plan
  - IV.A.3.** Circulation Plan
  - IV.A.4.** Drainage Plan
  - IV.A.5.** Water and Sewer Plan
  - IV.A.6.** Phasing Plan and Public Facility Sites
  - IV.A.7.** Grading Plan
  - IV.A.8.** Open Space and Recreation Plan
  - IV.A.9.** Landscaping Plan
  - IV.A.10.** Comprehensive Maintenance Plan





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**LEGEND**

- Major Entry Monument
- Minor Entry Monument
- Neighborhood Entry Monument
- Regional Trail
- Class II Bike Trail
- Community Trail
- Urban Arterial
- Major Highway
- Secondary Highway
- Collector Street

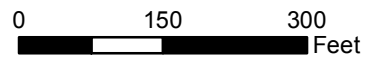


Figure B-6-1. Planning Area 6



**a. Descriptive Summary**

Planning Area 7, as shown in **Figure B-7-1** provides for the development of 8.7 acres devoted to high density residential land uses. This Planning Area will contain a maximum of 100 units at an average density of 11.5 du/ac.

**Figure B-7-1 – Planning Area 7**, shows the Planning Area and its roadways, points of access, monumentation, etc.

**b. Land Use and Development Standards**

The uses permitted in Planning Area 7 shall be residential, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348** \_\_\_\_), included as *Section III, Zoning Ordinance*, of this Specific Plan.

**c. Planning Standards**

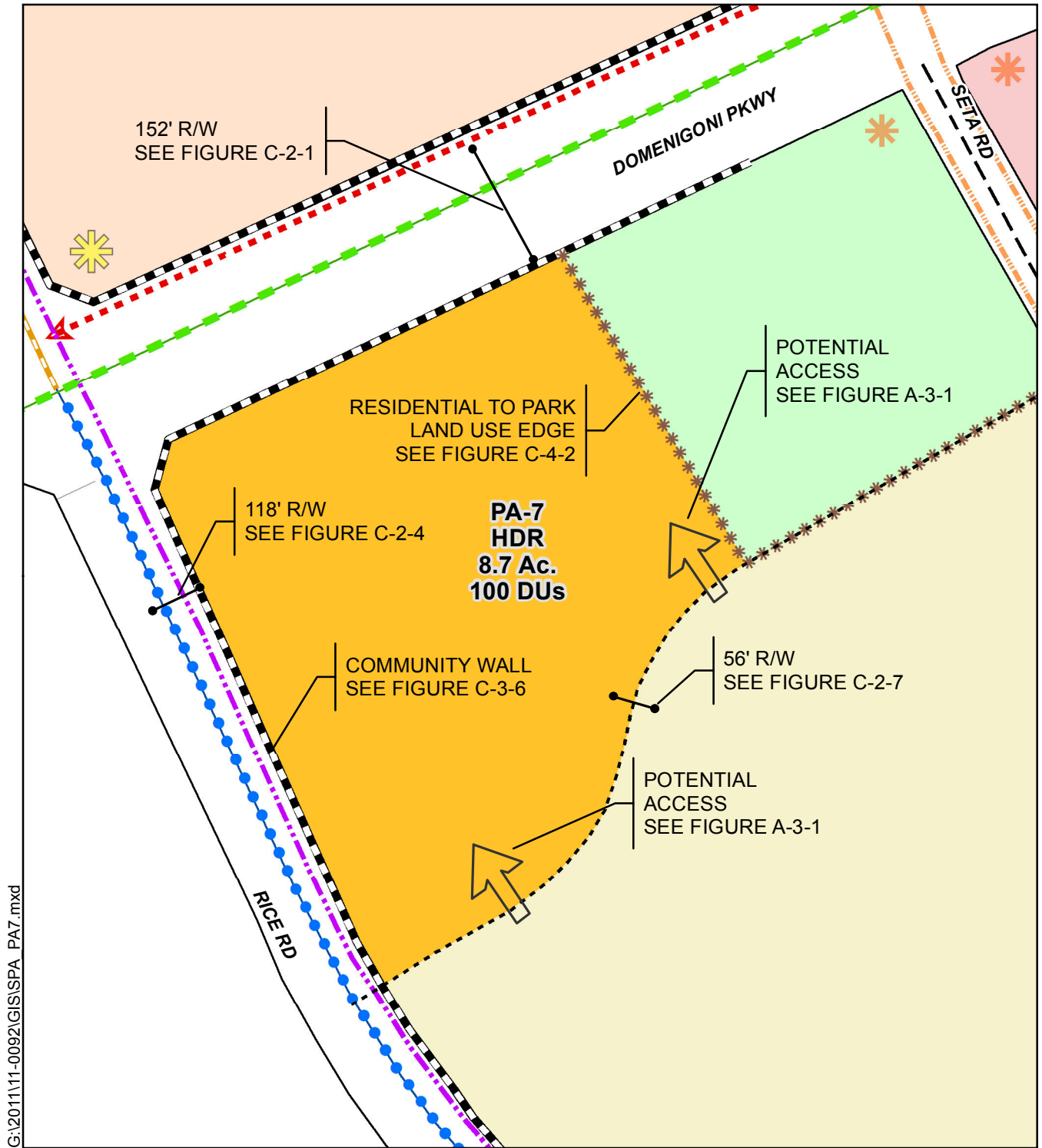
- 1) Primary access to Planning Area 7 shall be provided from a future east-west internal local roadway that connects from Rice Road. The future local roadway is shown in **Figure A-3-1 – Circulation Plan**.
- 2) Roadway landscape treatments shall be located along Rice Road, as depicted in **Figure C-2-4 – Rice Road and Old Newport Road – Major Road**; and along the future internal east-west local roadway, as depicted in **Figure C-2-7 – Local Streets**.
- 3) A residential to park land use edge, as illustrated in **Figure C-4-2.a – Residential/ Commercial to Park Land Use Edge and C-4-2.b Residential to Park Land Use Edge** shall be developed to establish a transition between residential units in this Planning Area and the drainage/recreational feature in Planning Area 6.
- 4) Pedestrian access openings from internal streets and cul-de-sacs onto pedestrian sidewalks of major roads bordering the Planning Area are encouraged, to promote alternatives to automobile use for transportation within the community, when compliance with applicable building and safety, fire, transportation, and other codes are attainable for such access openings.
- 5) A community wall edge treatment shall be located along the borders of the Planning Area, as shown in **Figure C-3-5 – Community Wall Conceptual Plan**, serving as a buffer between the residential uses of this Planning Area and the adjacent roadway. If a slope condition occurs between land uses or next to a roadway, a view fence, as depicted in **Figure C-3-6** and **Figure C-3-7**, is encouraged to be used where the slope transition to the adjacent use is greater than half the height of the wall.

**THE CROSSROADS IN WINCHESTER**

**7. PLANNING AREA 7-  
HIGH DENSITY RESIDENTIAL**

6) All standards and limitations which apply site-wide from *Section IV.A., Development Plans and Standards*, are applicable to Planning Area 7, as well:

- IV.A.1** Planning Objectives
- IV.A.2.** Specific Land Use Plan
- IV.A.3.** Circulation Plan
- IV.A.4.** Drainage Plan
- IV.A.5.** Water and Sewer Plan
- IV.A.6.** Phasing Plan and Public Facility Sites
- IV.A.7.** Grading Plan
- IV.A.8.** Open Space and Recreation Plan
- IV.A.9.** Landscaping Plan
- IV.A.10.** Comprehensive Maintenance Plan



**LEGEND**

- |                     |                   |
|---------------------|-------------------|
| Regional Trail      | Urban Arterial    |
| Class II Bike Trail | Major Highway     |
| Community Trail     | Secondary Highway |
| Community Wall      | Collector Street  |
|                     | Local Road        |

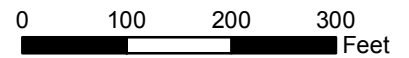


Figure B-7-1. Planning Area 7



**a. Descriptive Summary**

Planning Area 8, as depicted in **Figure B-8-1 – Planning Area 8**, is proposed as Open Space-Recreation. This designation is intended to provide an area which is landscaped and which will duly serve as a drainage basin. The basin will be designed in a way to maximize recreational opportunities when not needed for drainage purposes. The size of Planning Area 8 is 4.6 acres; 2.6 acres of this Planning Area is intended to be used as an active park while 2.0 acres is intended to be used as a drainage basin. Planning Area 8 may include such amenities as picnic facilities, turf area(s), and walkways.

**b. Land Use and Development Standards**

The uses permitted in Planning Area 8 shall be Open Space-Recreation, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348\_\_\_**), included as *Section III, Zoning Ordinance*, of this Specific Plan.

**c. Planning Standards**

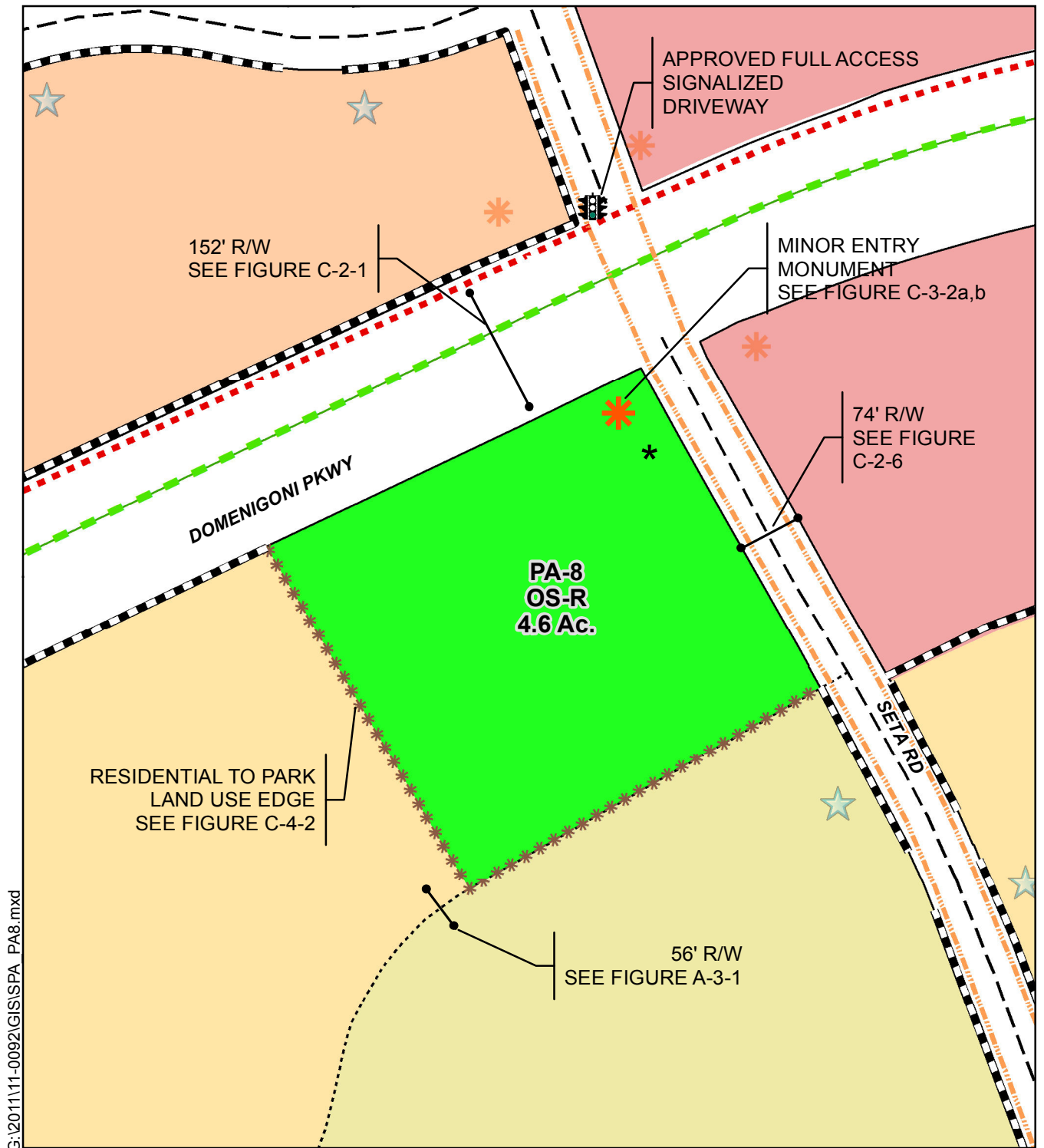
- 1) Primary access to Planning Area 8 shall be provided by a future east-west internal local roadway that connects from Rice Road. The future internal local roadway is shown in **Figure A-3-1 – Circulation Plan**.
- 2) Roadway landscaping shall be located along Domenigoni Parkway as depicted in **Figure C-2-1 – Domenigoni Parkway – Urban Arterial Highway**; along Seta Road, as depicted in **Figure C-2-6 – Seta Road and Western Hills Drive – Collector Street**; and a future east-west internal local roadway that connects from Rice Road, as depicted in **Figure C-2-7 – Local Streets**.
- 3) A residential to park land use edge, as illustrated in **Figure C-4-2.a – Residential/Commercial to Park Land Use Edge** and **C-4-2.b Residential to Park Land Use Edge** shall be developed to establish a transition between residential units in Planning Areas 7 and 10.
- 4) Development of this park and drainage basin shall occur at or before the milestone and according to the timeframe as indicated in **Table IV-A-4 – Public Facilities Phasing** of Section IV.A.6., of this Specific Plan.
- 5) Development of hardscape and equipment within Planning Area 8, as illustrated conceptually in **Figure A-8-2 – Typical Park**, may include the following:
  - Play area
  - Walkways
  - Tot lot

- Picnic Area
- Shade tree plantings and rolling turf areas

6) All standards and limitations which apply site-wide from Section *IV.A., Development Plans and Standards*, are applicable to Planning Area 8, as well:

- IV.A.1** Planning Objectives
- IV.A.2.** Specific Land Use Plan
- IV.A.3.** Circulation Plan
- IV.A.4.** Drainage Plan
- IV.A.5.** Water and Sewer Plan
- IV.A.6.** Phasing Plan and Public Facility Sites
- IV.A.7.** Grading Plan
- IV.A.8.** Open Space and Recreation Plan
- IV.A.9.** Landscaping Plan
- IV.A.10.** Comprehensive Maintenance Plan





**LEGEND**

- Regional Trail
- Urban Arterial
- Class II Bike Trail
- Collector
- Community Wall
- Local
- Basin Location

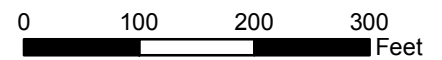


Figure B-8-1. Planning Area 8



**a. Descriptive Summary**

Planning Area 9, as shown in **Figure B-9-1**, is designated for commercial retail use on approximately 10.5 acres. The designation is intended to provide for the development of commercial uses that could include community serving retail and potentially a restaurant. As per the *Harvest Valley/Winchester Area Plan*, the permitted floor area ratio (FAR) for commercial/retail is 0.20–0.35.

**Figure B-9-1 – Planning Area 9**, shows Planning Area 9 and its roadways, points of access, monumentation, etc.

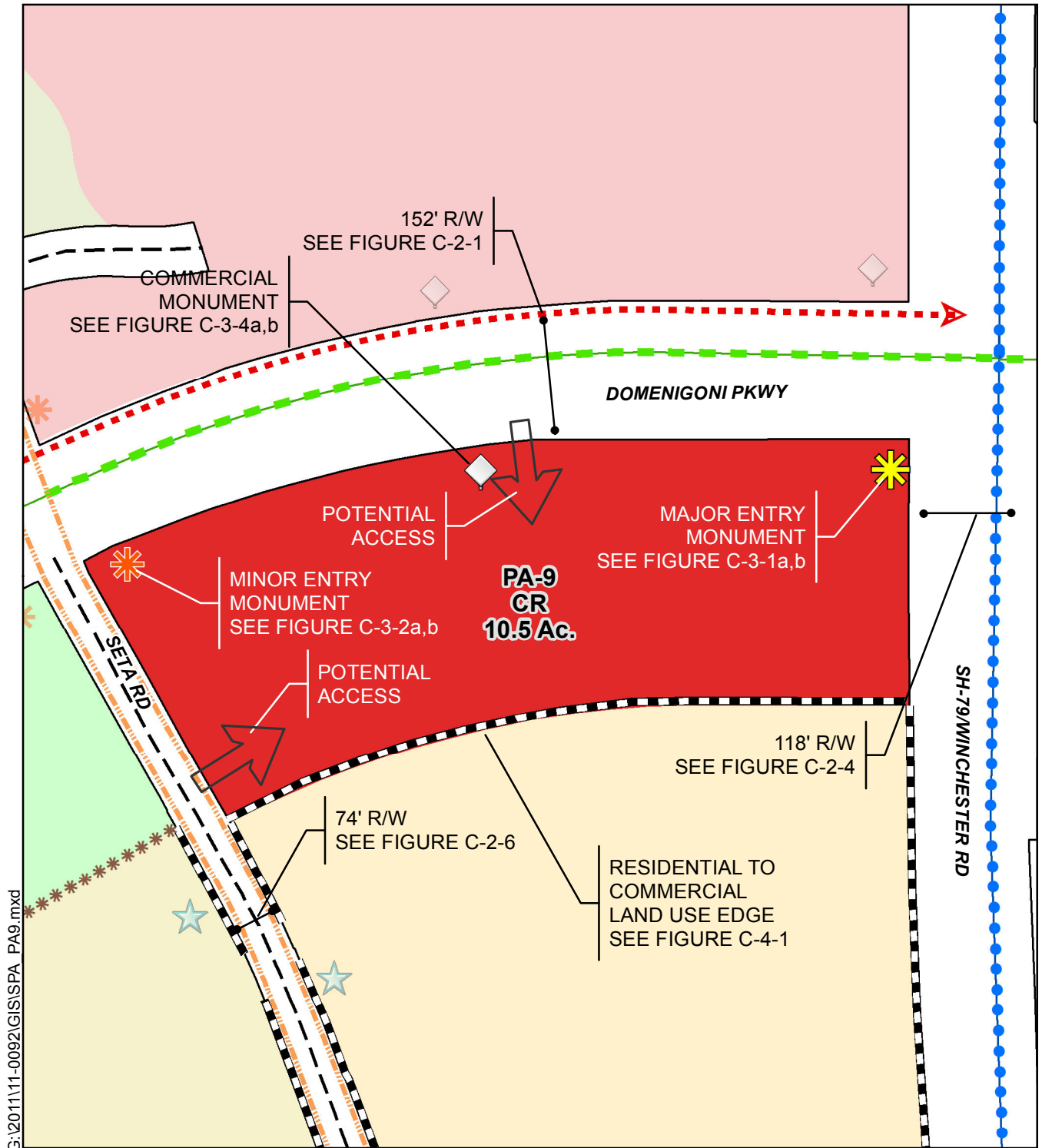
**b. Land Use and Development Standards**

The uses permitted in Planning Area 9 shall be commercial uses, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348**), included as *Section III, Zoning Ordinance*, of this Specific Plan.

**c. Planning Standards**










- 1) Right-in/right-out access to Planning Area 9 shall be provided by Domenigoni Parkway, primary (full) access will be provided from Seta Road. Secondary access will occur within minimum distances from the adjacent intersections, per County of Riverside Transportation Department standards.
- 2) Major entry monumentation shall be located at the south-west corner of the intersection of State Highway 79/Winchester Road and Domenigoni Parkway, as depicted in **Figure B-9-1**. The monumentation design is illustrated in **Figure C-3-1a – Major Community Entry Monumentation** and **Figure C-3-1b – Major Community Entry Monumentation Plan**.
- 3) Commercial entry monumentation shall be located at the southern edge of Domenigoni Parkway, as shown in **Figure B-9-1**. The monumentation design is depicted in **Figure C-3-4a – Commercial Entry Monumentation** and **Figure C-3-4b – Commercial Entry Monumentation Plan**.
- 4) A commercial to residential land use edge, as illustrated in **Figure C-4-1 – Residential to Commercial Land Use Edge**, shall be developed to establish a transition between the commercial use in this Planning Area and the residential uses in Planning Area 11.
- 5) Roadway landscaping shall be located along Domenigoni Parkway as depicted in **Figure C-2-1 – Domenigoni Parkway – Urban Arterial Highway**. State Route 79 (south of Domenigoni Parkway) as depicted in **Figure C-2-3 – State Highway 79/ Winchester Road – Expressway**, and roadway landscaping shall be located along Seta Road, as depicted in **Figure C-2-6 – Seta Road and Western Hills Drive –Collector Street**.

- 6) Pedestrian access openings from internal streets and cul-de-sacs onto sidewalks of major roads bordering the Planning Area are encouraged, to promote alternatives to automobile use for transportation within the community, when compliance with applicable building and safety, fire, transportation, and other codes are attainable for such access openings.
- 7) A community wall edge treatment shall be located along the borders of the Planning Area, as shown in **Figure C-3-5 – Community Wall Conceptual Plan**, and depicted in **Figures C-3-6 through C-3-8**. The community wall edge treatment shall serve as a buffer between the residential uses of Planning Area 11 and the commercial uses of this Planning Area.
- 8) All standards and limitations which apply site-wide from *Section IV.A., Development Plans and Standards*, are applicable to Planning Area 9, as well:
  - IV.A.1** Planning Objectives
  - IV.A.2.** Specific Land Use Plan
  - IV.A.3.** Circulation Plan
  - IV.A.4.** Drainage Plan
  - IV.A.5.** Water and Sewer Plan
  - IV.A.6.** Phasing Plan and Public Facility Sites
  - IV.A.7.** Grading Plan
  - IV.A.8.** Open Space and Recreation Plan
  - IV.A.9.** Landscaping Plan
  - IV.A.10.** Comprehensive Maintenance Plan



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**LEGEND**

-  Major Entry Monument
-  Minor Entry Monument
-  Commercial Entry Monument
-  Community Wall
-  Regional Trail
-  Class II Bike Trail
-  Urban Arterial
-  Major Highway
-  Collector Street

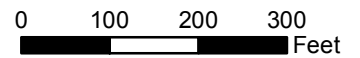


Figure B-9-1. Planning Area 9



### a. Descriptive Summary

Planning Area 10, depicted in **Figure B-10-1**, provides for the development of 21 acres devoted to medium-high density residential land uses. This Planning Area will contain single-family units on minimum lot sizes of 2,000 square feet. This Planning Area will contain a maximum of 120 units at an average density of 5.7 du/ac. Due to the terrain the product mix is anticipated to be similar to that of the high density single-family detached units.

**Figure B-10-1 – Planning Area 10**, shows the Planning Area and its roadways, points of access, monumentation, etc.

### b. Land Use and Development Standards

The uses permitted in Planning Area 10 shall be residential, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348\_\_\_**), included as *Section III, Zoning Ordinance*, of this Specific Plan.

### c. Planning Standards

- 1) Primary access to Planning Area 10 shall be provided from Seta Road and a future east-west internal local roadway that connects from Rice Road. The future local roadway is shown in **Figure A-3-1 – Circulation Plan**. Secondary access will occur within minimum distances from the adjacent intersections, per County of Riverside Transportation Department standards.
- 2) Neighborhood entry monumentation is permissible at the access points to Planning Area 10 along Seta Road, as shown in **Figure B-10-1**. The monumentation design is illustrated in **Figure C-3-3a – Neighborhood Entry Monumentation** and **Figure C-3-3b – Neighborhood Entry Monumentation Plan**.
- 3) Roadway landscape treatments shall be located along Rice Road, as depicted in **Figure C-2-4 – Rice Road and Old Newport Road – Major Road**; along Seta Road, as depicted in **Figure C-2-6 – Seta Drive and Western Hills Drive – Collector Street**; and along a future internal east-west local roadway, as depicted in **Figure C-2-7 – Local Streets**.
- 4) A community wall edge treatment shall be located along the borders of the Planning Area, as shown in **Figure C-3-5 – Community Wall Conceptual Plan**, and depicted in **Figure C-3-6**, serving as a buffer between the residential uses of this Planning Area and the adjacent roadway. If a slope condition occurs between land uses or next to a roadway, a view fence, as depicted in **Figures C-3-7 and C-3-8**, is encouraged to be used where the slope transition to the adjacent use is greater than half the height of the wall.

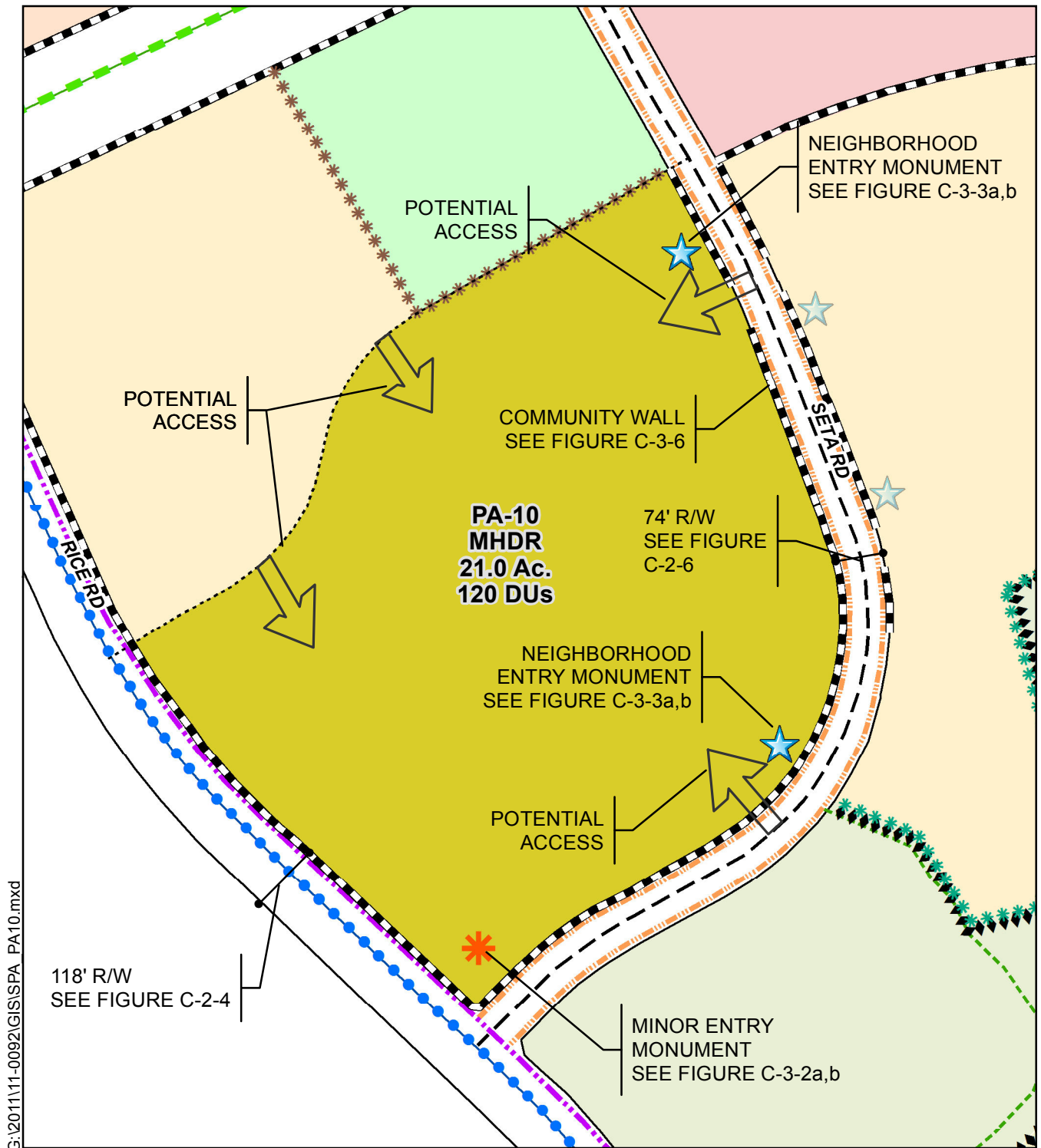
## 10. PLANNING AREA 10- MEDIUM

### THE CROSSROADS IN WINCHESTER

### HIGH DENSITY RESIDENTIAL










- 5) Pedestrian access openings from internal streets and cul-de-sacs onto pedestrian sidewalks of major roads bordering the Planning Area are encouraged, to promote alternatives to automobile use for transportation within the community, when compliance with applicable building and safety, fire, transportation, and other codes are attainable for such access openings.
- 6) All standards and limitations which apply site-wide from *Section IV.A., Development Plans and Standards*, are applicable to Planning Area 10, as well:
  - IV.A.1 Planning Objectives
  - IV.A.2. Specific Land Use Plan
  - IV.A.3. Circulation Plan
  - IV.A.4. Drainage Plan
  - IV.A.5. Water and Sewer Plan
  - IV.A.6. Phasing Plan and Public Facility Sites
  - IV.A.7. Grading Plan
  - IV.A.8. Open Space and Recreation Plan
  - IV.A.9. Landscaping Plan
  - IV.A.10. Comprehensive Maintenance Plan





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**LEGEND**

-  Minor Entry Monument
-  Neighborhood Entry Monument
-  Community Wall
-  Urban Arterial
-  Major Highway
-  Class II Bike Trail
-  Community Trail
-  Collector Street
-  Open Space Trail



0 100 200 300 Feet

Figure B-10-1. Planning Area 10



**a. Descriptive Summary**

Planning Area 11, as shown in **Figure B-11-1**, provides for the development of 18.5 acres devoted to high density residential land uses. This Planning Area will contain a maximum of 160 units at an average density of 8.6 du/ac.

**b. Land Use and Development Standards**

The uses permitted in Planning Area 11 shall be residential, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348**), included as *Section III, Zoning Ordinance*, of this Specific Plan.

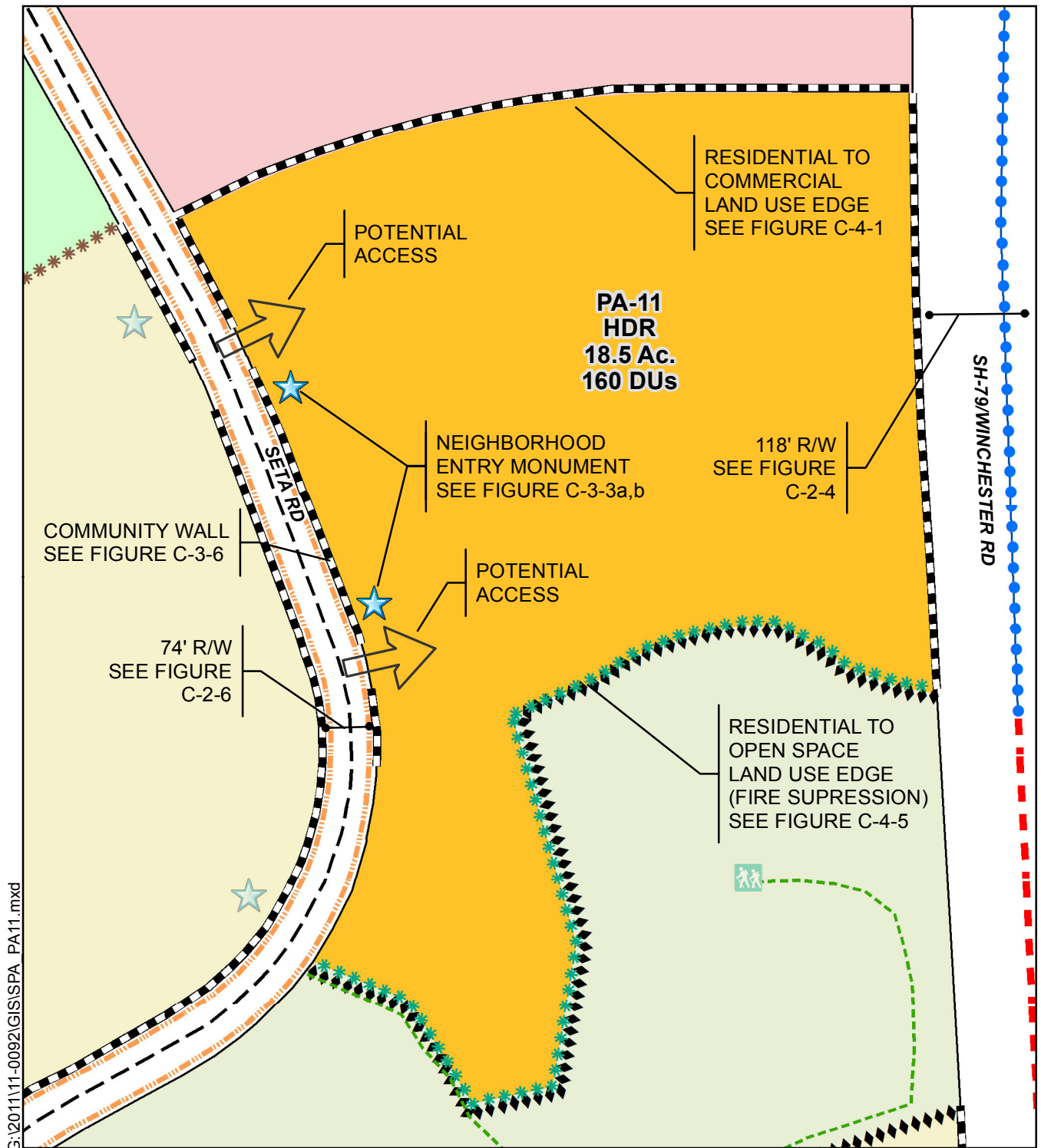
**c. Planning Standards**

- 1) Primary access to Planning Area 11 shall be provided from Seta Road. Limited access will occur within minimum distances from the major intersections adjacent to the Planning Area, and no access shall be taken from Highway 79.
- 2) Neighborhood entry monumentation shall be provided at the access points to Planning Area 11 along Seta Road, as shown in **Figure B-11-1**. The monumentation design is illustrated in **Figure C-3-3a – Neighborhood Entry Monumentation** and **Figure C-3-3b – Neighborhood Entry Monumentation Plan**.
- 3) Roadway landscape treatments shall be located along Seta Road, as depicted in **Figure C-2-6 – Seta Road and Western Hills Drive – Collector Street**; and along State Highway 79/Winchester Road, as depicted in **Figure C-2-3 – State Highway 79/ Winchester Road – Expressway**.
- 4) Pedestrian access openings from internal streets and cul-de-sacs onto pedestrian sidewalks of major roads bordering the Planning Area are encouraged, to promote alternatives to automobile use for transportation within the Specific Plan, when compliance with applicable building & safety, fire, transportation and other codes is attainable for such access openings.
- 5) A residential to commercial land use edge, as illustrated in **Figure C-4-1 – Residential to Commercial Land Use Edge**, shall be developed to establish a transition between residential use in this Planning Area and commercial uses in Planning Areas 9.
- 6) A community wall edge treatment shall be located along the borders of the Planning Area, as shown in **Figure C-3-5 – Community Wall Conceptual Plan**, and depicted in **Figure C-3-6**, serving as a buffer between the residential uses of this Planning Area and the adjacent roadway or land uses. If a slope condition occurs between land uses or next to a roadway, a view fence as

depicted in **Figures C-3-7** and **C-3-8** is encouraged to be used where the slope transition to the adjacent use is greater than half the height of the wall.









- 7) A residential to open space land use edge and Fire Hazard Suppression Plan, as illustrated in **Figure C-4-5 – Residential to Open Space (Fire Suppression)**, shall be developed to establish a transition between residential units in this Planning Area and the Open Space-Conservation in Planning Area 12.
- 8) All standards and limitations which apply site-wide from *Section IV.A., Development Plans and Standards*, are applicable to Planning Area 11, as well:

- IV.A.1** Planning Objectives
- IV.A.2.** Specific Land Use Plan
- IV.A.3.** Circulation Plan
- IV.A.4.** Drainage Plan
- IV.A.5.** Water and Sewer Plan
- IV.A.6.** Phasing Plan and Public Facility Sites
- IV.A.7.** Grading Plan
- IV.A.8.** Open Space and Recreation Plan
- IV.A.9.** Landscaping Plan
- IV.A.10.** Comprehensive Maintenance Plan



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**LEGEND**

-  Neighborhood Entry Monument
-  Class II Bike Trail
-  Open Space Trail
-  Community Wall
-  View Fence
-  Expressway
-  Major Highway
-  Collector Street

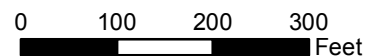


Figure B-11-1. Planning Area 11



### a. Descriptive Summary

Planning Area 12, as depicted in **Figure B-12-1**, is proposed as Open Space-Conservation. This designation is intended to provide an area for the preservation of mountainous terrain. Passive recreational facilities, including an open space hiking trail, will be included in this Planning Area. Planning Area 12 is comprised of 16.9 acres.

### b. Land Use and Development Standards

The uses permitted in Planning Area 12 shall be Open Space-Conservation, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348**), included as *Section III, Zoning Ordinance*, of this Specific Plan.

### c. Planning Standards

- 1) Access to Planning Area 12 shall be limited. No motor vehicles shall access this Planning Area except for emergency vehicles or personnel, as required.
- 2) An Open Space Trail, as depicted in **Figure B-12-1**, shall be integrated in the development to provide recreational use and connect the open space located in this Planning Area to residential uses, including those in Planning Areas 11 and 16. Development of the open space trail shall occur at or before the milestone and according to the timeframe indicated in **Table IV-A-4 – Public Facilities Phasing** of Section IV.A.6., of this Specific Plan.
- 3) Two knolls, as depicted in **Figure B-12-1**, will be preserved in this Planning Area to provide more aesthetic views and recreational uses. Access to the knolls will be limited to the open space trail that will be integrated into the community.
- 4) A residential to open space land use edge and Fire Hazard Suppression Plan, as illustrated in **Figure C-4-5 – Residential to Open Space (Fire Suppression)**, shall be developed to establish a transition between single family units in Planning Areas 11 and 16 and open space in this Planning Area.
- 5) A deed transfer of the parcel(s) planned for Open Space-Conservation within this Planning Area shall be conveyed to a Master Maintenance Authority or other entity, at the milestone as indicated in Section IV.A.6., Phasing Plan and Public Facility Sites.
- 6) All standards and limitations which apply site-wide from *Section IV.A., Development Plans and Standards*, are applicable to Planning Area 12, as well:

**IV.A.1** Planning Objectives

**IV.A.2.** Specific Land Use Plan

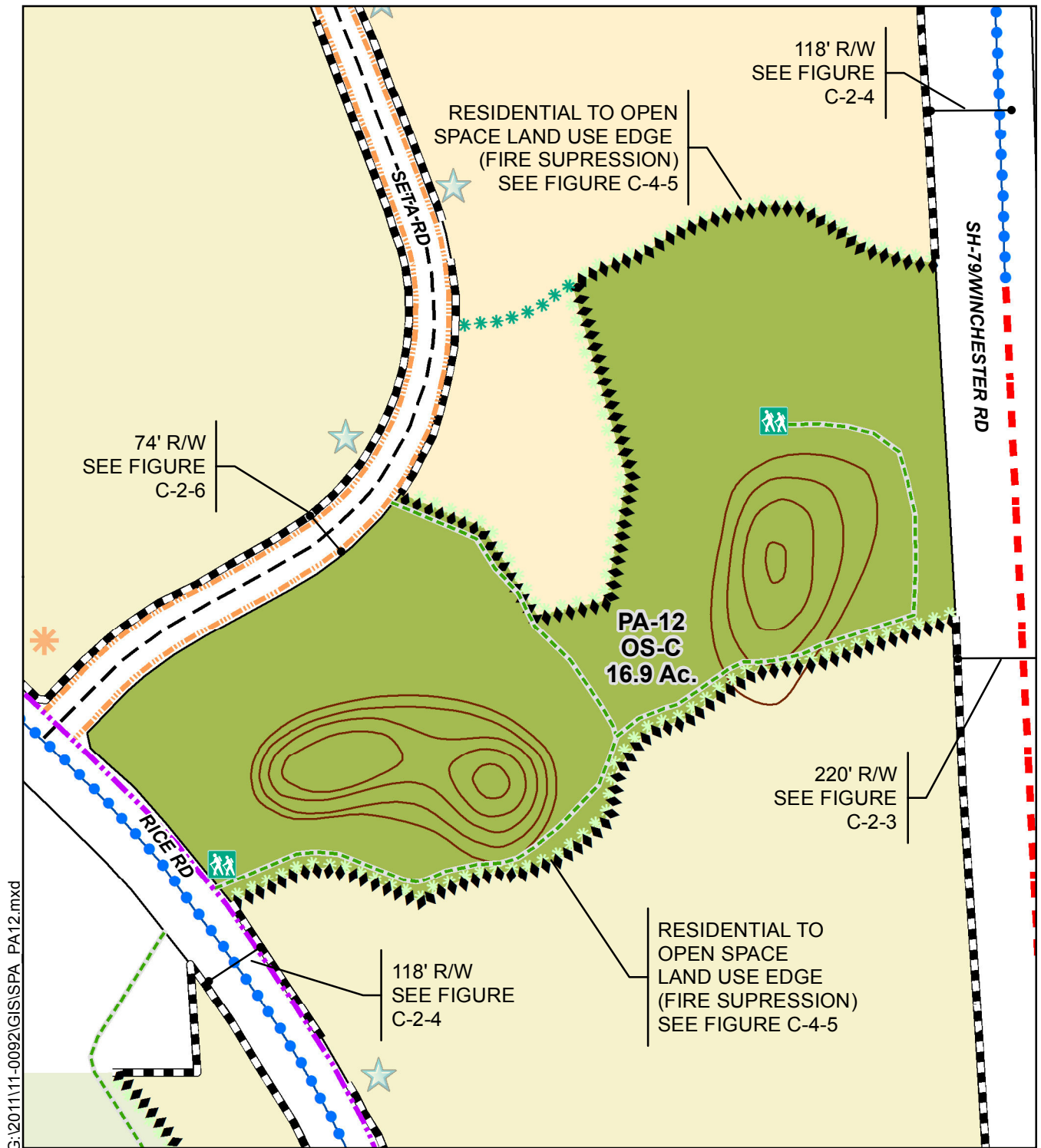
## 12. PLANNING AREA 12

### THE CROSSROADS IN WINCHESTER

### OPEN SPACE CONSERVATION

- IV.A.3. Circulation Plan
- IV.A.4. Drainage Plan
- IV.A.5. Water and Sewer Plan
- IV.A.6. Phasing Plan and Public Facility Sites
- IV.A.7. Grading Plan
- IV.A.8. Open Space and Recreation Plan
- IV.A.9. Landscaping Plan
- IV.A.10. Comprehensive Maintenance Plan





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**LEGEND**

- Trail Marker
- Class II Bike Trail
- Community Trail
- Open Space Trail
- Knolls
- Community Wall
- View Fence
- Expressway
- Major Highway
- Collector Street



Figure B-12-1. Planning Area 12



### a. Descriptive Summary

Planning Area 13, depicted in **Figure B-13-1**, is proposed as Open Space-Conservation. This designation is intended to provide an area for the preservation of mountainous terrain. Passive recreational facilities, including an open space hiking trail will be included in this Planning Area. Planning Area 13 is comprised of 22.7 acres.

### b. Land Use and Development Standards

The uses permitted in Planning Area 13 shall be Open Space-Conservation, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348**\_\_\_), included as *Section III, Zoning Ordinance*, of this Specific Plan.

### c. Planning Standards

- 1) Access to Planning Area 13 shall be limited. No motor vehicles shall access to this Planning Area, except for emergency vehicles or personnel, as required.
- 2) An Open Space Trail, as depicted in **Figure B-13-1**, shall be integrated in the development to provide recreational use and connect the open space located in this Planning Area to residential uses, including those in Planning Area 14. Development of the open space trail shall occur at or before the milestone and according to the timeframe as indicated in **Table IV-A-4 – Public Facilities Phasing** of Section IV.A.6., of this Specific Plan.
- 3) A residential to open space land use edge and Fire Hazard Suppression Plan, as illustrated in **Figure C-4-5 – Residential to Open Space (Fire Suppression)**, shall be developed to establish a transition between residential units in Planning Area 14 and open space in this Planning Area.
- 4) A deed transfer of the parcel(s) planned for open space within this Planning Area shall be conveyed to a Master Maintenance Authority or other entity, at the milestone as indicated in Section IV.A.6., Phasing Plan and Public Facility Sites.
- 5) All standards and limitations which apply site-wide from *Section IV.A., Development Plans and Standards*, are applicable to Planning Area 13, as well:

**IV.A.1** Planning Objectives

**IV.A.2.** Specific Land Use Plan

**IV.A.3.** Circulation Plan

**IV.A.4.** Drainage Plan

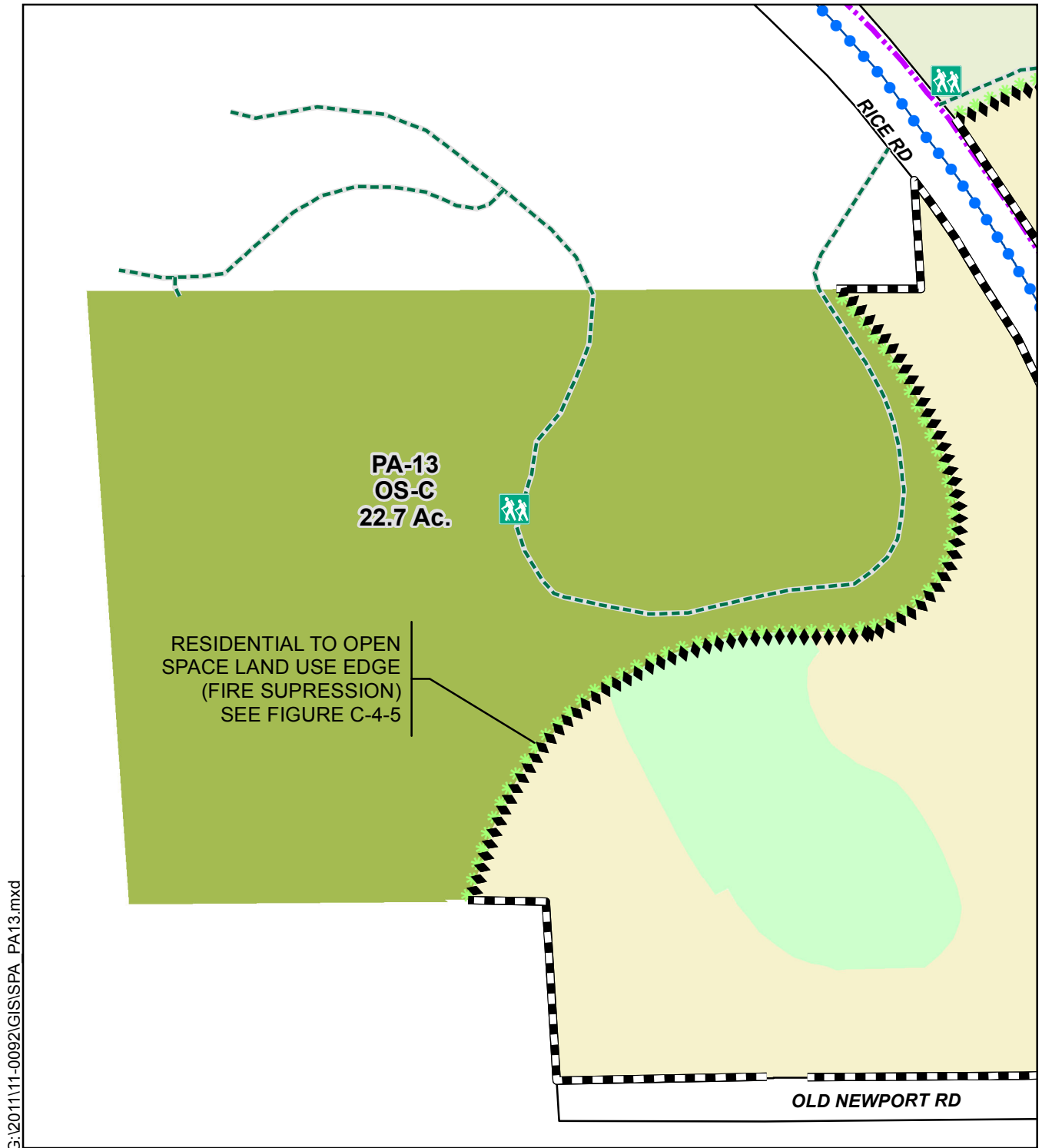
**IV.A.5.** Water and Sewer Plan

## 13. PLANNING AREA 13

### **THE CROSSROADS IN WINCHESTER**

### **OPEN SPACE CONSERVATION**

- IV.A.6. Phasing Plan and Public Facility Sites
- IV.A.7. Grading Plan
- IV.A.8. Open Space and Recreation Plan
- IV.A.9. Landscaping Plan
- IV.A.10. Comprehensive Maintenance Plan



**LEGEND**

-  Trail Marker
-  Community Trail
-  Open Space Trail
-  Community Wall
-  View Fence
-  Major Highway

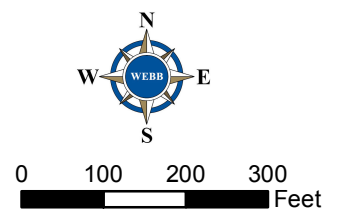


Figure B-13-1. Planning Area 13



### a. Descriptive Summary

Planning Area 14, as shown in **Figure B-14-1**, provides for the development of 13.8 acres devoted to medium-high density residential land uses. Homes within this Planning Area are single-family units on minimum lot sizes of 3,500 square feet. This Planning Area will contain a maximum of 85 units at an average density of 6.1 du/ac.

**Figure B-14-1 - Planning Area 14** shows the Planning Area and its roadways, points of access, monumentation, etc.

### b. Land Use and Development Standards

The uses permitted in Planning Area 14 shall be residential, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348**), included as *Section III, Zoning Ordinance*, of this Specific Plan.

### c. Planning Standards

- 1) Primary access to Planning Area 14 shall be provided from Rice Road and Old Newport Road. Secondary access will occur within minimum distances from the adjacent intersections, per County of Riverside Transportation Department standards.
- 2) Major community entry monumentation shall be located at the north-west intersection of Rice Road and Old Newport Road, as shown in **Figure B-14-1**. The monumentation design is illustrated in **Figure C-3-1a - Major Community Entry Monumentation** and **Figure C-3-1b - Major Community Entry Monumentation Plan**.
- 3) Neighborhood entry monumentation shall be located at the access point to Planning Area 14 along Rice Road, as shown in **Figure B-14-1**. The monumentation design is depicted in **Figure C-3-3a - Neighborhood Entry Monumentation** and **Figure C-3-3b - Neighborhood Entry Monumentation Plan**.
- 4) Roadway landscape treatments shall be located along Rice Road, as depicted in **Figure C-2-4 - Rice Road and Old Newport Road - Major Road**.
- 5) Pedestrian access openings from internal streets and cul-de-sacs onto pedestrian parkways of major roads bordering the Planning Area are encouraged, to promote alternatives to automobile use for transportation within the Specific Plan, when compliance with applicable building and safety, fire, transportation, and other codes are attainable for such access openings.

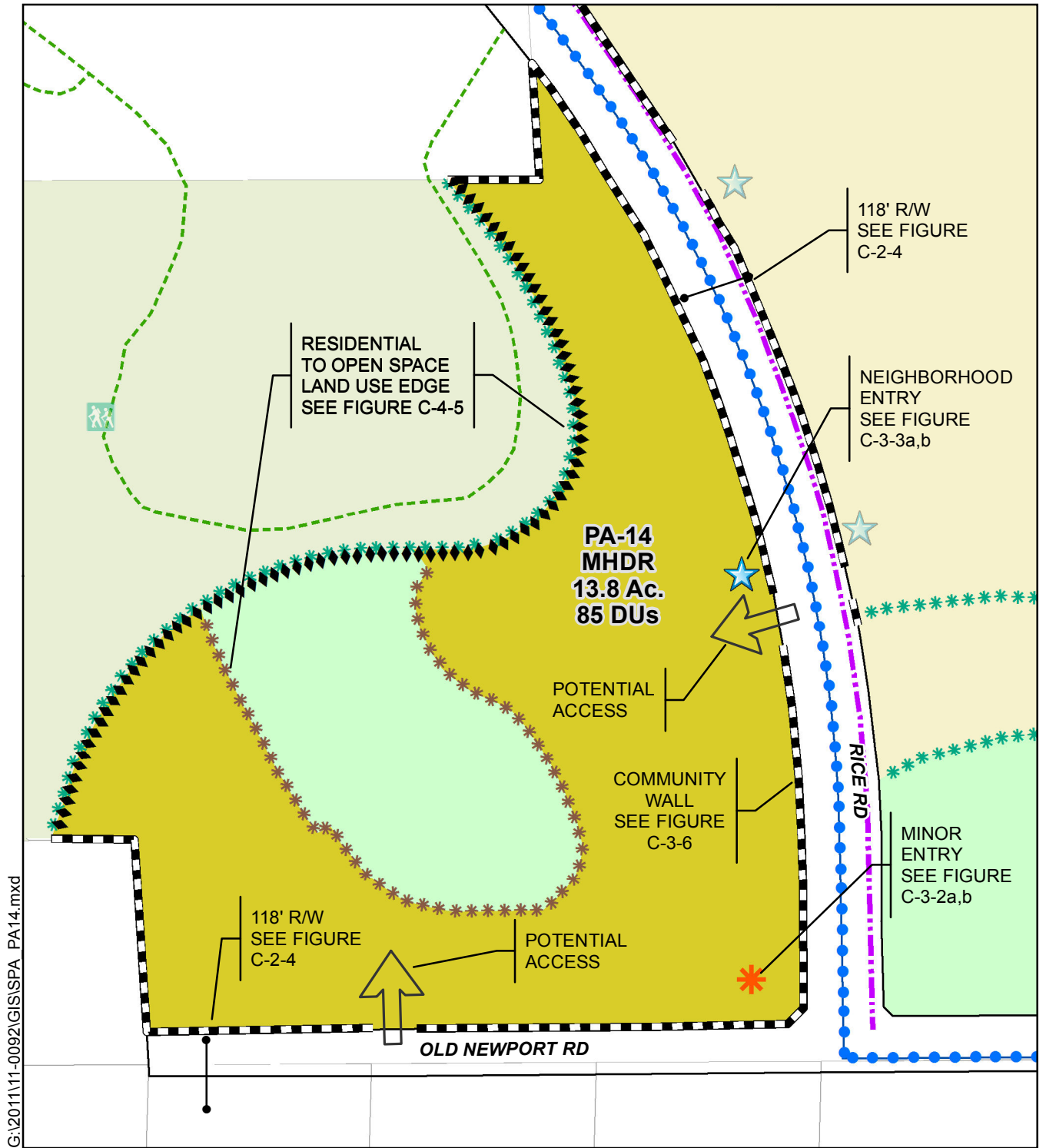
## 14. PLANNING AREA 14 MEDIUM

### THE CROSSROADS IN WINCHESTER







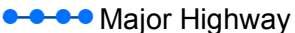
### HIGH DENSITY RESIDENTIAL

- 6) A residential to open space land use edge and Fire Hazard Suppression Plan, as illustrated in **Figure C-4-5 – Residential to Open Space (Fire Suppression)**, shall be developed to establish a transition between residential units in this Planning Area and the open space in Planning Area 13.
- 7) A community wall edge treatment shall be located along the borders of the Planning Area, as shown in **Figure C-3-5 – Community Wall Conceptual Plan**, and depicted in **Figure C-3-6** serving as a buffer between the residential uses of this Planning Area and the adjacent roadway or land uses. If a slope condition occurs between land uses or next to a roadway, a view fence, as depicted in **Figures C-3-7 and C-3-8**, is encouraged to be used where the slope transition to the adjacent use is greater than half the height of the wall.
- 8) All standards and limitations which apply site-wide from *Section IV.A., Development Plans and Standards*, are applicable to Planning Area 14, as well:
  - IV.A.1 Planning Objectives
  - IV.A.2. Specific Land Use Plan
  - IV.A.3. Circulation Plan
  - IV.A.4. Drainage Plan
  - IV.A.5. Water and Sewer Plan
  - IV.A.6. Phasing Plan and Public Facility Sites
  - IV.A.7. Grading Plan
  - IV.A.8. Open Space and Recreation Plan
  - IV.A.9. Landscaping Plan
  - IV.A.10. Comprehensive Maintenance Plan





**LEGEND**

-  Minor Entry Monument
-  Neighborhood Entry Monument
-  Open Space Trail
-  Community Trail
-  Community Wall
-  View Fence
-  Major Highway

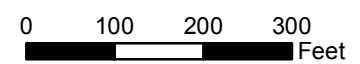


Figure B-14-1. Planning Area 14



**a. Descriptive Summary**

Planning Area 15, as depicted in **Figure B-15-1 – Planning Area 15**, is proposed as Open Space-Recreation. The size of Planning Area 15 is 4.0 acres. Planning Area 15 is intended to be used as a passive recreation area. The entire Planning Area is intended to provide an area which is landscaped and may include such amenities as open space areas and walking trails.

**b. Land Use and Development Standards**

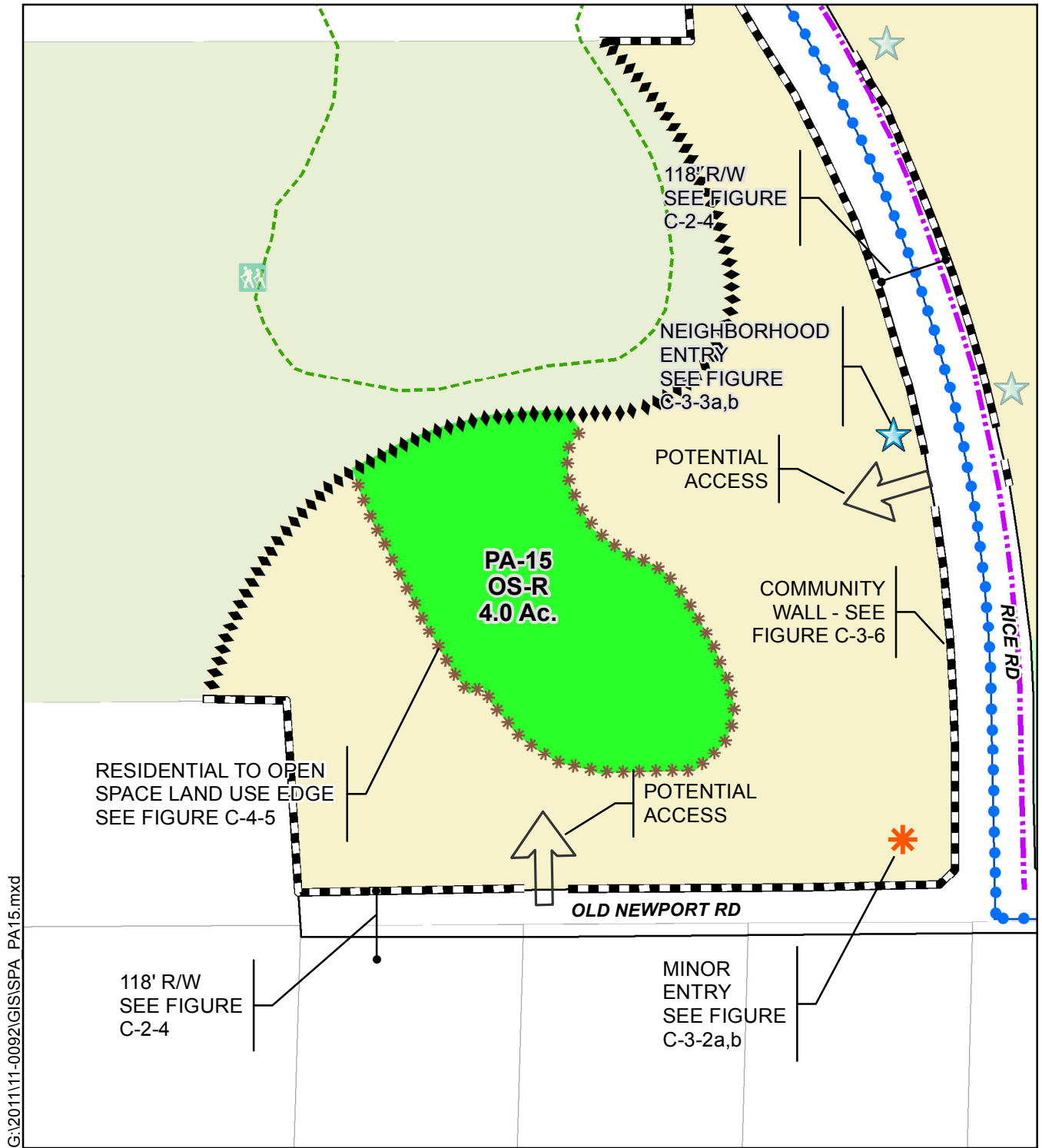
The uses permitted in Planning Area 15 shall be Open Space-Recreation, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348** \_\_\_), included as *Section III Zoning Ordinance*, of this Specific Plan.

**c. Planning Standards**

- 1) Primary access to Planning Area 15 shall be provided by local streets that will be determined during the tentative tract map process. Access to Planning Area 15 shall be limited. No motor vehicles shall access this Planning Area except for emergency vehicles or personnel, as required.
- 2) An Open Space Trail may be integrated in the development to provide recreational uses and connect the open space located in this Planning Area to residential uses, including those in Planning Area 14.
- 3) A residential to open space land use edge as illustrated in **Figure C-4-5 – Residential to Open Space**, shall be developed to establish a transition between residential units in Planning Area 14 and open space in this Planning Area.
- 4) 4) A deed transfer of the parcel(s) planned for open space within this Planning Area shall be conveyed to a Master Maintenance Authority or other entity, as agreed to by the property owner/developers.
- 5) Development of passive recreational opportunities within Planning Area 15 may include the following:
  - Play areas
  - Walkways
  - Open turf areas
  - Picnic Area
  - On-site parking
  - Trails

- Shade tree plantings and rolling turf areas
- 6) All standards and limitations which apply site-wide from *Section IV.A, Development Plans and Standards*, are applicable to Planning Area 15, as well:
  - IV.A.1** Planning Objectives
  - IV.A.2.** Specific Land Use Plan
  - IV.A.3.** Circulation Plan
  - IV.A.4.** Drainage Plan
  - IV.A.5.** Water and Sewer Plan
  - IV.A.6.** Phasing Plan and Public Facility Sites
  - IV.A.7.** Grading Plan
  - IV.A.8.** Open Space and Recreation Plan
  - IV.A.9.** Landscaping Plan
  - IV.A.10.** Comprehensive Maintenance Plan





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**LEGEND**

- Minor Entry Monument
- Neighborhood Entry Monument
- Open Space Trail
- Community Trail
- Community Wall
- View Fence
- Major Highway

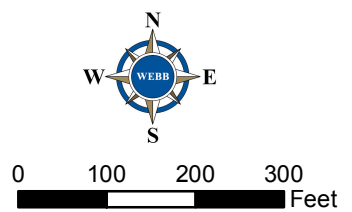


Figure B-15-1. Planning Area 15



**a. Descriptive Summary**

Planning Area 16, as shown in **Figure B-16-1**, provides for the development of 28.1 acres devoted to medium-high density residential land uses. This Planning Area will contain single-family units on minimum lot sizes of 2,000 square feet. This Planning Area will contain a maximum of 200 units at an average density of 7.1 du/ac. Due to the terrain, the product mix is anticipated to be similar to that of high density single-family detached units.

**Figure B-16-1 - Planning Area 16** shows the Planning Area and its roadways, points of access, monumentation, etc.

**b. Land Use and Development Standards**

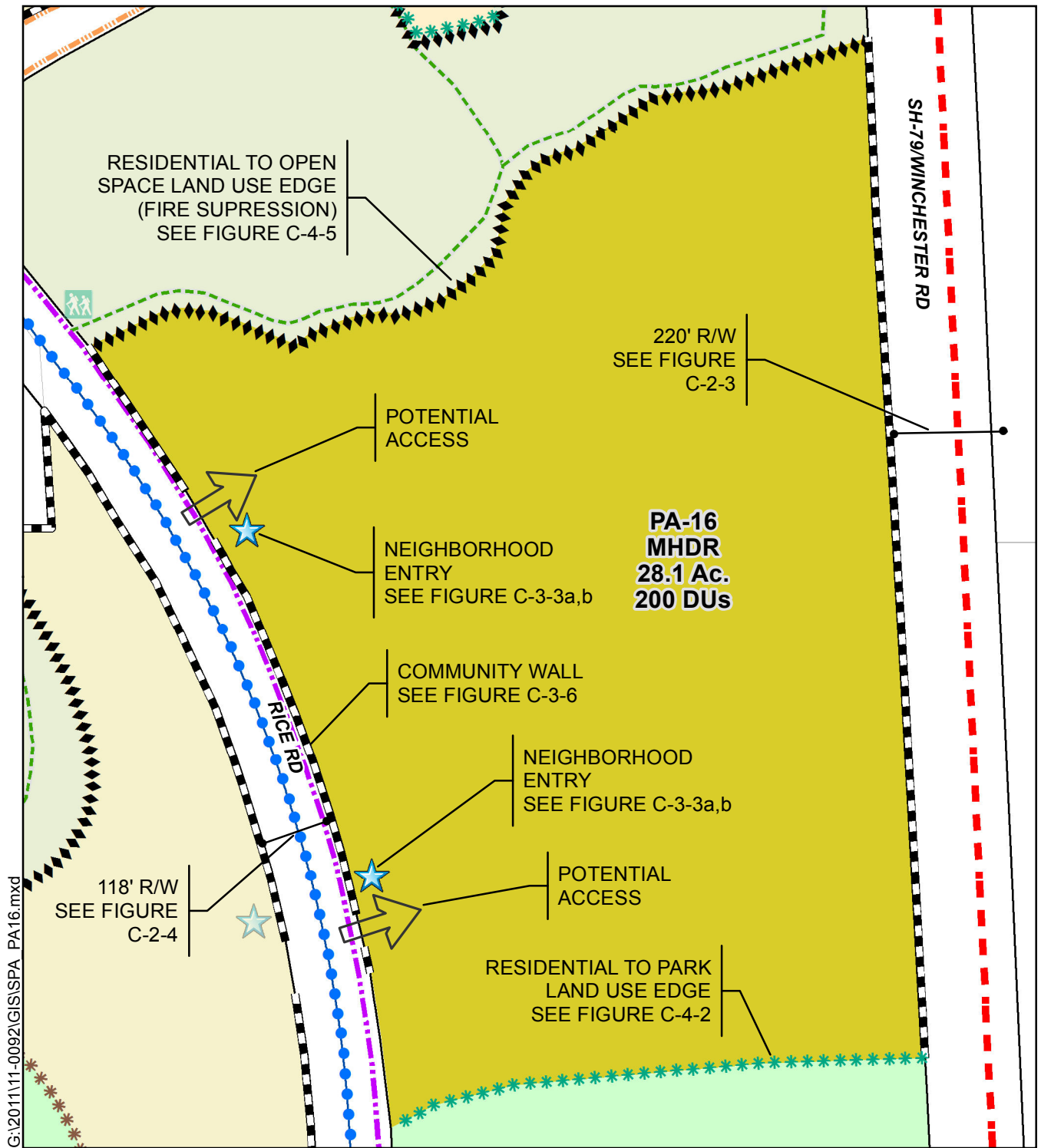
The uses permitted in Planning Area 16 shall be residential, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348**), included as *Section III, Zoning Ordinance*, of this Specific Plan.

**c. Planning Standards**

- 1) Primary access to Planning Area 16 shall be provided from Rice Road. Limited access will occur within minimum distances from the major intersections adjacent to the planning area, and no access shall be taken from Highway 79.
- 2) Neighborhood entry monumentation is permissible at the access points to Planning Area 16 along Rice Road, as shown in **Figure B-16-1**. The monumentation design is illustrated in **Figure C-3-3a - Neighborhood Entry Monumentation** and **Figure C-3-3b - Neighborhood Entry Monumentation Plan**.
- 3) Roadway landscape treatments shall be located along Rice Road, as depicted in **Figure C-2-4 - Rice Road and Old Newport Road - Major Road**; and along State Highway 79/Winchester Road, as depicted in **Figure C-2-3 - State Highway 79/Winchester Road - Expressway**.
- 4) Pedestrian access openings from internal streets and cul-de-sacs onto pedestrian parkways of major roads bordering the Planning Area are encouraged, to promote alternatives to automobile use for transportation within the Specific Plan, when compliance with applicable building & safety, fire, transportation and other codes is attainable for such access openings.
- 5) A residential to park land use edge, as illustrated in **Figure C-4-2.a - Residential/ Commercial to Park Land Use Edge** and **C-4-2.b Residential to Park Land Use Edge** shall be developed to establish a transition between single-family units in this Planning Area and park use in Planning Area 17.

- 6) A community wall edge treatment shall be located along the borders of the Planning Area, as shown in **Figure C-3-5 – Community Wall Conceptual Plan**, and depicted in **Figure C-3-6** serving as a buffer between the residential uses of this Planning Area and the adjacent roadway or land uses. If a slope condition occurs between land uses or next to a roadway, a view fence as depicted in **Figures C-3-7** and **C-3-8** is encouraged to be used where the slope transition to the adjacent use is greater than half the height of the wall.
- 7) A residential to open space land use edge and Fire Hazard Suppression Plan, as illustrated in **Figure C-4-5 – Residential to Open Space (Fire Suppression)**, shall be developed to establish a transition between residential units in this Planning Area and the open space in Planning Area 12.
- 8) All standards and limitations which apply site-wide from *Section IV.A., Development Plans and Standards*, are applicable to Planning Area 16, as well:
  - IV.A.1 Planning Objectives
  - IV.A.2. Specific Land Use Plan
  - IV.A.3. Circulation Plan
  - IV.A.4. Drainage Plan
  - IV.A.5. Water and Sewer Plan
  - IV.A.6. Phasing Plan and Public Facility Sites
  - IV.A.7. Grading Plan
  - IV.A.8. Open Space and Recreation Plan
  - IV.A.9. Landscaping Plan
  - IV.A.10. Comprehensive Maintenance Plan





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**LEGEND**

- Neighborhood Entry Monument
- Community Wall
- Class II Bike Trail
- View Fence
- Community Trail
- Expressway
- Open Space Trail
- Major Highway

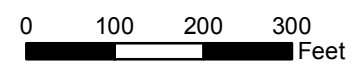


Figure B-16-1. Planning Area 16



**a. Descriptive Summary**

Planning Area 17, as depicted in **Figure B-17-1 – Planning Area 17**, is proposed as Open Space-Recreation. The size of Planning Area 17 is 7.3 acres; 4.9 acres in this Planning Area is intended to be used as an active park while 2.4 acres is intended to be used as a drainage basin. The basin will be designed in a way to maximize recreational opportunities when not needed for drainage purposes. The entire Planning Area is intended to provide an area which is landscaped and may include such amenities as picnic facilities and walkways.

**b. Land Use and Development Standards**

The uses permitted in Planning Area 17 shall be Open Space-Recreation, as set forth in the Specific Plan Zoning Text (**Ordinance No. 348\_\_\_**), included as *Section III, Zoning Ordinance*, of this Specific Plan.

**c. Planning Standards**

- 1) Primary access to Planning Area 17 shall be provided from Rice Road. Limited access will occur within minimum distances from the major intersections adjacent to the Planning area, and no access shall be taken from Highway 79.
- 2) Roadway landscape treatments shall be located along Rice Road, as depicted in **Figure C-2-4 – Rice Road and Old Newport Road – Major Road**, and along State Highway 79/Winchester Road, as depicted in **Figure C-2-3 – State Highway 79/ Winchester Road – Expressway**.
- 3) A residential to park land use edge, as illustrated in **Figure C-4-2.a – Residential/ Commercial to Park Land Use Edge** and **C-4-2.b Residential to Park Land Use Edge** shall be developed to establish a transition between single-family units in Planning Area 16 and park uses in this Planning Area.
- 4) Development of this park and drainage basin shall occur at or before the milestone and according to the timeframe as indicated in **Table IV-A-4 – Public Facilities Phasing** of Section IV.A.6. of this Specific Plan.
- 5) Development of hardscape and equipment within Planning Area 17, as illustrated conceptually in **Figure A-8-2 – Typical Park**, may include the following:
  - Athletic fields (baseball, softball, and soccer)
  - Play area
  - Walkways
  - Tot lot

## 17. PLANNING AREA 17

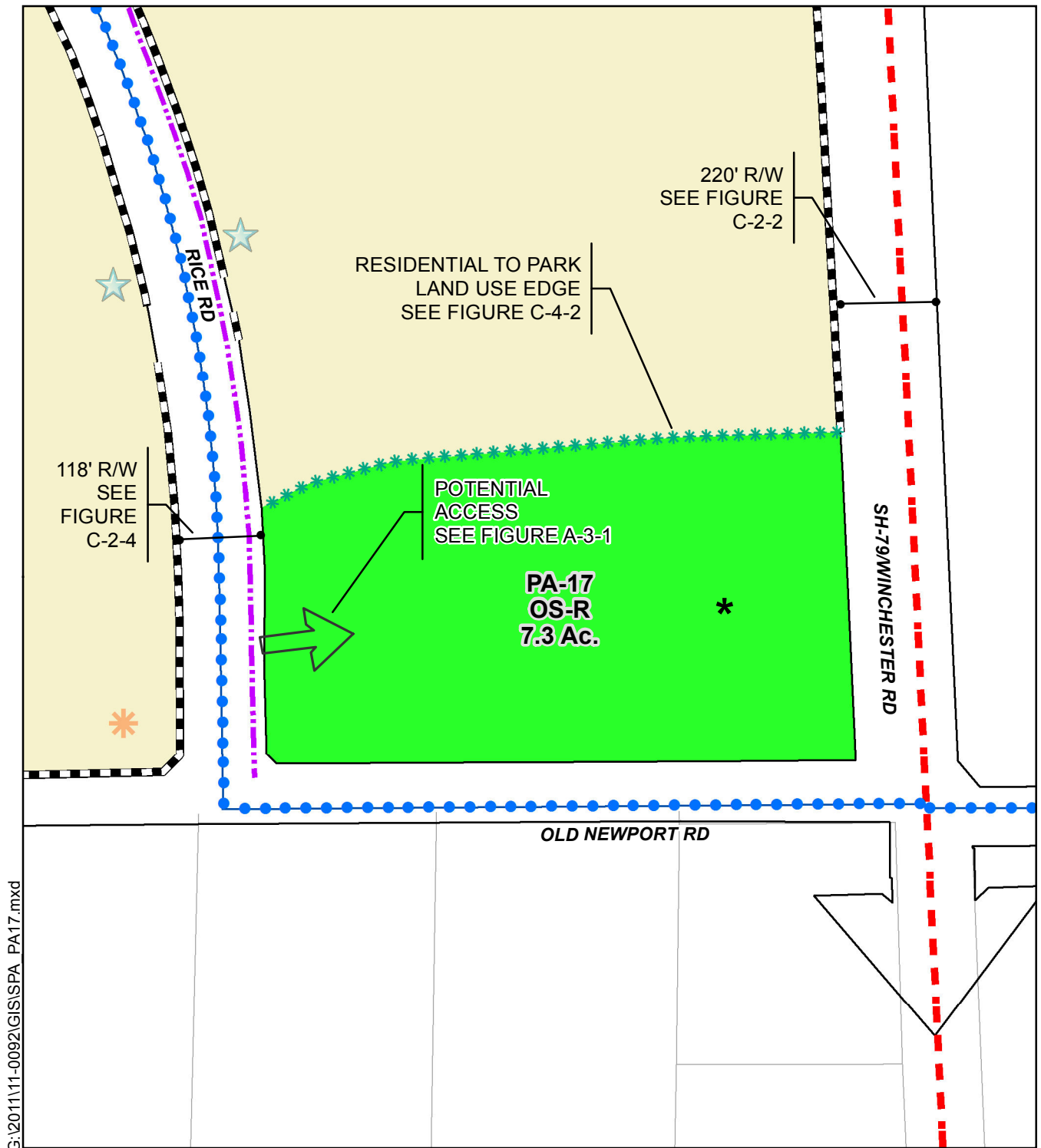
### THE CROSSROADS IN WINCHESTER

### OPEN SPACE RECREATION

- Picnic Area
- On-site parking
- Shade tree plantings and rolling turf areas

6) All standards and limitations which apply site-wide from *Section IV.A., Development Plans and Standards*, are applicable to Planning Area 17, as well:

- IV.A.1** Planning Objectives
- IV.A.2.** Specific Land Use Plan
- IV.A.3.** Circulation Plan
- IV.A.4.** Drainage Plan
- IV.A.5.** Water and Sewer Plan
- IV.A.6.** Phasing Plan and Public Facility Sites
- IV.A.7.** Grading Plan
- IV.A.8.** Open Space and Recreation Plan
- IV.A.9.** Landscaping Plan
- IV.A.10.** Comprehensive Maintenance Plan



**LEGEND**

- Community Wall
- Expressway
- Community Trail
- Major Highway
- Basin Location

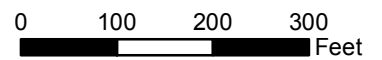


Figure B-17-1. Planning Area 17

