

32. Planning Area 26A: Neighborhood Park

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 barbeque 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. 348.4500. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

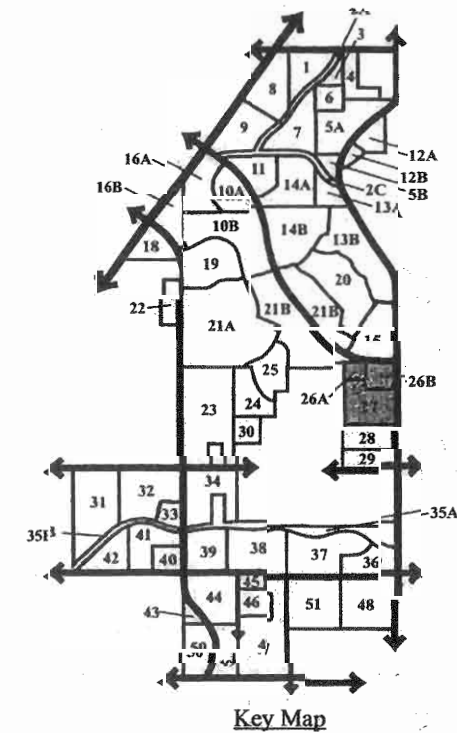
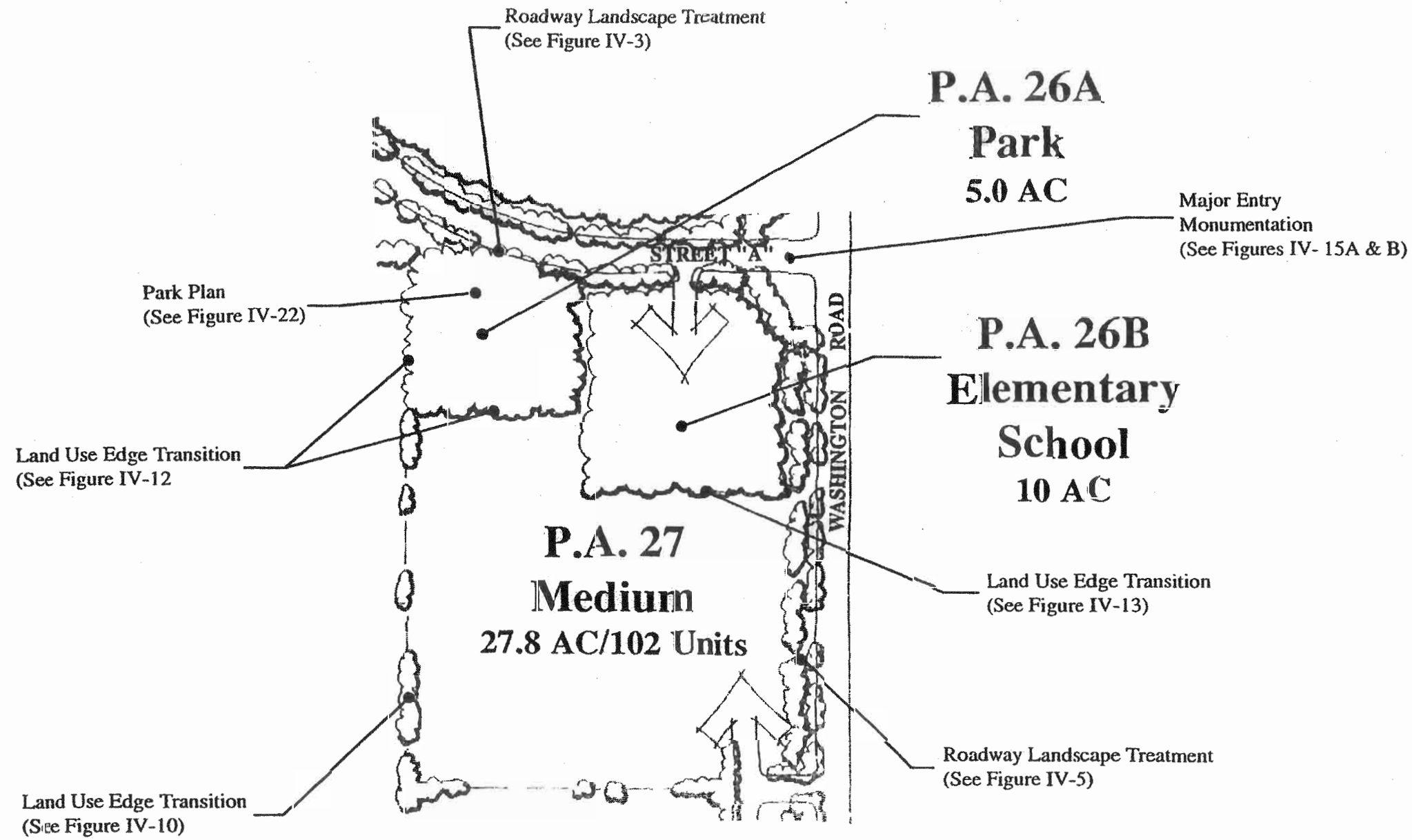
- 1) Primary access to Planning Area 26A shall be provided by Street "A".
- 2) The park plan is further delineated as shown on in Figure IV-22. Park improvements plans for the 5.0-acre park within this Planning Area shall be submitted by the developer concurrently with the implementing development plans 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".
- 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

Planning Areas 26A, 26B, & 27



SOURCE: T&E Planning Consultants



Not to Scale

01-10-07, JN 15-100836

WINCHESTER 1800
SP 286 AMENDMENT 5 / EIR 374

PLANNING AREAS 26A, 26B & 27

33. Planning Area 26B: School Site

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. 348.4500. (See Specific Plan Zone Ordinance Tab.)

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 Road.
- 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 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.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