

II. SUMMARY

A. PROJECT SUMMARY

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

The WINCHESTER 1800 Master Plan reflects the logical and orderly expansion of urban growth within the French Valley and neighboring areas of Riverside County. Upon completion, the WINCHESTER 1800 Specific Plan will contain numerous residential housing opportunities on a variety of lot sizes and densities ranging from 0.2 dwelling units per acres to 15 dwelling units per acre, providing the community with a total of 4,870 dwelling units. Additional uses incorporated into the Master Land Use Plan will 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. Four locations are posed for commercial centers, totaling 54.9 acres and one location is proposed for a commercial recreation center, totaling 36.7 acres.

In addition to the provision of commercial-oriented land uses, the WINCHESTER 1800 project proposes a variety of recreational land uses. Seven active park sites totaling 58.4 acres are planned throughout the community, offering future residents and the surrounding community a variety of active and passive recreational opportunities. A total of 69.7 acres of open space/conservation/drainage land uses will support and promote further pedestrian-oriented recreation opportunities. These open space/conservation/drainage areas may be developed in the form of meandering landscaped greenbelts adjacent to drainage courses throughout the project site. A Regional Recreation Trail, as designated on the Southwest Area Plan (SWAP) Trails and Bikeway System Map, will be successfully implemented into the open space/drainage corridors and comply with SWAP design standards. In addition, natural open space totaling 85.5 acres will be maintained in its natural state in order to preserve the only sensitive on-site topographical features and to provide aesthetic visual identity.

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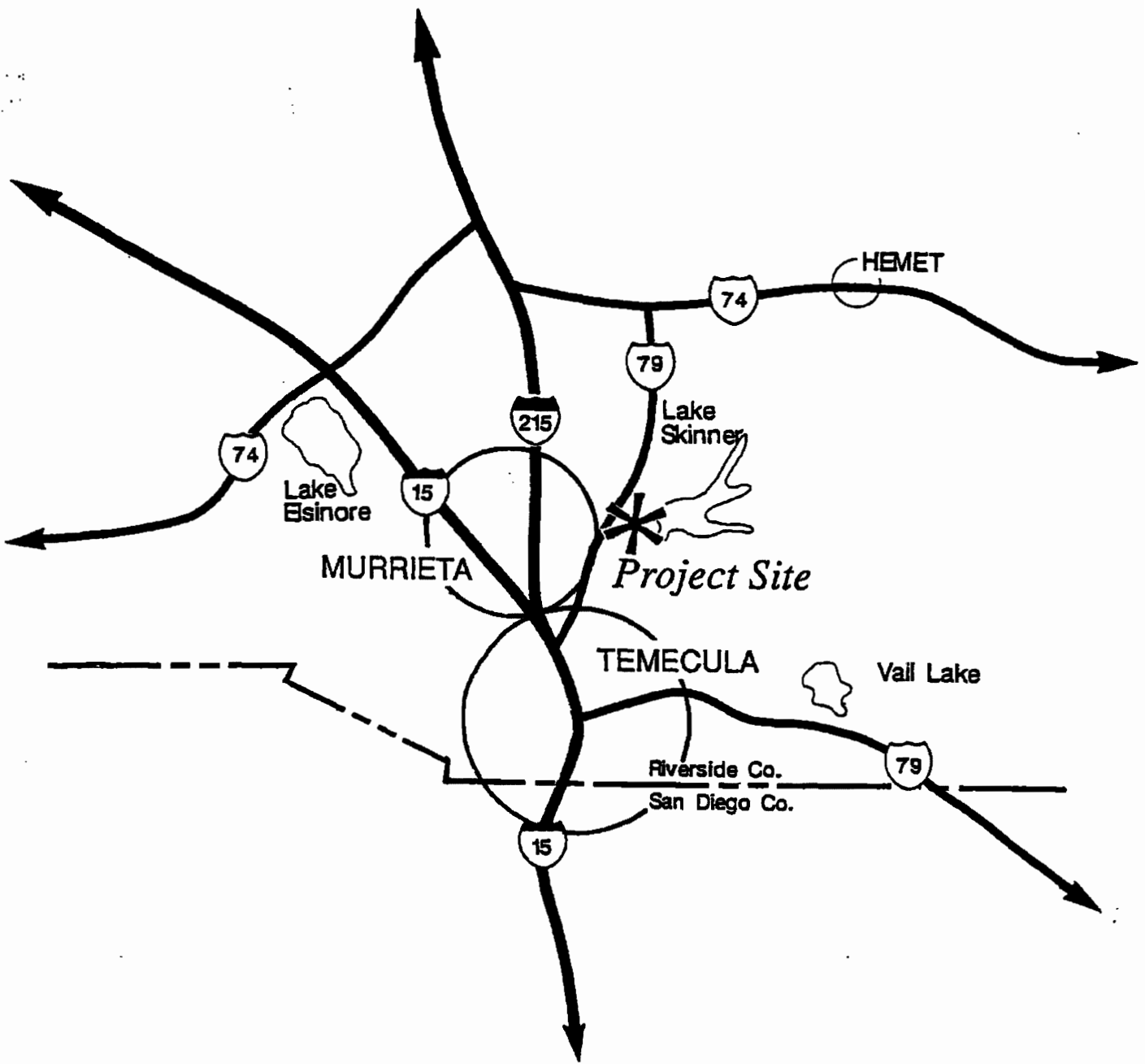
WINCHESTER 1800 residents will enjoy various benefits of a master-planned community. Infrastructure and other public facilities will be sufficiently sized to accommodate the needs of the entire community at full build-out. In addition, specific plan design elements including land use compatibility, site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

The WINCHESTER 1800 Specific Plan can be briefly summarized as follows:

**TABLE I
LAND USE SUMMARY**

LAND USE	ACREAGE	DENSITY FACTOR	DWELLING UNITS	SHARE OF TOTAL ACREAGE (%)
RESIDENTIAL				
Very Low	17.6 ac	0.35 du/ac	6 du	1.1
Low	24.7 ac	2.0 du/ac	49 du	1.5
Medium Low (7,200 s.f.)	179.1 ac	3.0 du/ac	542 du	10.8
Medium (7,200 s.f.)	690.3 ac	3.3 du/ac	2,310 du	41.7
Medium High (5,000 s.f.)	191.1 ac	5.3 du/ac	1,005 du	9.7
Very High	40.5 ac	15.0 du/ac	608 du	2.4
Mixed Use	15.2 ac	11.5 du/ac	175 du	0.9
SUBTOTAL	1,158.5 ac	4.1 du/ac	4,695 du	69.9%
NON-RESIDENTIAL				
Commercial	54.9 ac	-----	-----	3.3
Commercial Recreation	36.7 ac	-----	-----	2.2
Schools	55.0 ac	-----	161 du	3.3
Active Parks	58.4 ac	-----	14 du	3.5
Open Space/Drainage	155.2 ac	-----	-----	9.4
Expanded Parkways	6.5 ac	-----	-----	0.4
Roads	131.7 ac	-----	-----	8.0
SUBTOTAL	498.4 ac	-----	175 du	30.1%
TOTAL	1,656.9 ac		4,870 du	100.0%

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Regional Map
WINCHESTER 1800
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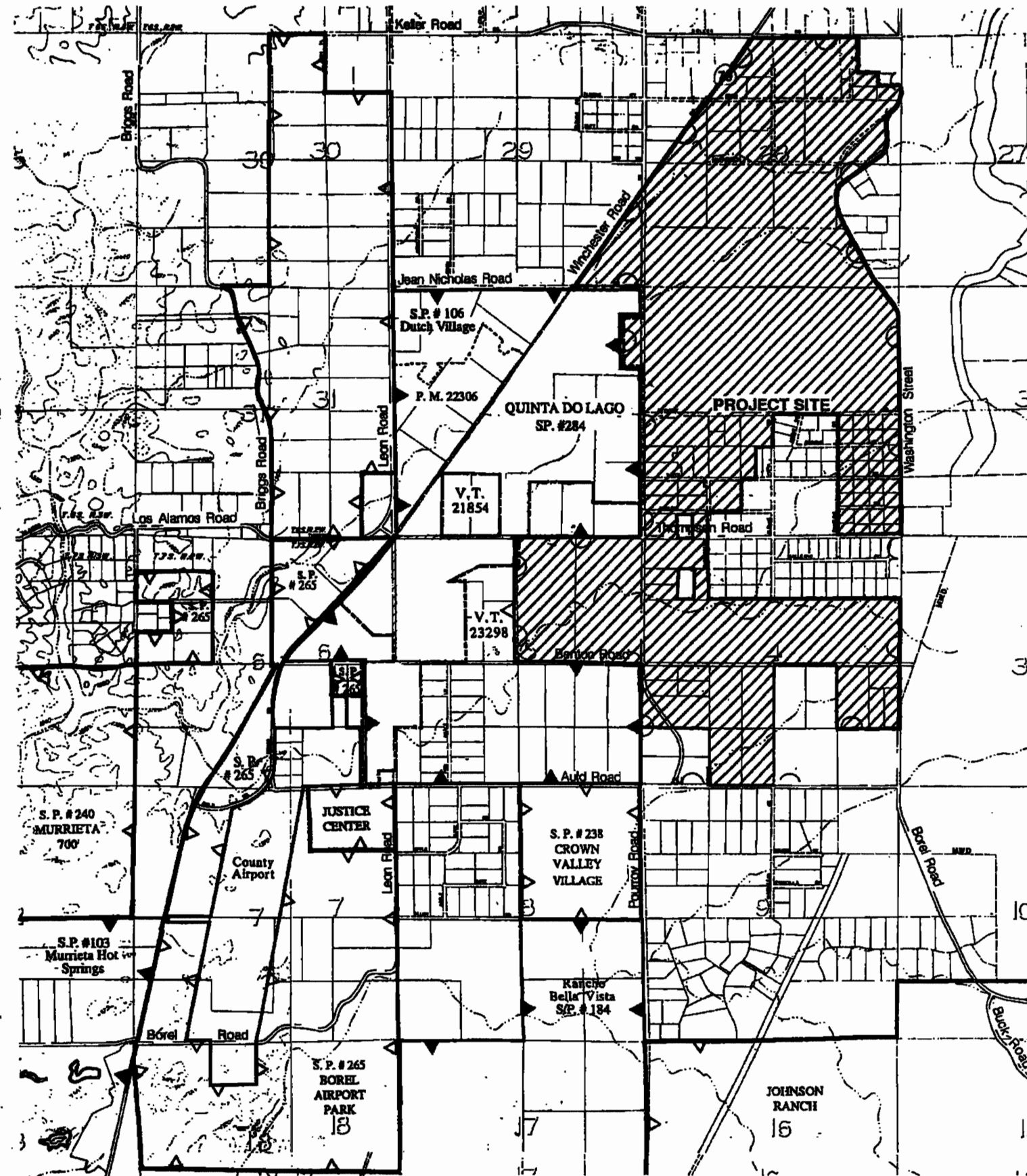
FIGURE II-1



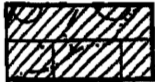
III. Specific Plan

Winchester 1800 Specific Plan No. 286/Amendment No.4/E.I.R. No. 374

Vicinity Map



LEGEND

-  ADOPTED DUTCH VILLAGE SPECIFIC PLAN #106C BOUNDARY
-  WINCHESTER 1800 SPECIFIC PLAN #286
-  PROPOSED SPECIFIC PLAN BOUNDARY

WINCHESTER 1800

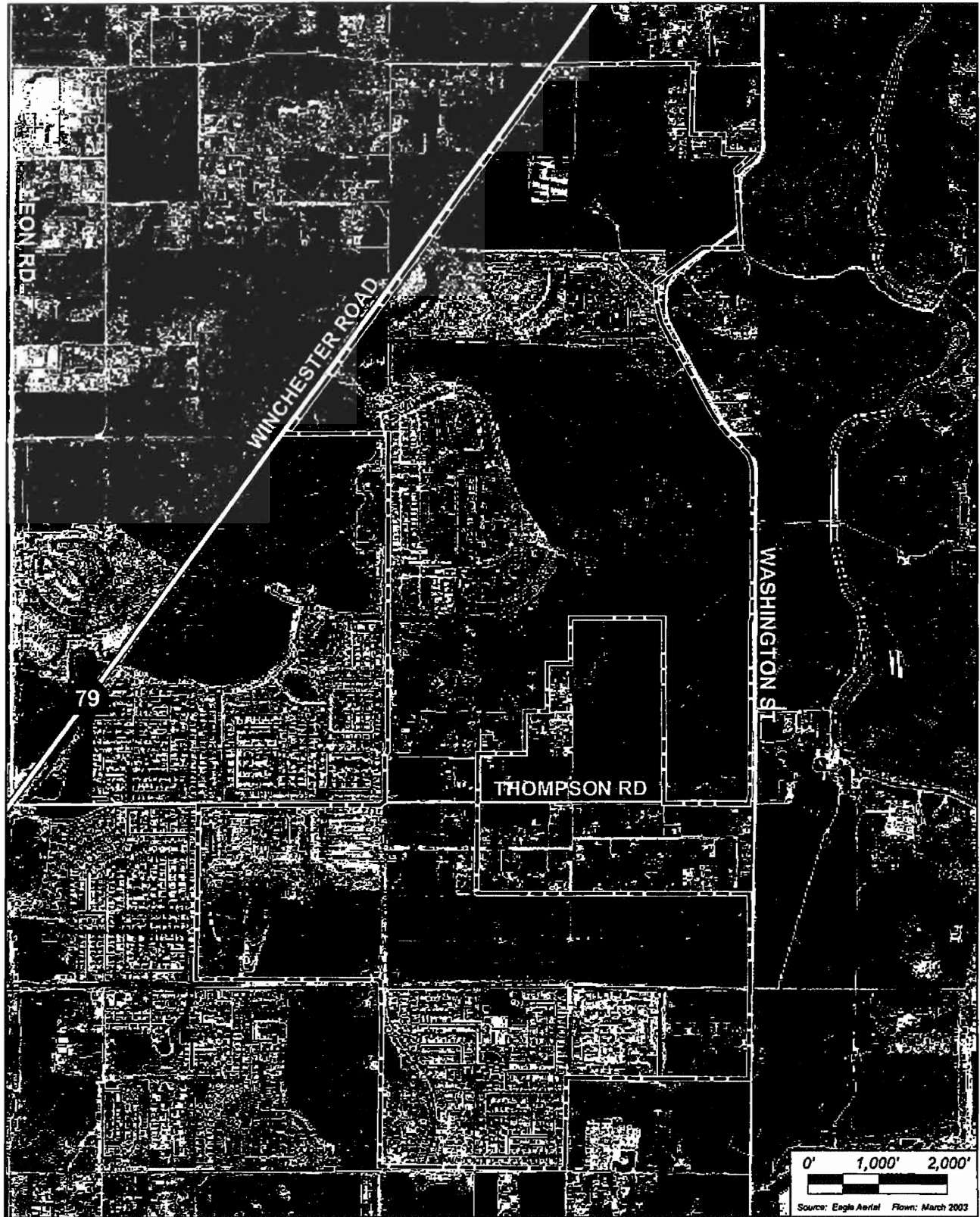
BROOKFIELD LAND COMPANY, INC.

FIGURE II-2

T&B PLANNING CONSULTANTS
 17542 East 17th Street, Suite 100, Tustin, CA 92780
 p 714.905.6360 f 714.505.6361
www.tbplanning.com



Winchester 1800 Specific Plan No. 286/Amendment No. 4/E.I.R. No. 374



Aerial Photograph
WINCHESTER 1800

BROOKFIELD LAND COMPANY, INC.

FIGURE II-3



TAB PLANNING CONSULTANTS
 11245 Lee (774) 888-1100, 1100
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 www.tabplanning.com

III. Specific Plan

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- Change the land use category for Planning Area 13B from Medium-Low Density (2-4 du/ac) to Medium Density (2-5 du/ac) and reconfigure the land area. The resultant change for Planning Area 13B is from 57.5 acres to 36.8 acres and from 155 units to 128 units;
- Reconfigure the land area for Planning Area 14B. The resultant change for Planning Area 14B is from 81 acres to 42.3 acres and from 300 units to 135 units;
- Provide for middle school devilmnt option including 75 units to be built in Planning Area 15 if not utilized as a school site;
- Reconfigure the land area for Planning Area 16. The Planning Area will retain 31 acres for park development, but will be divided into two separate planning areas (Planning Areas 16A and 16B);
- Eliminate separate Planning Area 17. The Very-High Density Planning Area will be combined into Planning Area 18 and redesigned for a mixed of uses;
- Change the land use category for Planning Area 18 from Commercial to Mixed Use (8-14 du/ac) and reconfigure the land area. The resultant change for Planning Area 18 from 10.2 acres to 15.2 acres and will support 175 multi-family units compared to the 205 units previously allowed within Planning Area 17;
- Reconfigure the land area for Planning Area 19. The resultant change for Planning Area 19 is from 50.1 acres to 34.5 acres and from 280 units to 143 units;
- Adjust the statistical abstract for Planning Area 20 from 47.9 acres to 59.1;
- Reconfigure Medium Density Planning Area 21 (142.4 acres and 527 units) into two separate areas (A&B). Planning Area 21A will consist of 97.2 acres and 305 units. Planning Area 21B will consist of 75.5 acres and 189 units;
- Change the land use category for Planning Area 22 from Medium Density (2-5 du/ac) to Open Space/Drainage/Park Land and eliminate 28 residential units on the 7.7-acre parcel;
- Reconfigure the land area for Planning Area 25. The Planning Area will retain 26.4 acres for Open Space; and,
- Reconfigure Low Density Planning Area 12 (15.8 acres and 32 units) into two separate planning areas (A & B). Planning Area 12A will consist of 10.8 acres and 34 units, and the land use designation for this Planning Area will be changed to "Medium Low Density." Planning Area 12B will consist of 5.0 acres retained for use as an active park facility.

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WINCHESTER 1800 Specific Plan No. 286, Amendment No.4/E.I.R. No. 374