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 15 dwelling units per acre, providing the community with a total of 4,720 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. Three locations are planned as commercial centers, totaling 54.9 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.
Vicinity Map

WINCHESTER 1800

LEGEND

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

FIGURE I-2

I. SUMMARY

Specific Plan No. 286, Amendment No. 6
FIGURE I-3

Aerial Photograph

WINCHESTER 1800

I. SUMMARY

Specific Plan No. 286, Amendment No. 6
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**

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>ACREAGE</th>
<th>DENSITY FACTOR</th>
<th>DWELLING UNITS</th>
<th>SHARE OF TOTAL ACREAGE (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Estate Density (EDR)</td>
<td>17.6 ac</td>
<td>0.35 du/ac</td>
<td>6 du</td>
<td>1.1</td>
</tr>
<tr>
<td>Low Density (LDR)</td>
<td>24.7 ac</td>
<td>2.0 du/ac</td>
<td>49 du</td>
<td>1.5</td>
</tr>
<tr>
<td>Medium Density (MDR)</td>
<td>878.3 ac</td>
<td>3.3 du/ac</td>
<td>2,875 du</td>
<td>53.0</td>
</tr>
<tr>
<td>Medium High Density (MHDR)</td>
<td>214.1 ac</td>
<td>5.3 du/ac</td>
<td>1,128 du</td>
<td>12.9</td>
</tr>
<tr>
<td>Very High Density (VHDR)</td>
<td>22.6 ac</td>
<td>15.0 du/ac</td>
<td>339 du</td>
<td>1.4</td>
</tr>
<tr>
<td>Mixed–Use Policy Area (MUPA)</td>
<td>15.2 ac</td>
<td>11.5 du/ac</td>
<td>175 du</td>
<td>0.9</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>1,172.5 ac</td>
<td>3.9 du/ac</td>
<td>4,572 du</td>
<td>70.8%</td>
</tr>
<tr>
<td><strong>NON-RESIDENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Retail (CR)</td>
<td>54.9 ac</td>
<td></td>
<td></td>
<td>3.3</td>
</tr>
<tr>
<td>Commercial Tourist (CT)</td>
<td>36.7 ac</td>
<td></td>
<td></td>
<td>2.2</td>
</tr>
<tr>
<td>Public Facility</td>
<td>45.0 ac</td>
<td></td>
<td></td>
<td>2.7</td>
</tr>
<tr>
<td>Open Space – Recreation (OS-R)</td>
<td>53.4 ac</td>
<td></td>
<td>14 du</td>
<td>3.2</td>
</tr>
<tr>
<td>Open Space – Conservation Drainage (OS-CD)</td>
<td>71.3 ac</td>
<td></td>
<td></td>
<td>4.3</td>
</tr>
<tr>
<td>Open Space – Conservation (OS-C)</td>
<td>85.5 ac</td>
<td></td>
<td></td>
<td>5.2</td>
</tr>
<tr>
<td>Expanded Parkways</td>
<td>6.5 ac</td>
<td></td>
<td></td>
<td>0.4</td>
</tr>
<tr>
<td>Roads</td>
<td>131.1 ac</td>
<td></td>
<td></td>
<td>7.9</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>484.4 ac</td>
<td></td>
<td>148 du</td>
<td>29.2%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>1,656.9 ac</td>
<td>4,720 du</td>
<td></td>
<td>100.0%</td>
</tr>
</tbody>
</table>

**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 units 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;
I. SUMMARY

WINCHESTER 1800

Specific Plan No. 286, Amendment No. 6

- 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 to the WINCHESTER 1800 Specific Plan (SP286-A6) includes substantive changes that modify 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 reduces the total number of residential dwelling units within the Specific Plan from 4,870 to 4,720 by redesignating a 17.9-acre, Very High Density Residential Planning Area to Medium Density Residential and reducing its acreage to 5.4 acres; replaces one (1) 10-acre elementary school site and one (1) 5.0-acre park site with Medium High Density Residential; and creates two (2) new Planning Areas designated as Open Space – Conservation Drainage.

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

Planning Area 1
- Amends the land use designation from Very High Density Residential (14-20 du/ac) to Medium Density Residential (2-5 du/ac);
• Reduces acreage from 17.9 acres to 5.4 acres; and
• Reduces Target Dwelling Units from 269 to 23 units.

Planning Area 3
• Eliminates the 5.0 acre Park and amends the land use designation to Medium High Density Residential (5-8 du/ac);
• Increases acreage from 5.0 acres to 12.0 acres; and
• Increases Target Dwelling Units from zero (0) to 62 units.

Planning Area 5A
• Increases acreage from 33.4 acres to 38.8 acres; and
• Amends the land use designation from Medium Low Residential to Medium Residential.

Planning Area 6
• Eliminates the 10-acre Elementary School site and amends the land use designation from School to Medium High Density Residential (5-8 du/ac);
• Increases acreage from 10.0 acres to 11.0 acres; and
• Increases the Target Dwelling Units from 27 to 61 units.

Planning Area 7
• Reduces acreage from 23.0 acres to 21.1 acres; and
• The land use designation remains as Medium Density Residential.

Planning Area 52A
• Creates a new 0.9-acre Planning Area designated as Open Space-Conservation Drainage

Planning Area 52B
• Creates a new 0.7-acre Planning Area designated as Open Space-Conservation Drainage

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

Circulation/Roads
• Reduces acreage devoted to Circulation from 131.7 acres to 131.1 acres
Amendment No. 6 also includes 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 include:

**Public Facility**
- Amends the land use designation for school sites from Schools to Public Facility to conform to current Riverside County General Plan nomenclature;
- Reduces 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**
- Amends 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
- Decreases 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**
- Amends 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
- Increases Open Space – Conservation acreage from zero (0) acres to 85.5 acres.

**Open Space – Conservation Drainage**
- Amends 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
- Reduces Open Space – Conservation Drainage acreage from 155.2 acres to 71.3 acres.

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

**Commercial Tourist**
- Amends the land use designation from Commercial Recreation to Commercial Tourist to conform to current Riverside County General Plan nomenclature
Estate Density Residential
- Amends 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
- Amends the land use designation from Medium Low Density Residential to Medium Density Residential to conform to current Riverside County General Plan nomenclature;
- Increases Medium Density Residential acreage from 690.3 acres to 878.3 acres; and
- Increases Medium Density Residential Dwelling Units from 2,310 units to 2,875 units.